



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead
ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widge Road, Marblehead, MA 01945

ZBA APPLICATION
PAGE 1 of 3

2025 MAY 28 PM 12:40

Town Clerk

Project Address 13-15 MAVERICK STREET

Assessor Map(s) 97 Parcel Number(s) 4

OWNER INFORMATION

Signature ELENA date 5-26-2025

Name (printed) ELENA NELSON

Address 13-15 MAVERICK STREET

Phone Numbers: home 339-224-2926 work SAME

E-mail JFADESIGNGroup@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature John Collier date 5-26-2025

Name (printed) John ANDRELL

Address 81 BORPES RD Saco, ME

Phone Numbers: home 339-224-2926 work _____

E-mail JFADESIGNGroup@gmail.com fax _____

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

A GARAGE ADDITION 2 STORY WITH FAMILY
ROOM ABOVE & OFFICE. ALSO PARKING
RELIEF FOR FOUR VEHICLES, PARKING
AT DRIVEWAY

Reviewed by
Building Department
For Zoning Board

Of Appeals

- Please schedule a Zoning / Application review with the Building Department by calling 781-631-2220.
- Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Town Engineer's Office:
 - the signed and stamped application (3 pages);
 - current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - the project design plans as required;
 - check for the applicable fee payable to the Town of Marblehead.
- Any relevant permit(s) that were previously issued must be available for review by the Board of Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) John Collier 5.28.2025
2. Town Clerk's stamp (upper right corner) Town Clerk

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 13-15 Maverick St. Map(s) / Parcel(s) 41803 543 Pg

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SSR ESR SESR HBR U SU

CURRENT USE (explain) Two Family Home

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes No (explain) Non Conforming Exist Front

PROPOSED CHANGE OF USE

No Yes (explain) RETHACK

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (\$200-7) Yes No

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- Lot Area - Less than required (\$200-7 and Table 2)
- Lot Width - Less than required (\$200-7)
- Frontage - Less than required (\$200-7 and Table 2)
- Front Yard Setback - Less than required (Table 2)
- Rear Yard Setback - Less than required (Table 2)
- Side Yard Setback - Less than required (Table 2)
- Height - Exceeds maximum allowed (\$200-7 and Table 2)
- Open Area - Less than required (\$200-7, §200-15.B(2) and Table 2)
- Parking - Less than required; undersized; tandem (\$200-17 to §200-21) (circle all that apply)
- Other Non-conformities (explain) _____
- No Existing Dimensional Non-conformities

NEW DIMENSIONAL NON-CONFORMITIES (check all that apply)

- Lot Area - Less than required (\$200-7 and Table 2)
- Lot Width - Less than required (\$200-7)
- Frontage - Less than required (\$200-7 and Table 2)
- Front Yard Setback - Less than required (Table 2)
- Rear Yard Setback - Less than required (Table 2)
- Side Yard Setback - Less than required (Table 2)
- Height - Exceeds maximum allowed (\$200-7 and Table 2)
- Open Area - Less than required (\$200-7, §200-15.B(2) and Table 2)
- Parking - Less than required; undersized; tandem (\$200-17 to §200-21) (circle all that apply)
- Exceeds 10% Expansion Limits for Non-conforming Building (\$200-30.D)
- Other Non-conformities (explain) _____
- No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes No
Historic District Commission Yes No
Planning Board Yes No

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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes No (explain) _____

Building Official John C Date 5-28-2021

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 13-15 HAWTHORPE ST Map(s) / Parcel(s) _____

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>2682</u>	<u>2687</u>
Area of features		
footprint of accessory building(s)	<u>72</u>	<u>72</u>
footprint of building	<u>1680</u>	<u>1605</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>✓ 697</u>	<u>✓ 608</u>
number of required parking spaces <u>4</u> x (9'x 18' per space)	<u>648</u>	<u>648</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>✓ 2497</u>	<u>✓ 2933</u>
Net Open Area (NOA) = (A - B)	<u>✓ 5190</u>	<u>✓ 4754</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>72</u>	<u>72</u>
basement or cellar (area >5' in height)	<u>537</u>	<u>537</u>
1st floor (12' or less in height) <small>NOTE: [for heights exceeding 12' see definition of STORY §200-7]</small>	<u>1075</u>	<u>1605</u>
2nd floor (12' or less in height)	<u>1075</u>	<u>1605</u>
3rd floor (12' or less in height)	<u>537</u>	<u>537</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>✓ 365</u>	<u>✓ 375</u>
roofed porch(es)	<u>0</u>	<u>0</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3661</u>	<u>4731</u>

