



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 08-01-2025

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 OCT 21 AM 9:51

Town Clerk

Project Address 14 Madison Road Marblehead, MA 01945

Assessor Map(s) 47 Parcel Number(s) 17-0

OWNER INFORMATION

Signature _____ date _____

Name (printed) Mark Holland and Melissa Susan Putman

Address 14 Madison Road Marblehead, MA 01945

Phone Numbers: home _____ work _____

E-mail _____ fax see contact info below

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Matthew Wolverton date 10/17/2025

Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home _____ work 781 631 8830

E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

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 Community Development & Planning 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)

10-17-2025

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: <https://marbleheadma.gov/>

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 14 Madison Road

Map(s) / Parcel(s) 47/17-0

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) single family residence

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

Yes No _____ (explain) _____

PROPOSED CHANGE OF USE

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Historic District Commission

Yes _____ No

Planning Board

Yes _____ No

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

Yes No _____ (explain) _____

Building Official



Date 10-17-2025

**Town of Marblehead
ZBA-APPLICATION**

Page 3 of 3

Revision Date: 1-16-2014

Project Address	14 Madison Road	Map(s) / Parcel(s)	47 - 14
NET OPEN AREA (NOA)			
Lot area = A		<u>EXISTING</u>	<u>PROPOSED</u>
	4900		4900
Area of features			
footprint of accessory building(s)		58 SF	58 SF
footprint of building		1344 SF	1344 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)		74 SF	74 SF
number of required parking spaces <u>2</u> x (9'x18' per space)		324 SF	324 SF
area of pond(s), or tidal area(s) below MHW		0 SF	0 SF
other areas (explain) _____		0	0 SF
Sum of features = B		1800	1800
NET OPEN AREA (NOA) = (A - B)		3100 SF	3100 SF
GROSS FLOOR AREA (GFA)			
accessory structure(s)		58	58 SF
basement or cellar (area > 5' in height)		219 SF	219 SF
1st floor (12' or less in height) <u>NOTE:</u>	[for heights exceeding	1344 SF	1344 SF
2nd floor (12' or less in height)	12' see definition	1007 SF	1007 SF
3rd floor (12' or less in height)	of STORY ~200-7]	0	0
4th floor (12' or less in height)		0	0
attic (area > 5' in height)	Reviewed by Building Department For Zoning Board Of Appeals	0	0
area under deck (if > 5' in height)		0	0
roofed porch(es)		16 SF	48 SF
Gross Floor Area (GFA) = sum of the above areas		2644 SF	2676 SF
Proposed total change in GFA = (proposed GFA - existing GFA)		=	32 SF
Percent change in GFA = (proposed total change in GFA / existing GFA) x 100		=	1.2102874 %
Existing Open Area Ratio = (existing NOA / existing GFA)		=	1.172466
Proposed Open Area Ratio = (proposed NOA / proposed GFA)		=	1.1584454
This worksheet applies	1. plan by/dated	Bosworth Architect	18-Sep-25
to the following plan(s):	2. plan by/dated	North Shore Survey	18-Sep-25
	3. plan by/dated		

Building Official

[Signature] *[Signature]* Date 10-17-2025

PROJECT DESCRIPTION & RELIEF REQUESTED

14 Madison Road, Marblehead, MA 01945
Mark Holland and Melissa Susan Putman

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of an addition to a pre-existing non-conforming single-family dwelling having less than required Front, Side and Rear Yard Setback, on a Lot having less than required Lot Area, located at **14 MADISON ROAD** in a **SINGLE RESIDENCE DISTRICT**. The proposed addition to the dwelling will be partially located within the Front Yard Setback, but will otherwise conform to all other Dimensional Regulations of the Bylaw.

Reviewed by
Building Department
For Zoning Board
Of Appeals