

**TOWN OF MARBLEHEAD
ZONING BOARD OF APPEALS**

The Board of Appeals will hold a public hearing on **TUESDAY JULY 28, 2026 at 8:00 PM** on the request of **SCOTT CLARKE** to vary the application of the present Zoning By-laws by allowing a Special Permit to construct a porch roof over an existing granite landing at **45 LINCOLN AVENUE** located in an **EXPANDED COMMERCIAL RESIDENTIAL DISTRICT**. The existing structure exceeds the front setback and right-side setback. The proposed porch roof will exceed the front setback. The proposed structure would increase Gross Floor Area and reduce Open Air Ratio. The hearing will be held in accordance with the provisions of the Marblehead Zoning By-Law and Chapter 40A of the General Laws, as amended. The hearing will be held remotely in accordance with Chapter 2 of the Acts of 2025, a.k.a. An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. Interested person(s) may request 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 included on the meeting agenda posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and legal holidays). The agenda can be found on the following link:
<https://www.marbleheadma.gov/events>

W. Lewis Barlow, IV
Secretary