Proposed total change in GFA = (proposed GFA - existing GFA) ✓ = 1070 ft²

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 12.9 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.41

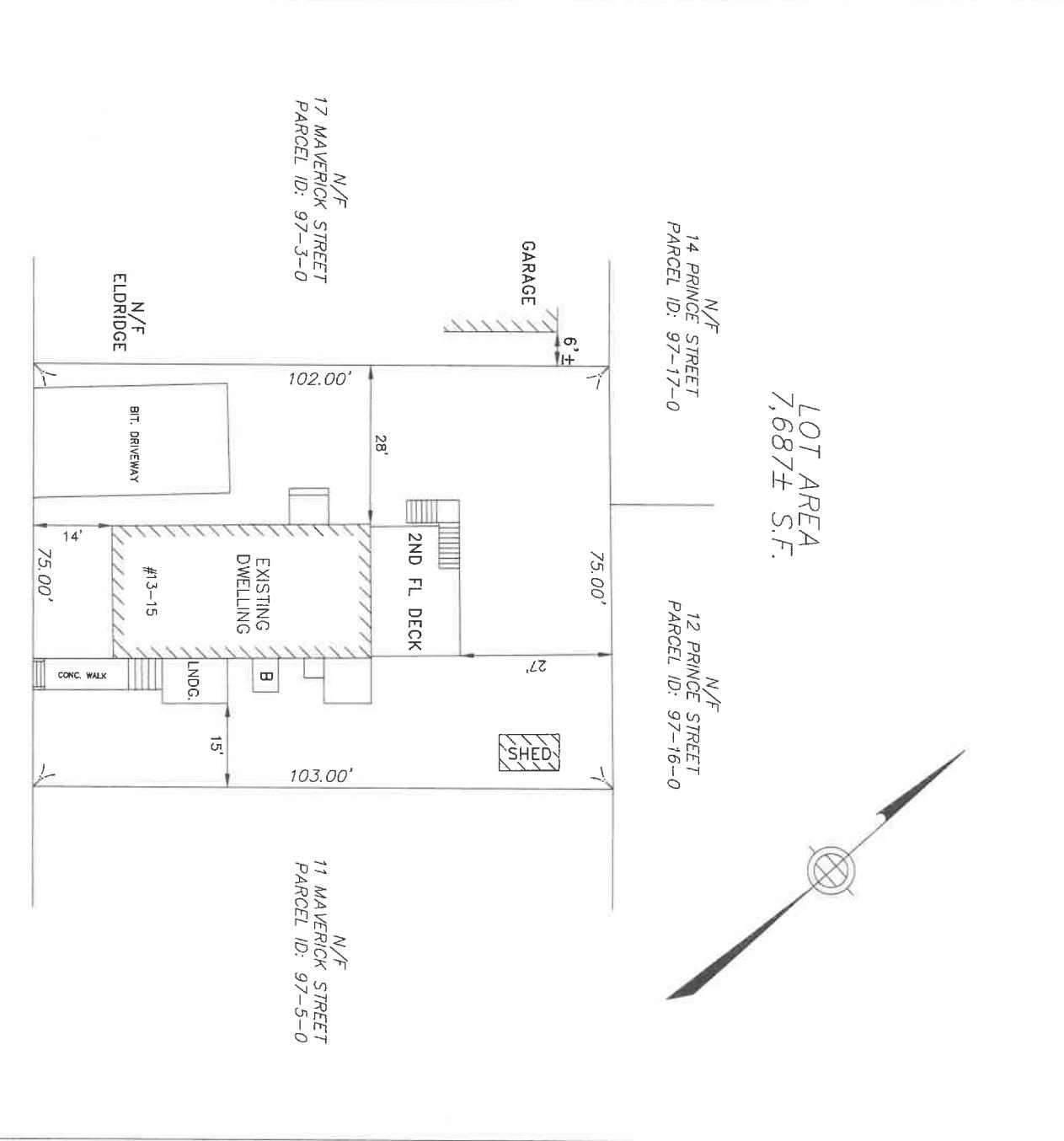
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.00

