

## **TOWN OF MARBLEHEAD ZONING BOARD OF APPEALS**

The Board of Appeals will hold a public hearing on **Tuesday November 25, 2025 at 8:00 PM** on the request of **Jonathan and Deborah Golub-Sass** to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of additions to a pre-existing non-conforming single-family dwelling with less than the required Front and Side Yard Setbacks located at **45 Ruby Avenue** in the **SINGLE RESIDENCE DISTRICT**. The new additions will encroach into the Front and Side Yard Setbacks, reduce the Open Area Ratio, and exceed the 10% expansion limits for a non-conforming building. 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: **lyonsl@marbleheadma.gov** 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://marbleheadma.gov/zoning-board-of-appeals/>

W. Lewis Barlow, IV  
Secretary