



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**

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2025 DEC 11 AM 10:42

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 [Signature] 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) [Signature] 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

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission Yes ☐ No ☒

Historic District Commission Yes ☐ No ☒

Planning Board Yes ☐ No ☒

Reviewed by  
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Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official 

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

**NET OPEN AREA (NOA)**

Lot area = A

**Area of features**

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 4 x (9' x 18' per space)

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

other areas (explain) \_\_\_\_\_

Sum of features = B

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

**EXISTING****PROPOSED**11341113410015621562939364864800002303230390389038**GROSS FLOOR AREA (GFA)**

accessory structure(s)

basement or cellar (area &gt;5' in height)

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

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

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

4th floor (12' or less in height)

attic (area &gt;5' in height)

area under deck (if &gt;5' in height)

roofed porch(es)

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

008368361562156210811081        18018036593659**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  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

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
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) NOTE: [for heights exceeding	<u>0</u>	<u>1755</u>
2nd floor (12' or less in height) 12' see definition	<u>0</u>	<u>1330</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>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</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 [Signature] 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