This worksheet applies 1. plan by/dated _____
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official 

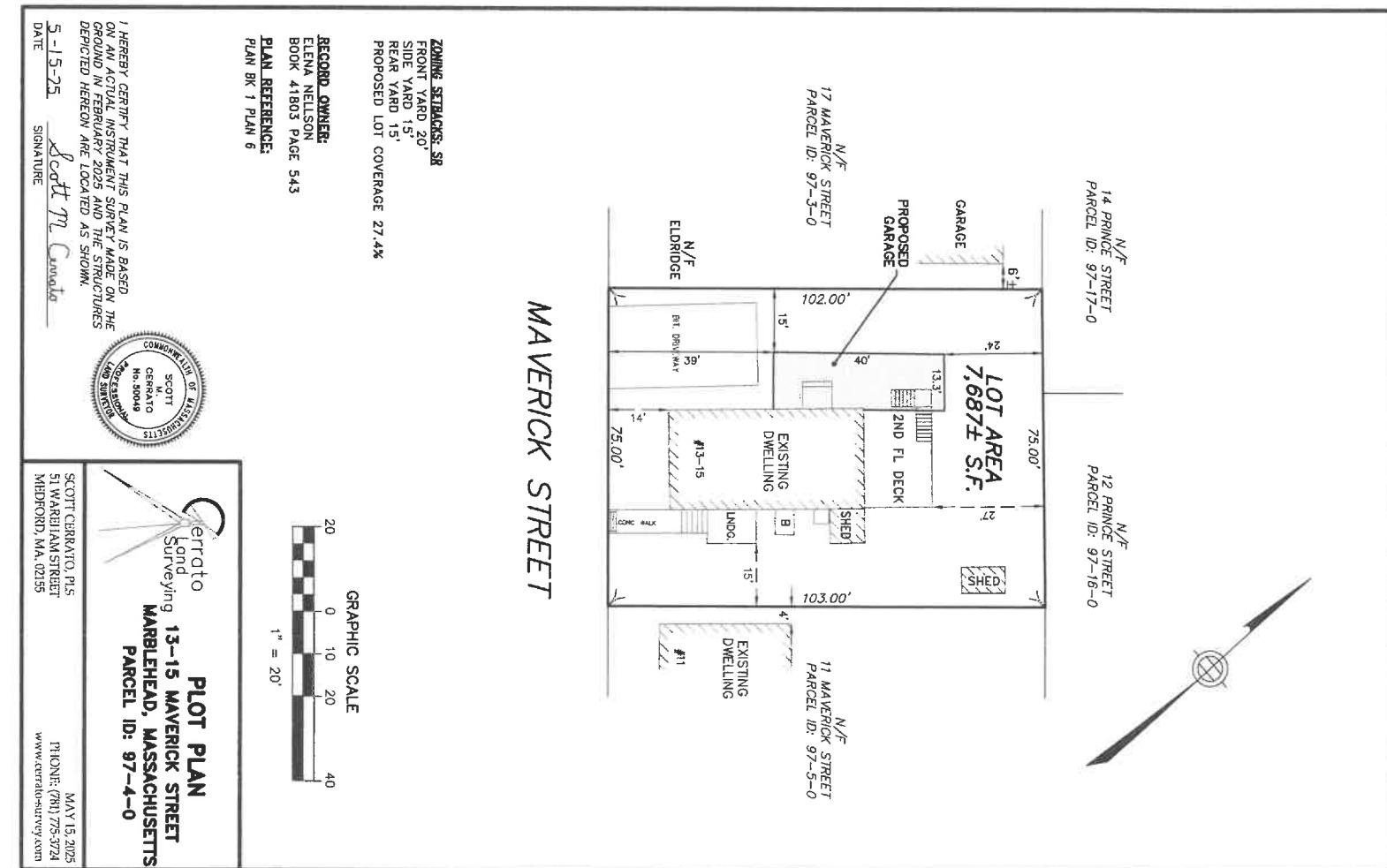
Date 9-12-2025

MAVLINCH MALL



<p>RECORD OWNER: ELENA NELLSON BOOK 41803 PAGE 543</p> <p>PLAN REFERENCE: PLAN BK 1 PLAN 6</p> <p>DATE _____ SIGNATURE _____</p>	
<p>FRONT YARD 20', SIDE YARD 15', REAR YARD 15'</p> <p>1" = 20'</p> <p>GRAPHIC SCALE</p> 	
<p>I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN FEBRUARY 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.