



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 Widger 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 JADESINGGROUP@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature John Andrew date 5-26-2025
Name (printed) John Andrew
Address 81 BORPEE RD Swampscott MA
Phone Numbers: home 339-224-2926 work
E-mail JADESINGGROUP@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) [Signature] 5.28.2025
2. Town Clerk's stamp (upper right corner)

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 Thayer St. Map(s) / Parcel(s) 41803 543 ^{Pg}

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR (SR) 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 SETBACK

No ✓ Yes _____ (explain) _____

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 [Signature] Date 5-28-2025

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

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>7687</u>	<u>7687</u>
Area of features		
footprint of accessory building(s)	<u>72</u>	<u>72</u>
footprint of building	<u>1080</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) NOTE: [for heights exceeding	<u>1075</u>	<u>1605</u>
2nd floor (12' or less in height) 12' see definition	<u>1075</u>	<u>1605</u>
3rd floor (12' or less in height) of STORY §200-7]	<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 ⁹¹³

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 129 %

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 [Signature] Date 9-12-2025

LOT AREA
7,687± S.F.

N/F
14 PRINCE STREET
PARCEL ID: 97-17-0

N/F
12 PRINCE STREET
PARCEL ID: 97-16-0

GARAGE
6'±

75.00'

27'

N/F
17 MAVERICK STREET
PARCEL ID: 97-3-0

28'

2ND FL DECK

SHED

N/F
11 MAVERICK STREET
PARCEL ID: 97-5-0

102.00'

103.00'

EXISTING
DWELLING

B

LNDG.

15'

N/F
ELDRIDGE

BIT. DRIVEWAY

14'

75.00'

MAVERICK STREET

ZONING SETBACKS: SR

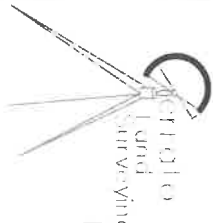
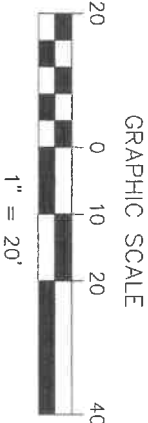
FRONT YARD 20'
SIDE YARD 15'
REAR YARD 15'

RECORD OWNER:
ELENA NELLSON
BOOK 41803 PAGE 543

PLAN REFERENCE:
PLAN BK 1 PLAN 6

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.

