



Town of Marblehead  
**ZONING BOARD OF APPEALS**

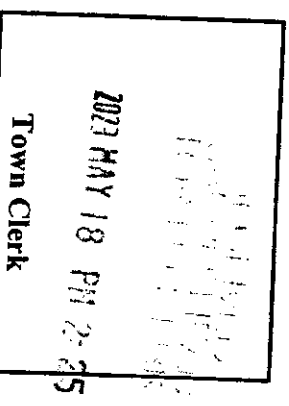
Mary A. Alley Municipal Building  
7 Widger Road, Marblehead, MA 01945

TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-02-20

**ZBA APPLICATION**  
PAGE 1 of 3



Project Address 11 Kenneth Road Marblehead, MA 01945  
Assessor Map(s) 157 Parcel Number(s) 10-0

**OWNER INFORMATION**

Signature \_\_\_\_\_ date MAY 19 2023  
Name (printed) Jordan Chmara and Joshua Chmara  
Address 19 Fieldbrook Road Marblehead, MA 01945  
Phone Numbers: home \_\_\_\_\_ work see contact info below  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

**APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 5-16-2023  
Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC  
Address 2 Hooper Street Marblehead, MA 01945  
Phone Numbers: home 781 631 8830 x3 work same  
E-mail mattd@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED

- 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 Town Engineer's 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;
- 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. Town Clerk's stamp (upper right corner) 5/17/23

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org/](http://www.marblehead.org/)

Project Address 11 Kenneth RoadMap(s) / Parcel(s) 157/10-0**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 X No        (explain)       **PROPOSED CHANGE OF USE**No X Yes        (explain)       **PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (\$200-7)** Yes        No X**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)       Lot Area - Less than required (§200-7 and Table 2)X Lot Width - Less than required (§200-7)X Frontage - Less than required (§200-7 and Table 2)X Front Yard Setback - Less than required (Table 2)       Rear Yard Setback - Less than required (Table 2)X Side Yard Setback - Less than required (Table 2)X 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)X Front Yard Setback - Less than required (Table 2)X Rear Yard Setback - Less than required (Table 2)X 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)X 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 X No       

Historic District Commission

Yes        No X

Planning Board

Yes X No       Reviewed by  
Building Department  
Or Zoning Board  
Of Appeals**DESIGN & SURVEY PLANS MEET-ZBA-RULES & REGULATIONS** (Sections 3(A) and 3(C))Yes X No        (explain)       Building Official                     Date 5/17/23

Project Address 11 Kenneth Road

Map(s) / Parcel(s)

157 /10

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

11090

11090

**Area of features**

footprint of accessory building(s)

49 SF

0 SF

footprint of building

1022 SF

2094 SF

footprint of deck(s), porch(es), step(s), bulkhead(s)

314 SF

860 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

area of pond(s), or tidal area(s) below MHW

0 SF

0 SF

other areas (explain)

0

0 SF

Sum of features = B

1709

3278 SF

Net Open Area (NOA) = (A - B)

9381 SF

7812 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

49

0

basement or cellar (area > 5' in height)

623 SF

1472 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

1316 SF

2094 SF

2nd floor (12' or less in height)

12' see definition

820 SF

1510 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

27

0

area under deck (if > 5' in height)

0

637 SF

roofed porch(es)

294 SF

223 SF

Gross Floor Area (GFA) = sum of the above areas

3129 SF

5936 SF

Proposed total change in GFA = (proposed GFA - existing GFA)

= 2807 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100

= 89.71 %

Existing Open Area Ratio = (existing NOA / existing GFA)

= 3.00

Proposed Open Area Ratio = (proposed NOA / proposed GFA)

= 1.32

This worksheet applies to the following plan(s):

1. plan by/dated North Shore Survey

7-Apr-23

2. plan by/dated

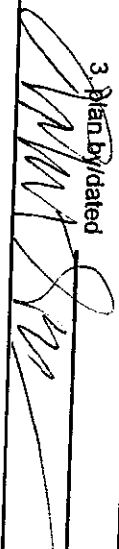
Bosworth Architect LLC

22-Mar-23

3. plan by/dated

Reviewed by Building Department For Zoning Board Approval

Building Official



Date 5/17/23

**PROJECT DESCRIPTION & RELIEF REQUESTED**

11 Kenneth Road, Marblehead, MA 01945  
Jordan and Joshua Chmara

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-laws allowing construction of additions to an existing single-family residential dwelling having less than required Front Yard Set Back, Side Yard Set Back, and exceeding the allowed Height, on a Lot having less than required Lot Width and Lot Frontage located at **11 KENNETH ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The construction will be partially located within the Front Yard Set Back and Side Yard Set Back, will increase the Height of the building, and will increase the Gross Floor Area by more than the allowed ten percent (10%) on a non-conforming building.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals