



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

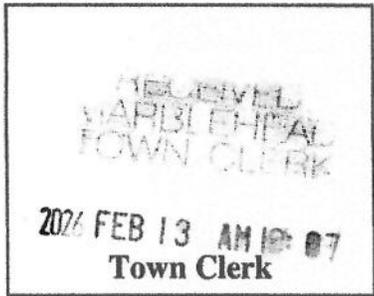
Revision Date: 08-01-2025

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 21 Preston Beach Road

Assessor Map(s) 6- Parcel Number(s) 6-21

OWNER INFORMATION

Signature Debbie S. Williams date 2.12.26

Name (printed) Debbie Williams

Address 21 Preston Beach Road

Phone Numbers: home 508-523-5200 work _____

E-mail debbiewilliams47@yahoo.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 2.12.26

Name (printed) Wolfe Builders LLC

Address 17 Columbia Street, Unit 7, Swampscott, MA 01907

Phone Numbers: home 781-913-8261 work _____

E-mail matt@wolfebuildersllc.com fax _____

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

See attached page

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] 2-13-2026

2. Town Clerk's stamp (upper right corner)

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



Project Description & Relief Requested:

Project Address: 21 Preston Beach Road
Owner: Deborah Williams

Project Description:

The Applicant proposes to demolish the existing single-family dwelling located at 21 Preston Beach Road and construct a new single-family dwelling on the same lot. The existing dwelling is situated on a pre-existing nonconforming lot with respect to lot area, frontage, and lot width. The proposed project replaces the existing structure with a modest single-story single-family home containing approximately 1,284 square feet of finished living area and a 456 square foot attached garage to provide required on-site parking, with a 275 covered porch.

The proposed dwelling will remain a single-family residential use consistent with the zoning district and surrounding neighborhood. The project has been designed to improve site organization, provide compliant open land area, and maintain appropriate setbacks to the extent feasible given the pre-existing lot constraints.

No change in use is proposed.

Relief Requested:

The Applicant respectfully requests a Special Permit pursuant to MGL Chapter 40A §6 and Section 200-30 of the Marblehead Zoning By-Law to:

1. Demolish the existing nonconforming single-family dwelling located on a pre-existing nonconforming lot; and
2. Construct a new single-family dwelling on said lot, which remains nonconforming with respect to lot area, frontage, lot width, and side yard setback as shown on the submitted plans.

The proposed project maintains residential use and does not increase any nonconformity in a manner substantially more detrimental to the neighborhood than the existing structure.

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 21 Preston Beach Road Map(s) / Parcel(s) 6-21

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 Residential

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

Yes No (explain) existing non conforming

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"/>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes No (explain) _____

Building Official  Date 2-13-2026