DATE SIGNATURE

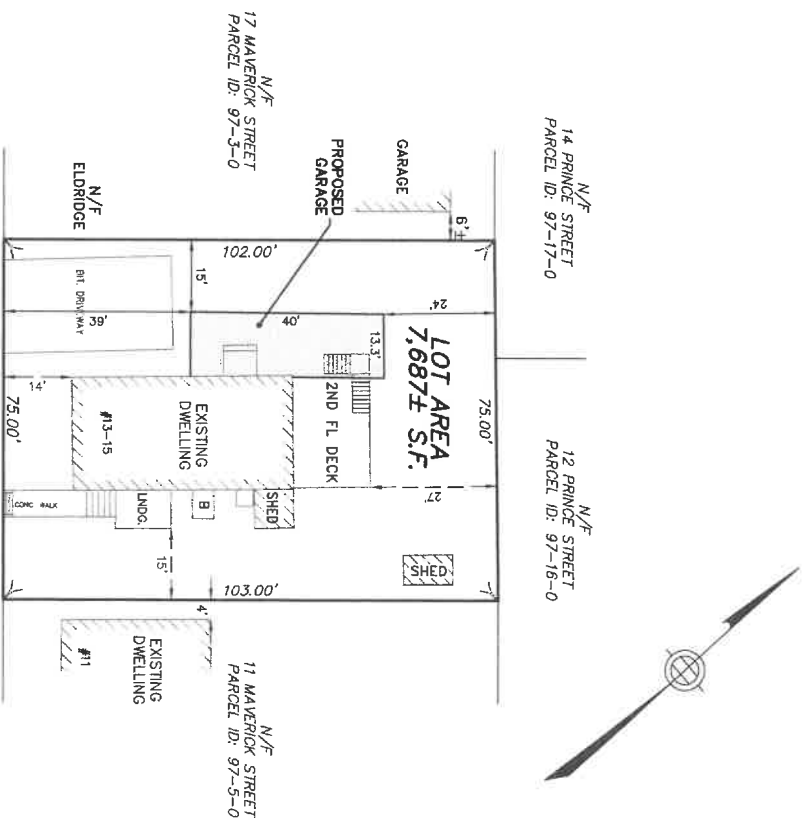


EXISTING PLOT PLAN
13-15 MAVERICK STREET
MARBLEHEAD, MASSACHUSETTS
PARCEL ID: 97-4-0

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA 02155

FEBRUARY 13, 2025
PHONE: (781) 775-3724
www.cerrato-survey.com

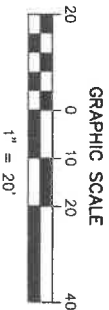
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MAVERICK STREET

ZONING SETBACKS: SR
FRONT YARD 20'
SIDE YARD 15'
REAR YARD 15'
PROPOSED LOT COVERAGE 27.4%

RECORD OWNER:
ELENA NELLSON
BOOK 41803 PAGE 543
PLAN REFERENCE:
PLAN BK 1 PLAN 6



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.

DATE 5-15-25 **SIGNATURE** Scott M. Cerrato

Plot Plan
13-15 MAVERICK STREET
MARBLEHEAD, MASSACHUSETTS
PARCEL ID: 97-4-0

SCOTT CERRATO, PLS
51 WARREN STREET
MEDFORD, MA 02155
MAY 15, 2025
PHONE: (781) 775-3724
WWW.CERRATO-SURVEY.COM

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EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

1

JFA DESIGN
GROUP
SWAMPSCOTT, MA 01907
339.224.2926
jfadesigngroup11@gmail.com

RESIDENCE
13- 15 MAVERICK STREET
MARBLEHEAD MA.

EX-1



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

1

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RESIDENCE
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MARBLEHEAD MA.

A-1



EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

1

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EX-2



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

1

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A-2



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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MARBLEHEAD MA.

EX-3



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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A-3

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EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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EX-4



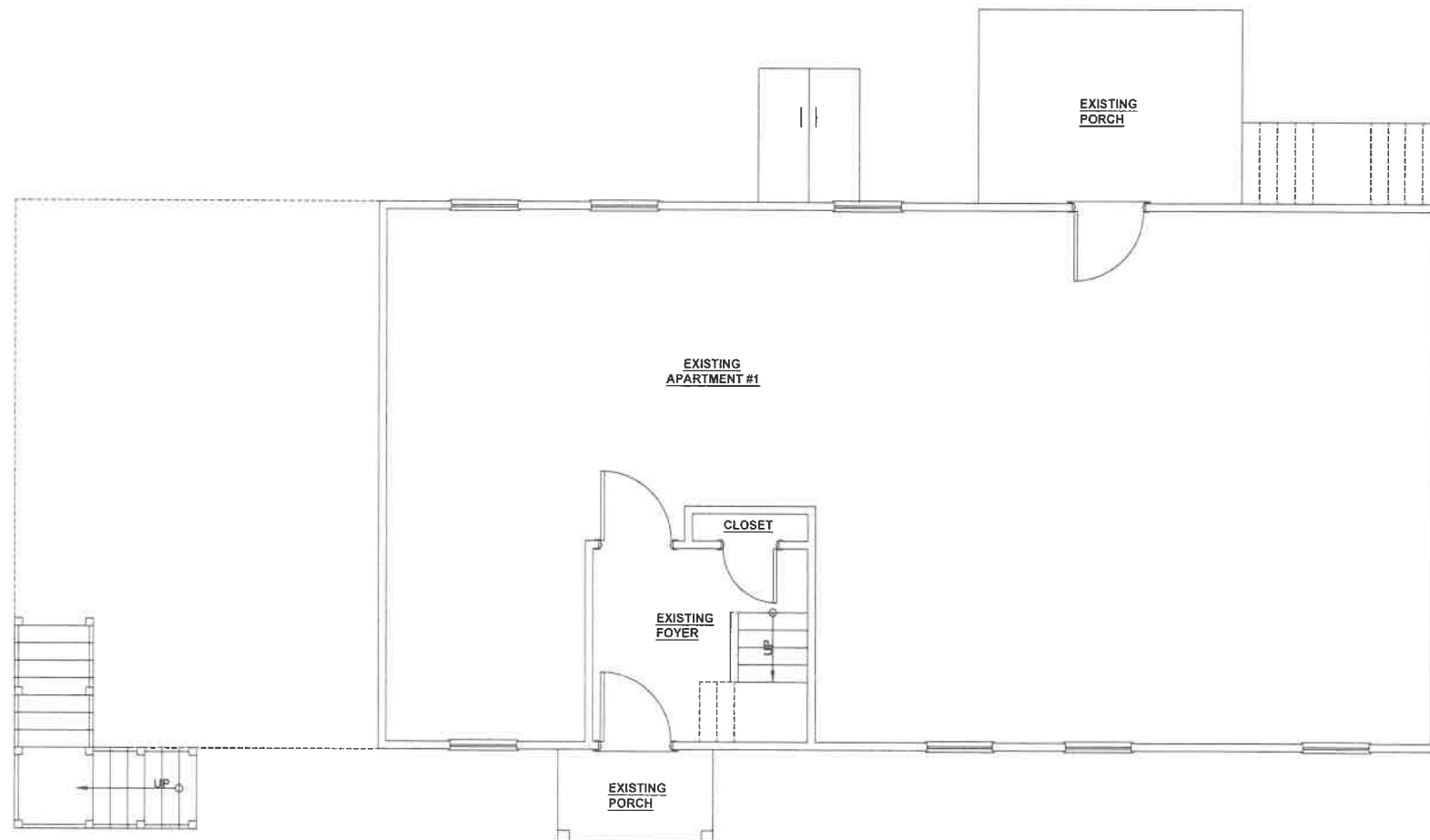
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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A-4



