



DATE POSTED: VED  
 MARBLEHEAD  
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 2026 APR 21 AM 10:59

## 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

**VIRTUAL MEETING**

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)

Find your local number: <https://zoom.us/u/absDsj3qlP>

|             |       |      |      |         |
|-------------|-------|------|------|---------|
| Tuesday     | April | 28   | 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 1-3 Essex Street – Ruthy LLC – (Continued from February 24, 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.

**7:30 PM 237 Washington Street – 237 Washington Street LLC** – to vary the application of the Zoning By-Laws by allowing a Special Permit to change two current two-unit commercial units into a converted dwelling with one dwelling unit on the second level at in the Business Residential District.

**7:45 PM 50 Prospect Street – Matthew and Hanne Rush** – to vary the application of the Zoning By-Laws by allowing a Special Permit for the construction of a two-story addition and new dormers on a pre-existing non-conforming house on a pre-existing non-conforming lot with less than the required Lot Area and Side Yard Setback at a home located in the Business Residential and Central Residence Districts. The new nonconformities will have less than the required Lot Area, Side Yard Setback, and will exceed the 10% expansion limits for nonconforming buildings.

**7:45 PM 67 Glendale Road – Appeal – Susan Penava** – to appeal to the Zoning Board of Appeals following an action taken or not taken, or determination made, by the Building Commissioner. This action is the failure to take a requested enforcement action for a dwelling located in the Single Residence District.

**8:00 PM 27 Churchill Road – Scott Wallace** – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new shed at property located in the Single Residence District. The new shed will encroach on the Left Side Yard Setback. The proposed construction will exceed the 10% expansion limits for a non-conforming building but will otherwise conform to all dimensional requirements of the Bylaw.

**8:00 PM 222 West Street – Buildwise Partners, LLC** – to vary the application of the Zoning By-Laws by allowing a Special Permit for the construction of certain additions to a pre-existing non-conforming single-family residence having less than the required Side Yard Setback on a dimensionally conforming Lot located a Single Residence District. The proposed construction will exceed the 10% expansion limits for a non-conforming building but will otherwise conform to all dimensional requirements of the Bylaw.

**8:15 PM 6 Woodfin Terrace Street – Jeffery B. Whitmore and Jenifer T. Whitmore, Trustees of the 6 Woodfin Realty Trust – (Continued from March 24, 2026 – no evidence taken)** to vary the application of the present Zoning-By Law by allowing a Special Permit for construction of a second floor addition to an existing non-conforming building will have less than required Rear Yard Setback, Side Yard Setback, Open Area Ratio, Parking, and exceeds 10% expansion in the Unrestricted District.

**8:15 PM 116 Pleasant Street – Riptide Holdings LLC** – to vary the application of the Zoning By-Laws by allowing a Special Permit for a change in use from a restaurant to a mixed commercial/residential use on a Lot with less than the required Lot Area, Frontage, Width, Side Yard Setback, Open Area and Parking located in a Business 1 District and Business Residential District. The proposed change in use will result in two dwelling units to be located on the second floor of the existing restaurant.

**8:30 PM 44 Pilgrim Road – Aaron Kaplan and Chelsea Friedman** – to vary the application of the Zoning By-Laws by allowing a Special Permit allowing the construction of additions to a pre-existing non-conforming single family residence having less than the required Front and Side Yard Setback on a Lot having less than the required Lot Area, Frontage and Parking located in a Single Residence District. The proposed construction will be partially located in the Side Yard Setback, reduce the Open Area and exceed the 10% expansion limits for a non-conforming building.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty

**Posted by:** Clerk, Community Development and Planning Department

**Date:** April 21, 2026