

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 201 Pleasant Street
2. Assessor Map 109 Lot 6 3. Zoning District B 1
4. Applicant: Hanover Court, LLC
5. Applicant's Address One Curtis Street, East Boston, MA 02128
6. Telephone Number: 781-608-3057 (Daytime) _____ (Evening)
7. Email address: juliussokol@ gmail.com
7. Applicant's Representative Paul M. Lynch, Esq
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) Zoning-scheduled



(Signature of Owner's representative)

6.15.20

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Julius Sokol

Address One Curtis Street

East Boston, MA 02128

Phone: 781-608-3057

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

NARRATIVE

Hanover Court LLC

201 Pleasant Street

Applicant is requesting a Site Plan Special Permit to remove the existing two family dwelling and construct a new combined residential and nonresidential building with a commercial use on the first floor and apartments on the second and third floors.

The property is located in the B 1 zoning district and contains 5,636 square feet of land. There is a water main easement running from Pleasant Street to Vine Street which limits the area of the lot that can be developed.

The new structure will contain 4,114 feet of gross floor area with five (5) parking spaces.

The maximum height will be 35 feet measured from the lowest point.

The owner has made an application with the Zoning Board of Appeals for a special permit for the new use of the structure.


Except for the parking requirements under the bylaw the building meets all of the dimensional regulations for the district.

The completed open area ratio will exceed the allowed at 1: 80 where the ratio in the B 1 district is 2:1.

The standards for a Site Plan Special Permit are met with the following:

- a. The architectural and design features are in harmony with the prevailing character and scale of the neighborhood.
- b. The character of the site is preserved with minimum grade changes and existing terrain
- c. Vehicular and pedestrian movement within the site are convenient and safe.
- d. External emissions from the site are minimized or eliminated
- e. The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized.

Respectfully submitted
Hanover Court, LLC
By its attorney



Paul M. Lynch