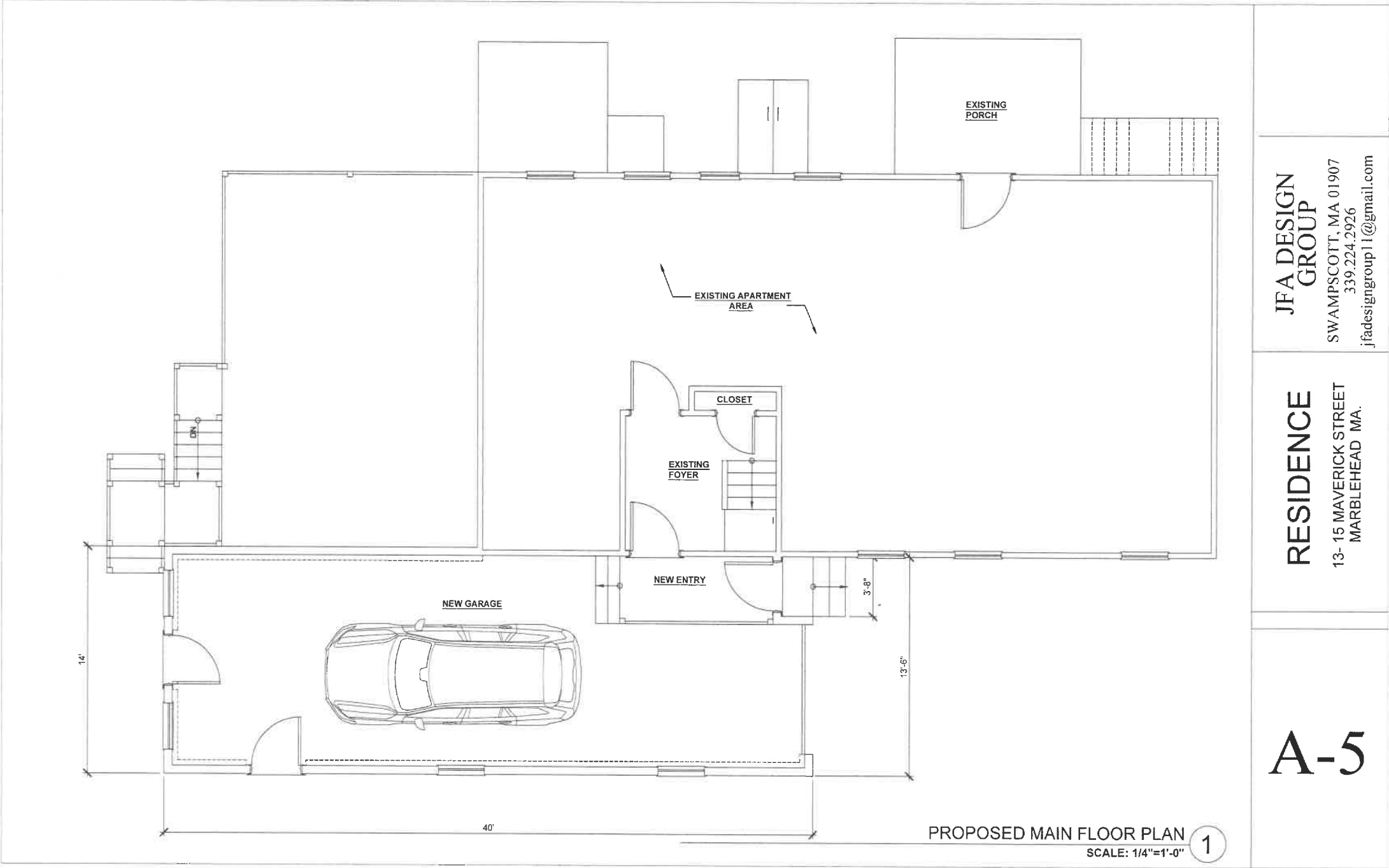
EXISTING MAIN FLOOR PLAN 1
SCALE: 1/4"=1'-0"