</p> <p>SCOTT CERRATO, PLS 51 WAKEHAM STREET MEDFORD, MA. 02155</p> <p>EXISTING PLOT PLAN 13-15 MAVERICK STREET MARBLEHEAD, MASSACHUSETTS PARCEL ID: 97-4-0</p> <p>FEBRUARY 13, 2025 PHONE: (781) 775-3724 www.cerrato-survey.com</p>	

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EX-1





EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

1



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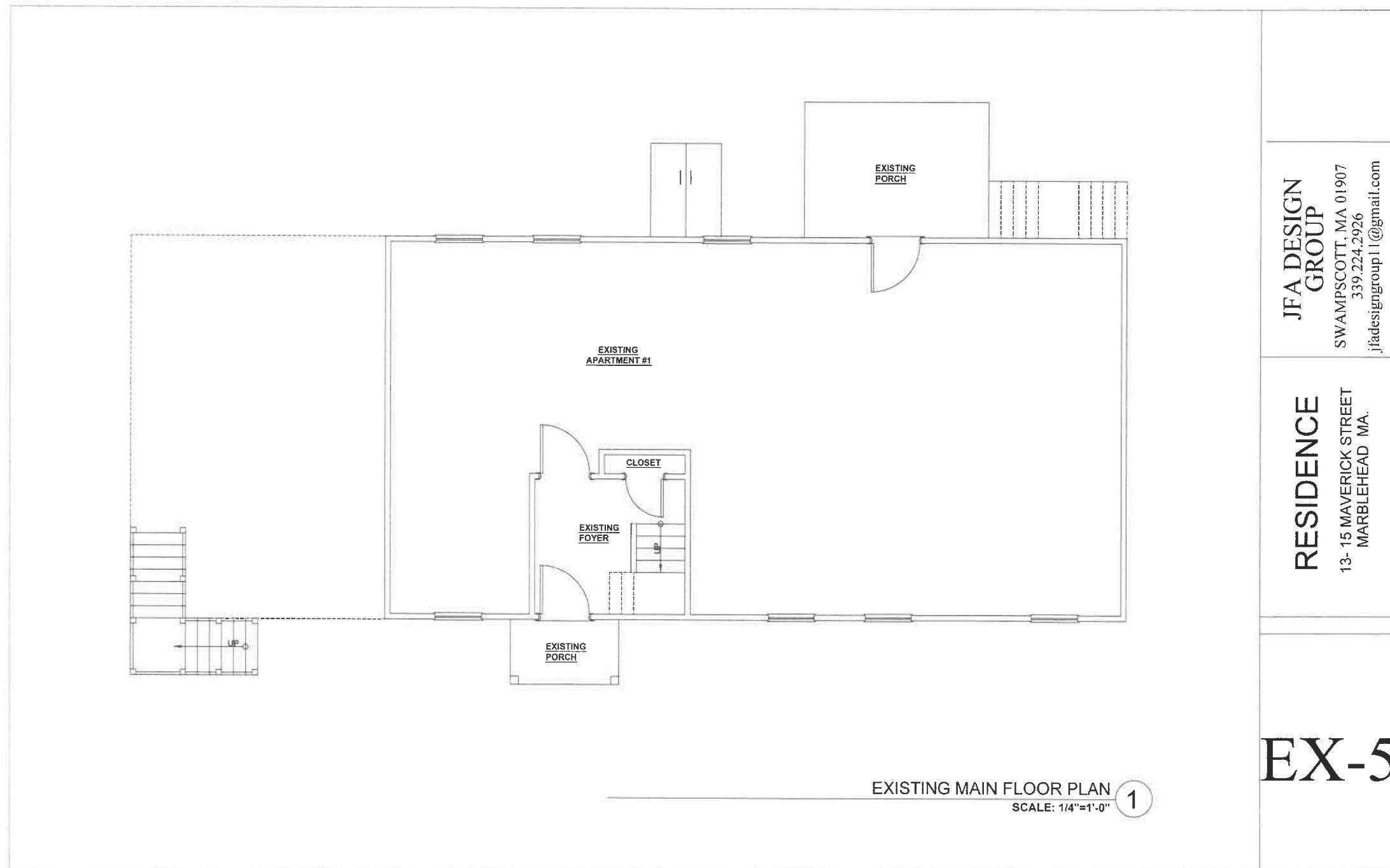
RESIDENCE	JFA DESIGN GROUP SWAMPSCOTT, MA 01907 339.224.2926 jfadesigngroup11@gmail.com
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EX-4

