



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

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Town Clerk

Project Address 9 Maple Circle Marblehead, MA 01945

Assessor Map(s) 39 Parcel Number(s) 4A, 5 and 6

OWNER INFORMATION

Signature _____ date _____

Name (printed) Maple Circle Marblehead LLC

Address PO Box 953 Marblehead, MA 01945

Phone Numbers: home _____ work see contact info below

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature ML date 12-9-2025

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

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home _____ work 781 631 8830 x2

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) ML 12-9-2025

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 9 Maple Circle Marblehead, MA 01945 **Map(s) / Parcel(s)** 39/4A, 5 and 6

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 residence

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

Yes No _____ (explain) pre-existing non-conforming use

PROPOSED CHANGE OF USE

No _____ Yes (explain) create separate lot, construct single-family residence on vacant land

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

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ADDITIONAL HEARINGS REQUIRED

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

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

Yes No _____ (explain) _____

Building Official *Jeff C* Date 12-9-2025

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

Project Address 9 Maple Circle **Map(s) / Parcel(s)** 39/4A, 5, and 6

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>11341</u>	<u>11341</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1562</u>	<u>1562</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>93</u>	<u>93</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>2303</u>	<u>2303</u>
Net Open Area (NOA) = (A - B)	<u>9038</u>	<u>9038</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>836</u>	<u>836</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1562</u>	<u>1562</u>
2nd floor (12' or less in height) <u>12' see definition</u>	<u>1081</u>	<u>1081</u>
3rd floor (12' or less in height) <u>of STORY §200-7]</u>		
4th floor (12' or less in height)		
attic (area >5' in height)	<u>Reviewed by</u> <u>Building Department</u> <u>For Zoning Board</u> <u>Of Appeals</u>	
area under deck (if >5' in height)		
roofed porch(es)	<u>180</u>	<u>180</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3659</u>	<u>3659</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 0

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.47

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 2.47

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

Building Official *[Signature]* *[Signature]* **Date** 12-9-2025

LOT #2
Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 9 Maple Circle Map(s) / Parcel(s) 39/4A, 5 and 6

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>11813</u>	<u>11813</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>0</u>	<u>1755</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>0</u>	<u>875</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>0</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>
Sum of features = B	<u>0</u>	<u>2954</u>
Net Open Area (NOA) = (A - B)	<u>11813</u>	<u>8859</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>0</u>	<u>865</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>0</u>	<u>1755</u>
2nd floor (12' or less in height)	<u>12'</u> see definition	<u>1330</u>
3rd floor (12' or less in height)	<u>of STORY §200-7]</u>	<u>0</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>Building Department</u> <u>For Zoning Board</u> <u>Of Appeals</u>	<u>583</u>
roofed porch(es)	<u>0</u>	<u>292</u>
Gross Floor Area (GFA) = sum of the above areas	<u>0</u>	<u>4825</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 4825

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.84

This worksheet applies 1. plan by/dated Bosworth Architect LLC 25-Nov-25
 to the following plan(s): 2. plan by/dated Bay State Surveying Associates 25-Sep-25
 3. plan by/dated _____

Building Official  Date 12-9-2024

PROJECT DESCRIPTION & RELIEF REQUESTED

9 Maple Circle, Marblehead, MA 01945
Marblehead Maple Circle LLC

The Applicant requests that the Zoning Board of Appeals issue Special Permits under the Zoning By-Laws allowing the division of the property at 9 Maple Circle into two building lots, the creation of Lot 1, which will have less than required Lot Width, and the creation of Lot 2, which will have less than required Frontage and Lot Width, and the construction of a single-family dwelling on Lot 2, that will conform to the Dimensional Regulations of the Zoning Bylaws. The existing dwelling on Lot 1 has less than required Front and Side Yard Setbacks. The property is located at **9 MAPLE CIRCLE** in a **SINGLE RESIDENCE DISTRICT**.

Reviewed by
Building Department
For Zoning Board
Of Appeals