



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 [Signature] 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) [Signature] 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

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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 SR 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature]

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)

EXISTING

PROPOSED

Lot area = A

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 2 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) NOTE:

[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)

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



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
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For Zoning Board
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