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EX-5

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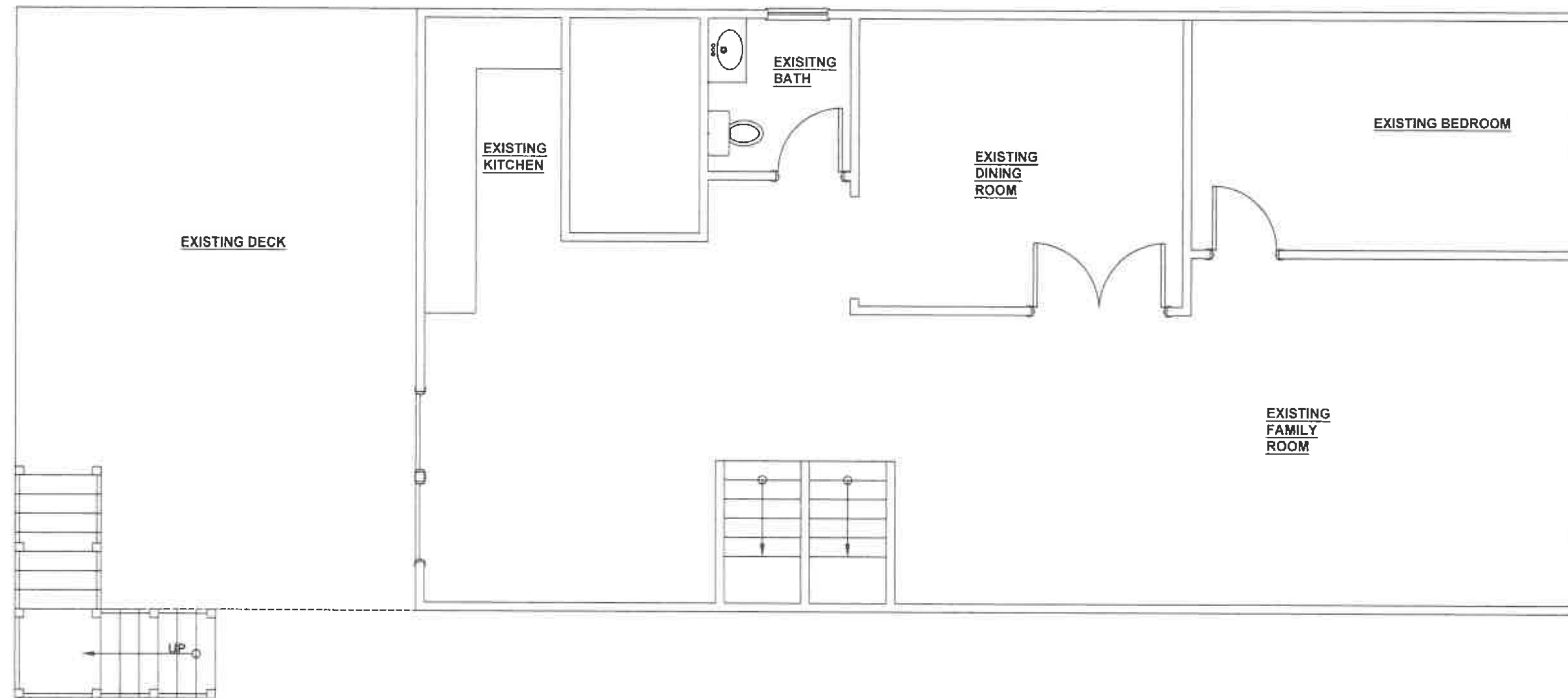