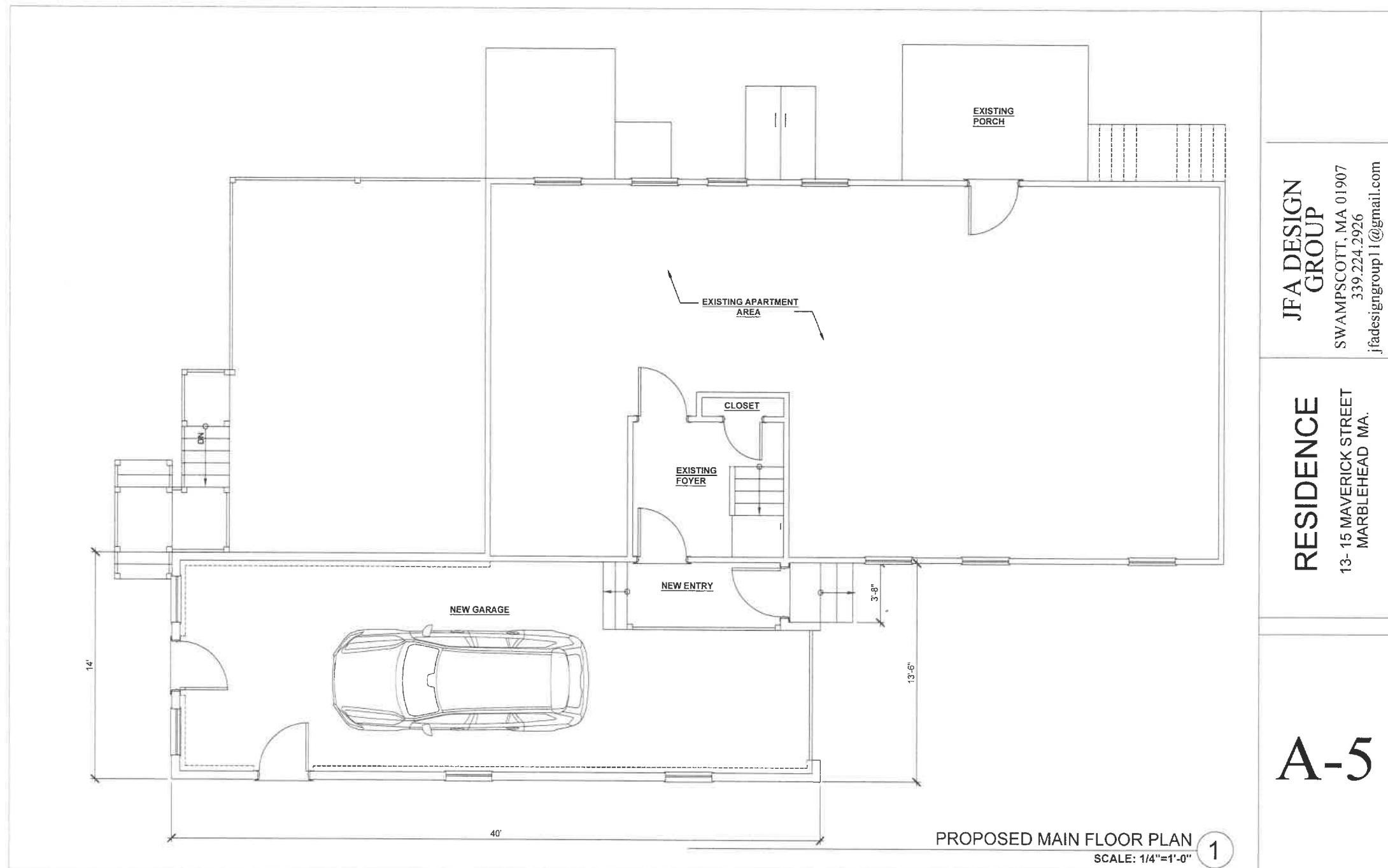
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EX-5

