



MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A § 20 Act relative to extending certain COVID-19 measures adopted during the state of emergency

ZONING BOARD OF APPEALS

Name of Board or Committee

Address: Zoom Conference join via the web link or Dial in

Link: <https://us06web.zoom.us/j/84536964695?pwd=ZexUmuT4WLQaSeDvXPfYUfYKxB2gyC.1>

Meeting ID: 845 3696 4695

Passcode: 179305

Dial by your location

+1 646 558 8656 US (New York)

Tuesday	February	24	2026	7:30 PM
Day of Week	Month	Date	Year	Time

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

7:30 PM 35 Harris Street – Marblehead Real Estate LLC – to vary the application of the present Zoning-By Law by allowing a Special Permit for the construction of additions to a pre-existing non-conforming two-family residence on a lot with less than the required Lot Area and Parking, located in the Central Residence District.

7:30 PM 14 Hereford Street – Alexandra Moss – to vary the application of the present Zoning-By Law by allowing a Special Permit for the construction to remove and rebuild 1-story enclosed porch to a pre-existing non-conforming single-family residence on a lot with less than the required Lot Area, Frontage, Front Yard Setback, and Side Yard Setback, located in the Single Residence District.

7:45 PM 45 Humphrey Street – Michael and Caroline O’Neil – to vary the application of the present Zoning-By Law by allowing a Special Permit for the construction to expand the existing non-conforming structure more than the 10% increase of the gross floor area allowed by right to a pre-existing non-conforming single-family residence on a lot with less than the required Lot Frontage and Side Yard Setback, located in the Single Residence District.

7:45 PM 25 Bubier Road – Carrie Page and Christopher Furnari – to vary the application of the present Zoning-By Law by allowing a Special Permit for the construction for infilling an existing porch to a pre-existing non-conforming single-family residence on a lot with less than the required Lot Area, Lot Width, Lot Frontage, Front Yard Setback, and Side Yard Setback, located in the Single Residence District.

8:00 PM 1-3 Essex Street – Ruthy LLC – (Continued from January 27, 2026 – no evidence taken) – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new addition to a non-conforming mixed-use structure located at located in the B1 District. The new addition will have less than the required Lot Area, Open Area, Parking, Exceed the Height requirements, and exceed the 10% expansion limits for a non-conforming building.

8:00 PM 35 Tioga Way – Chew and Spell Properties LLC – to vary the application of the present Zoning By-Law by allowing a Special Permit for a change of use from a light manufacturing/factory use to a use as a Dog Obedience School and Dog Day Care Facility, on a dimensionally conforming Lot with a pre-existing non-conforming structure having less than required Rear Yard Set Back and less than required Parking, located in the Unrestricted District.

8:15 PM 23 Pickwick Road – Matthew and Amanda Velluto – to vary the application of the present Zoning By Law by allowing a Special Permit for the construction a new front covered porch on a pre-existing, non-conforming house on a pre-existing non-conforming lot with less than required Lot Area, Lot Width, Frontage, and Side Yard Setback, located in the Single Residence District.

8:15 PM 29 West Street – Page and Patrick Harrington – (Continued from January 27, 2026 – no evidence taken) – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a two story addition and attached garage on a pre-existing non-conforming lot with less than the required Lot Area, Front & Side yard Setbacks that is located at a property located in the Single Residence District. (Applicant requests to continue to March 24, 2026 at 8:30 PM).

EXECUTIVE SESSION – Executive session to discuss strategy with respect to pending litigation, namely Brocoum v. Marblehead Zoning Board of Appeals, et al., Land Court Docket No. 25 MISC 000597 (DRR), where an open meeting may have a detrimental effect on the litigating position of the Board and the Chair so declares.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: February 17, 2026