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A-5

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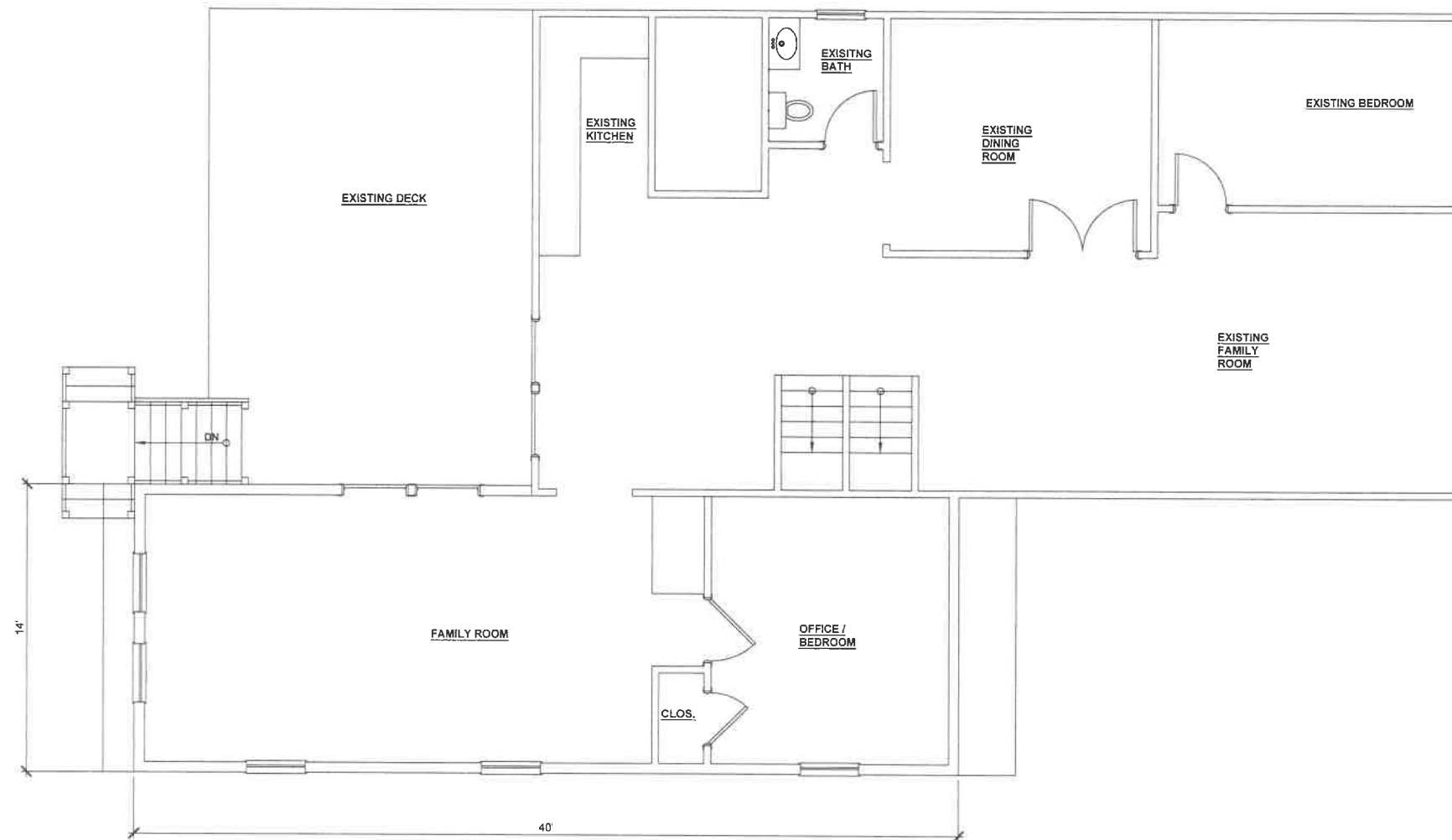