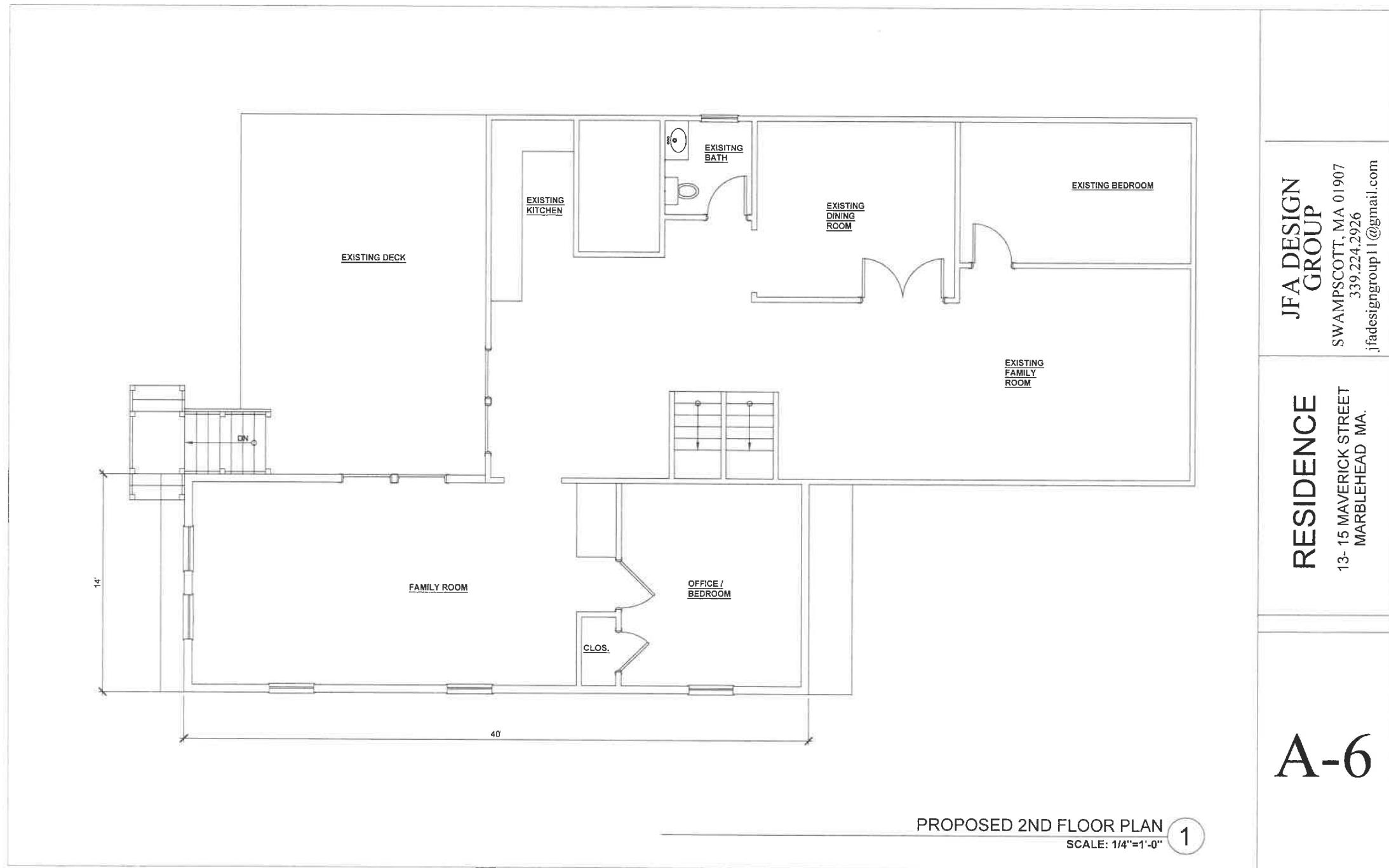
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