



TOWN SEAL

tel: 781-631-1529

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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

MARBLEHEAD
TOWN CLERK

2025 OCT -9 AM 11:49
Town Clerk

Project Address 20 Euclid Ave. Marblehead MA 01945

Assessor Map(s) Map 34 Parcel Number(s) Lot 12

OWNER INFORMATION

Signature X [Signature] date 9/23/25

Name (printed) Kevin Wojtas and Caroline Wojtas

Address 20 Euclid Ave

Phone Numbers: home 773-490-7071 work NA

E-mail k.wojtas@gmail.com fax NA

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 9/23/25

Name (printed) John Fedas

Address 8 Euclid Ave Marblehead MA 01945

Phone Numbers: home NA work 781-631-0158

E-mail john@greatbaycabinetry.com fax NA

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

construct one story addition attached to south side of existing garage
to contain bath and closet and within the side and rear setback exceeding
the 100% expansion limit on a lot with less than the required 200%
and rear yard setback.

- 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).

Reviewed by
Building Department
Board of Appeals
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 10-2-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 20 Euclid Ave Map(s) / Parcel(s) 34/12

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) one family

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

Yes ☒ No ☐ (explain) approved 8/21/2001

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain) slight over of kitchen extends over rear setback

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"/>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 10-7-2025

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 20 Euclid Ave

Map(s) / Parcel(s) 34/12

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

6969

6969

Area of features

footprint of accessory building(s)

—

—

footprint of building

1069

1354

footprint of deck(s), porch(es), step(s), bulkhead(s)

92

92

number of required parking spaces 2 x (9'x 18' per space)

324

324

area of pond(s), or tidal area(s) below MHW

—

—

other areas (explain) _____

—

—

Sum of features = B

1485

1770

Net Open Area (NOA) = (A - B)

5484

5199

GROSS FLOOR AREA (GFA)

accessory structure(s)

—

—

basement or cellar (area >5' in height)

621

621

1st floor (12' or less in height) NOTE: [for heights exceeding

1069

1354

2nd floor (12' or less in height) 12' see definition

775

775

3rd floor (12' or less in height) of STORY §200-7]

—

—

4th floor (12' or less in height)

—

—

attic (area >5' in height)

—

—

area under deck (if >5' in height)

—

—

roofed porch(es)

—

—

Gross Floor Area (GFA) = sum of the above areas

2465

2750

Proposed total change in GFA = (proposed GFA - existing GFA)

= 285

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

= 11.56 %

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

= 2.22

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

= 1.58

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official

[Signature]

Date

10-7-2025