EXISTING 2ND FLOOR PLAN 1
SCALE: 1/4"=1'-0"

EX-6

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13- 15 MAVERICK STREET
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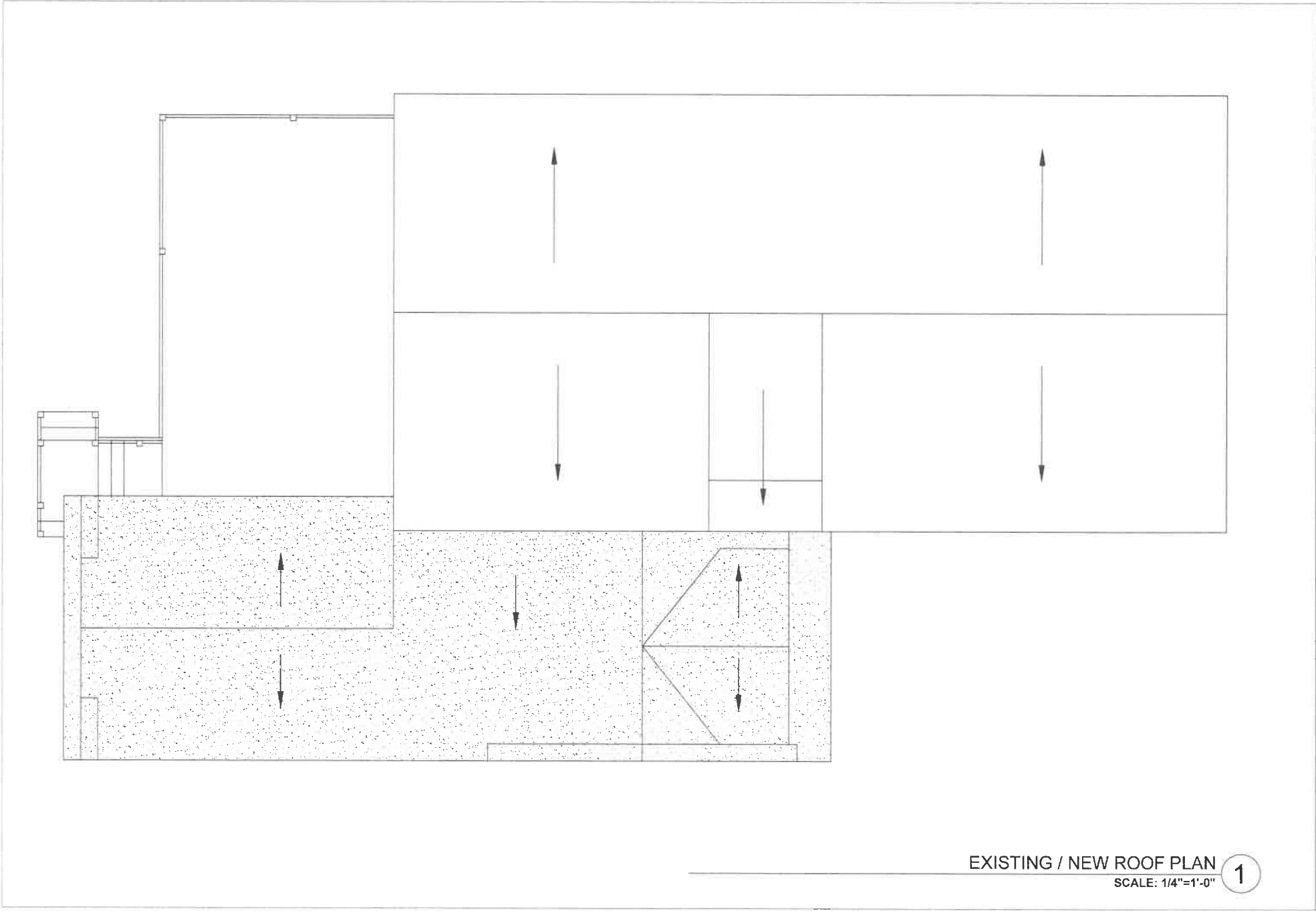
PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

