

**TOWN OF MARBLEHEAD  
ZONING BOARD OF APPEALS**

The Board of Appeals will hold a public hearing on **Tuesday June 24, 2025 at 7:30 PM** on the request of **Christos Viorees, Trustee Johns Road Realty Trust** 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 dwelling on a lot with less than the required lot area, frontage, rear, side and, front yard setbacks located at **12 Johns Road** in the **SINGLE RESIDENCE DISTRICT**. The applicant proposes to build in its place a new non-conforming single-family dwelling with the same dimensional non-conformities that will also have less than the required Open Area and will exceed the allowed 10% expansion. The hearing is held in accordance with the provisions of the Marblehead Zoning By-Law, and Chapter 40A of the General Laws as amended and Pursuant to Governor Baker's Order allowing suspension of Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18. This hearing will be held remotely in accordance with Governor Baker's March 12, 2020 Order superseding certain provisions of the Open Meeting Law, G.L. c. 30A, section 18 and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place. Request to make an appointment to review plans and information by E-mailing: [lyon-sl@marblehead.org](mailto:lyon-sl@marblehead.org) For any questions, please call (781) 631-1529. Details on how to access the hearing remotely via the internet will be posted on the meeting agenda at least 48-hours prior to the meeting. The agenda can be found on the following link:

**<https://www.marblehead.org/node/286/agenda/2025>**

Alan Lipkind  
Secretary