



DATE POSTED:
 TOWN CLERK
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 2026 MAY 18 AM 10:48

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

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

Meeting ID: 845 3696 4695

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Tuesday	May	26	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 9 Maple Circle – Maple Circle Marblehead LLC – (Continued from March 24, 2026 – no evidence taken) to vary the application of the present Zoning By-Law by allowing a Special Permit or Variance for the division of the property into two building lots; the creation of Lot 1, which will have less than the required Lot Width, and the creation of Lot 2, which will have less than the required Frontage and Lot Width, and the construction of a single-family dwelling on Lot 2. The existing dwelling on Lot 1 has less than required Front and Side Yard Setbacks and is located in the **Single Residence District**.

7:30 PM 19 Garden Road -- Nisha Austin to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new shed on a non-conforming single-family lot located in the **Single Residence District**. The new shed will encroach on the Rear and Side Yard Setback. The proposed construction will be located within the side and rear setback.

7:45 PM 340 Ocean Avenue – Nathaniel Walton to vary the application of the present Zoning By-Law by allowing a Special Permit for the demolition of an existing non-conforming single-family home on a non-conforming lot and to construct in its place a 2.5 story single-family home located in the **Expanded Single Residence District**. The newly constructed home will have less than the required Lot Area and encroach into the Side and Rear Yard Setbacks.

7:45 PM 9 Crown Way – 9 Crown Way LLC, for a Special Permit for the construction of additions to an existing single-family residential dwelling having less than the required Side Yard Setback on a dimensionally conforming Lot located in a **Shoreline Single Residence District**. The proposed construction will be partially located in the Side Yard Setback and will increase the Gross Floor Area by more than the allowed 10% on a pre-existing non-conforming building.

8:00 PM 44 Sevinor Road – Sean and Jessica Waters to vary the application of the present Zoning By-law allowing a Special Permit for the construction of a two-story addition and front portico to an existing non-conforming single-family residence on a lot located in the **Single Residence District**. The proposed addition will exceed the 10% expansion limits for a non-conforming building.

8:00 PM 29 Manatuag Trail – Vincent and Patricia Conte vary the application of the present Zoning By-law by allowing a Special Permit for the construction of additions to an existing single-family residential dwelling on a preexisting non-conforming property having less than the required lot area, lot width, front yard setback, side yard setback and rear yard setback, and less than required tandem parking located in the **Shoreline Single Residence District**. The proposed construction will be within the front yard setback, rear yard setback, side yard setback, increase open area, and exceed the 10% expansion limit for non-conforming building.

8:15 PM 21 Preston Beach Road – Debra S. Williams, Trustee of the Marblehead Property Realty Trust to vary the application of the present Zoning-By Law by allowing a Special Permit to demolish the preexisting, non-conforming single-family residential dwelling with less than required rear and side yard setback on a Lot having less than required lot area, lot width, and tandem parking in the **Single Residence District**.

8:15 PM 5 Meadow Lane – Kristin and Daniel Weatherford to vary the application of the present Zoning By-Law by allowing a Special Permit to construct a new front portico, rear portico, roof additions and expansions of the second floor, and expanding first floor footprint under existing porch on a pre-existing nonconforming house on a pre-existing nonconforming lot with less than required Lot Area, Rear Yard Set Back, and Side Yard Setback in the **Unrestricted District**. The new nonconformities are less than required Lot Area, Rear Yard Setback, Side Yard Set Back, and exceeds the 10% expansion limits for a nonconforming building.

8:30 PM 132 Washington Street – Stephanie Brocoun – on a court-ordered remand to consider a new request of **Stephanie Brocoun** to vary the application of the present Zoning By-Law by allowing Special Permit(s) for the construction of an addition to the rear of an existing non-conforming commercial two-story building and the change of use from non-residential to mixed use (commercial and residential) at certain property located in the **Unrestricted District**. The proposed addition will encroach on the Side Yard Setback and the proposed change of use will see the second floor of the existing building converted from an office use to a residential use.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Community Development and Planning Department

Date: May 18, 2026