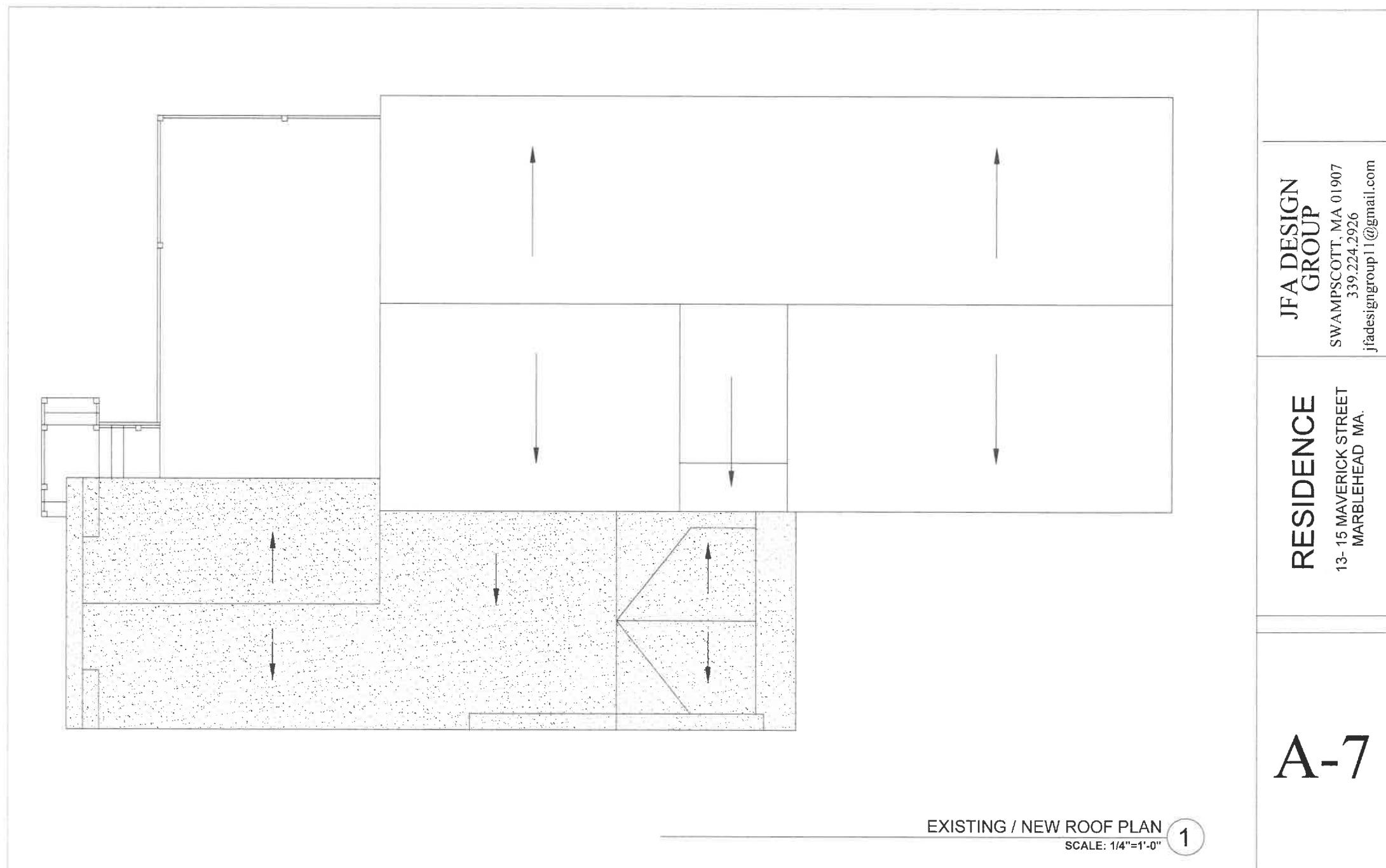


