



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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TOWN CLERK  
2026 JAN -5 AM 11:24  
Town Clerk

Project Address 25 Bubier Road

Assessor Map(s) 96 Parcel Number(s) 13A

### OWNER INFORMATION

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

Name (printed) Carrie Page & Christopher Furnari

Address 25 Bubier Road Marblehead, MA 01945

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

E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

Signature [Signature] date 12/29/2025

Name (printed) Jeff Tucker

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 infilling an existing porch on a pre-existing non-conforming house on a pre-existing non conforming site with less then required Lot Area, Lot width, Lot Frontage, Front Yard Setback, and Side Yard Set Backs. The proposed non-conformities are the same as the existing. There is no additional GFA or reduction in open area as a result of the proposed work.

- 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) [Signature] 12-30-2025
2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: <https://marbleheadma.gov/>

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

Project Address 25 Bubier Road

Map(s) / Parcel(s) 96 / 13A

**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 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 <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

Date 12-30-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

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Map(s) / Parcel(s) 96 / 13A

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	5000	5000
<b>Area of features</b>		
footprint of accessory building(s)	96	96
footprint of building	1014	1124
footprint of deck(s), porch(es), step(s), bulkhead(s)	445	335
number of required parking spaces _____ x (9' x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
<b>Sum of features = B</b>	1879	1879
<b>Net Open Area (NOA) = (A - B)</b>	3121	3121

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	96	96
basement or cellar (area >5' in height)	826	826
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	939	1049
2nd floor (12' or less in height) <small>12' see definition</small>	938	938
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	149	149
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)	125	15
<b>Gross Floor Area (GFA) = sum of the above areas</b>	3073	3073

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

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 0.00 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.02

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.02

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

Reviewed by \_\_\_\_\_  
 Building Department  
 For Zoning Board  
 Of Appeals

Building Official 

Date 12-30-2025