



TOWN SEAL  
tel: 781-631-1529

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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

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2025 DEC 15 PM 3:47  
Town Clerk

Project Address 29 West St.

Assessor Map(s) 14 Parcel Number(s) 9

**OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Page and Patrick Harrington

Address 29 West St. Marblehead, MA

Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_

E-mail page@compass.com fax \_\_\_\_\_

**APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature Jeffrey M. Tucker date 12/15/2025

Name (printed) Jeffrey M. Tucker AIA, ASLA

Address 56 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work \_\_\_\_\_

E-mail jeff@tuckerarch.com fax \_\_\_\_\_

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

The proposed project consists of a two story addition, an attached garage and a new shed on a pre-existing non conforming site with less than required Lot Area, Front Yard Setback and Side Yard Setback. The proposed work non-conformities are less than required Lot Area, Front Yard Setback and Side Yard Set Backs. The new shed will create a rear and side yard non-conformity.

- 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).

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3) Jeff C. J. 12-15-2025
2. Town Clerk's stamp (upper right corner)

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

**Project Address** 29 West St. \_\_\_\_\_ **Map(s) / Parcel(s)** 14/9 \_\_\_\_\_

**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 Dwelling \_\_\_\_\_

**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   
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  Date 12-15-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
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*Revision Date: 12-02-2020*

Project Address 29 West St. Map(s) / Parcel(s) 14/9

<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	<u>7350</u>	<u>7350</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>394</u>	<u>80</u>
footprint of building	<u>984</u>	<u>1691</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>77</u>	<u>155</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>324</u>	<u>324</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>
<b>Sum of features = B</b>	<u>1779</u>	<u>2250</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>5571</u>	<u>5100</u>

<b><u>GROSS FLOOR AREA (GFA)</u></b>		
accessory structure(s)	<u>394</u>	<u>80</u>
basement or cellar (area >5' in height)	<u>831</u>	<u>831</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>984</u>	<u>1691</u>
2nd floor (12' or less in height) 12' see definition	<u>688</u>	<u>1034</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>91</u>	<u>91</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>55</u>
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<u>2988</u>	<u>3782</u>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	<u>= 794</u>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 26.57 %</u>
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	<u>= 1.86</u>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	<u>= 1.35</u>

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

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 Building Department  
 For Zoning Board  
 Of Appeals

Building Official *[Signature]* Date 12-15-2025