1

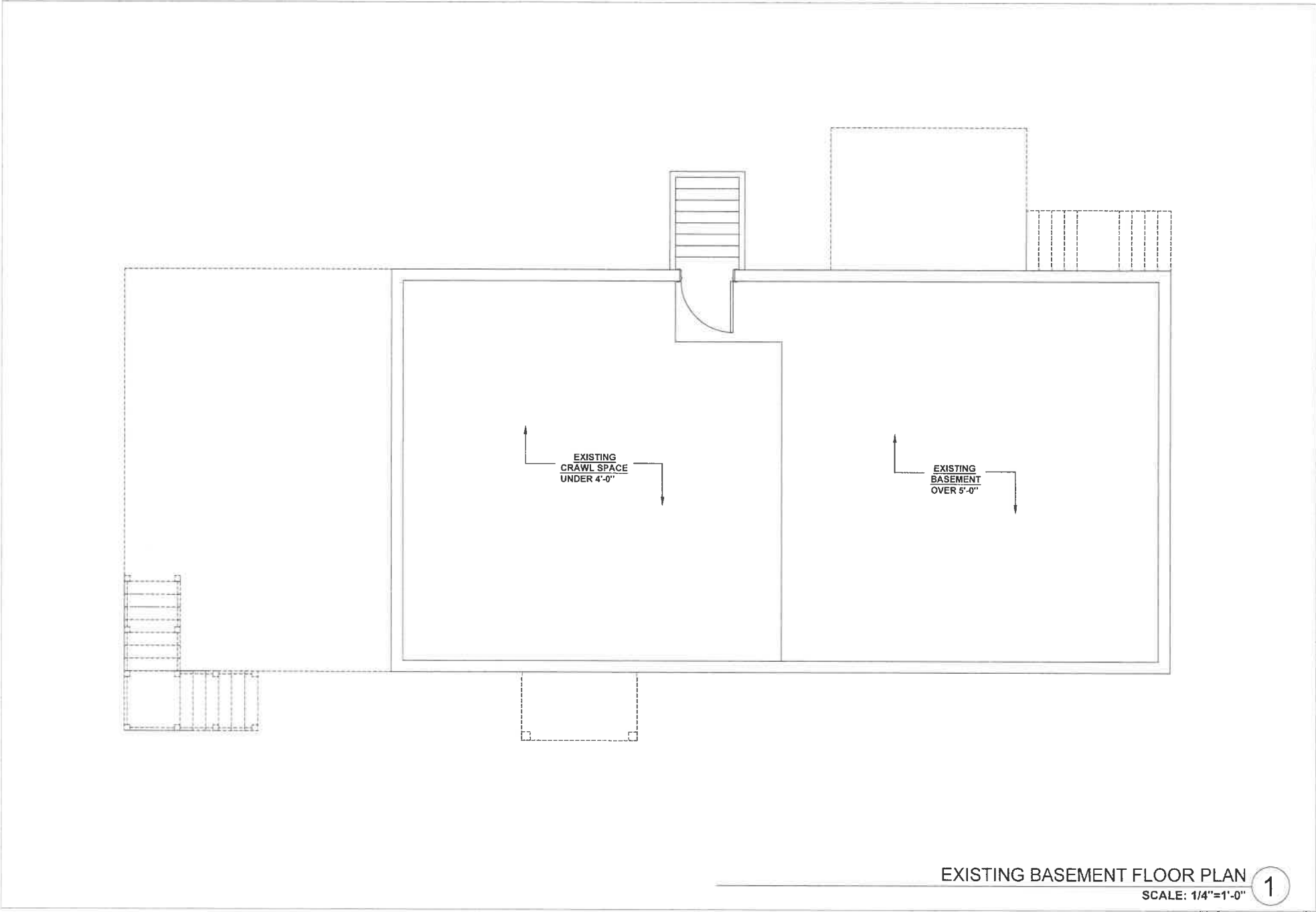
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RESIDENCE
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MARBLEHEAD MA.

A-6



	<p>JFA DESIGN GROUP SWAMPSCOTT, MA 01907 339.224.2926 jfadesigngroup11@gmail.com</p>	<p>RESIDENCE 13-15 MAVERICK STREET MARBLEHEAD MA.</p>	<p>A-7</p>
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A-8

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