



TOWN SEAL
tel: 781-631-1529

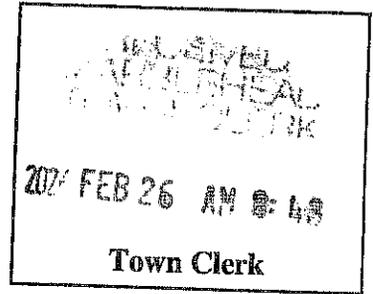
fax: 781-631-2617
Revision Date: 08-01-2025

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 16 Rainbow Road Marblehead, MA 01945

Assessor Map(s) 73 Parcel Number(s) 7-0

OWNER INFORMATION

Signature _____ date _____

Name (printed) Mark H. Rowe and Jenna L. Rowe, Trustees of the Jenna L. Rowe Revocable Trust

Address 16 Rainbow Road Marblehead, MA 01945

Phone Numbers: home _____ work _____

E-mail _____ fax see contact info below

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 2/19/2026

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

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home _____ work 781 631 8830 x 2

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] 2-19-2026
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 16 Rainbow Road Marblehead, MA 01945

Map(s) / Parcel(s) 737-0

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 residence

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 No
Historic District Commission Yes No
Planning Board Yes No

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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 2-19-2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 16 Rainbow Road Marblehead, MA 01945 Map(s) / Parcel(s) 73/7-0

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	10,625	10,625
Area of features		
footprint of accessory building(s)	85	85
footprint of building	1378	1935
footprint of deck(s), porch(es), step(s), bulkhead(s)	566	430
number of required parking spaces <u>2</u> x (9'x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
Sum of features = B	2353	2774
Net Open Area (NOA) = (A - B)	8272	7851

GROSS FLOOR AREA (GFA)

accessory structure(s)	85	85
basement or cellar (area >5' in height)	760	760
1st floor (12' or less in height) NOTE: [for heights exceeding	1378	1935
2nd floor (12' or less in height) 12' see definition	1174	1617
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)		
Gross Floor Area (GFA) = sum of the above areas	3397	4397

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<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	1000
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	29 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	=	2.44
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	=	1.79

This worksheet applies 1. plan by/dated North Shore Survey January 21, 2026
 to the following plan(s): 2. plan by/dated SV Design LLC January 28, 2026
 3. plan by/dated _____

Building Official  Date 2-19-2026

PROJECT DESCRIPTION & RELIEF REQUESTED

16 Rainbow Road, Marblehead, MA 01945
Mark H. Rowe and Jenna L. Rowe, Trustees

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of an addition to a conforming single-family dwelling on a Lot having less than required Lot Frontage, located at **16 RAINBOW ROAD** in a **SINGLE RESIDENCE DISTRICT**. The proposed addition to the dwelling will be partially located within the Side Yard Setback, but will otherwise conform to all other Dimensional Regulations of the Bylaw.

Reviewed by
Building Department
For Zoning Board
Of Appeals