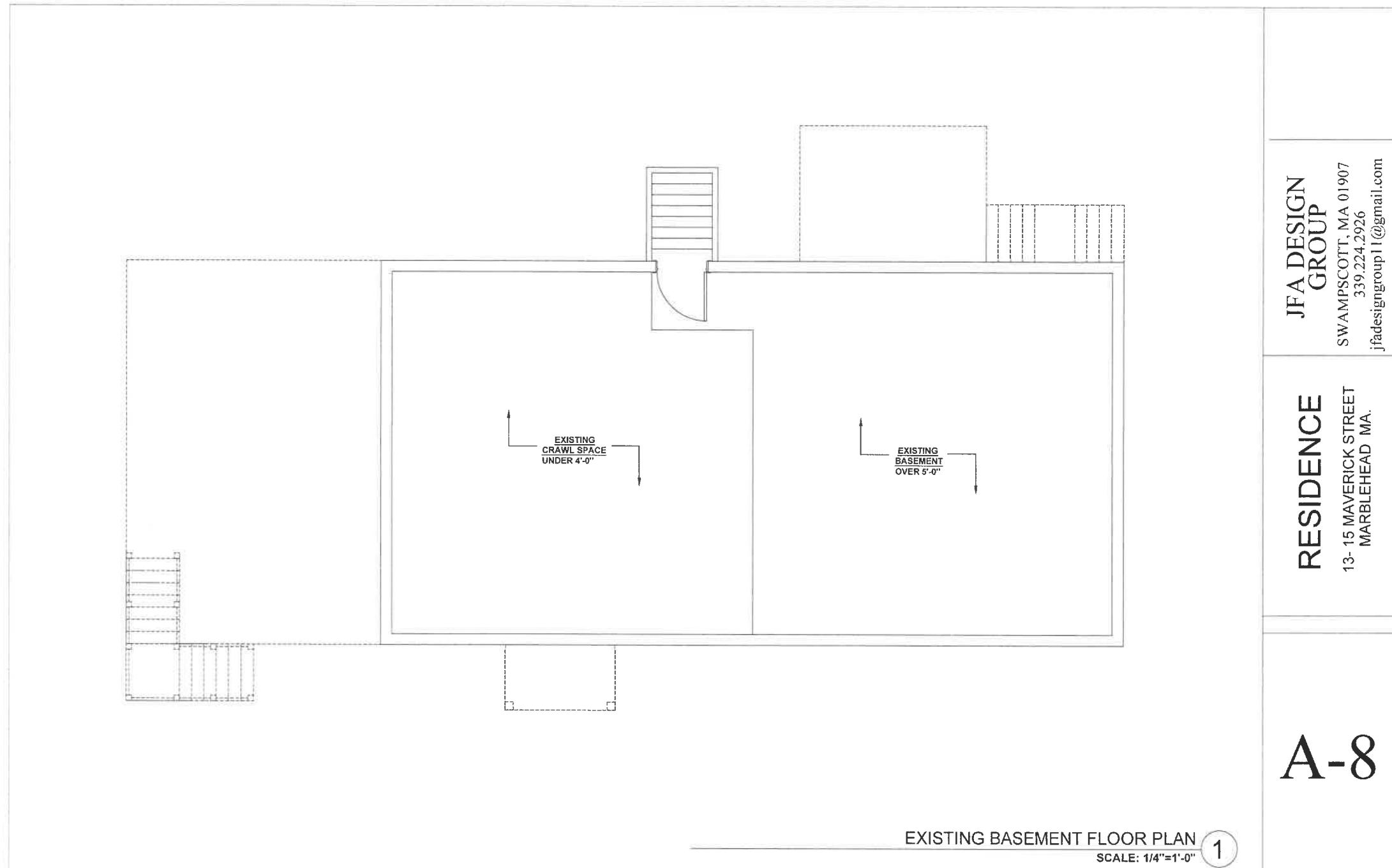
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A-8

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