



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3

RECEIVED
MARBLEHEAD
TOWN CLERK

MAR -4 AM 8:55

Town Clerk

Project Address 139 Pleasant St.
Assessor Map(s) 116 Parcel Number(s) 22

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature Allen E. Warren date 3 MAR 2021
Name (printed) Allen E. Warren
Address 139 Jersey St.
Phone Numbers: home 503 781 0511 work _____
E-mail OSUBUCKEYE59@GMAIL.COM fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____
Name (printed) _____
Address _____
Phone Numbers: home _____ work _____
E-mail _____ fax _____

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

Prior to December 2018, the property, located in a B1 zoning district, was designated mixed use commercial/residential. In December of 2018, the property usage was changed to single family residential. Request is to change usage back to mixed use commercial/residential.

- 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;
 - check for the applicable fee payable to the Town of Marblehead.
- 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)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 139 Pleasant St. _____ Map(s) / Parcel(s) 116 / 22 _____

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 _____

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes ☒ No _____ (explain) _____

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PROPOSED CHANGE OF USE

No _____ Yes ☒ (explain) Mixed Commercial / Residential _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No ☒ _____

EXISTING 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)
- ☐ Front Yard Setback - Less than required (Table 2)
- ☐ Rear Yard Setback - Less than required (Table 2)
- ☐ 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)
- ☐ 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)
- ☐ Front Yard Setback - Less than required (Table 2)
- ☐ Rear Yard Setback - Less than required (Table 2)
- ☐ 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)
- ☐ 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 _____ No Historic
District Commission	Yes _____ No Planning
Board	Yes No _____

DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes ☒ No _____ (explain) _____

Building Official _____

Date 3.3.21

Project Address 139 Pleasant St. _____ Map(s) / Parcel(s) 116 / 22

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 4 x (9'x 18' per space)

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

other areas (explain) _____

Sum of features = B

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

EXISTING

PROPOSED

3149

3149

N/A

0

520

520

281

281

648

648

N/A

N/A

N/A

N/A

1449

1449

1700

1700

GROSS FLOOR AREA (GFA)

accessory structure(s)

N/A

0

basement or cellar (area >5' in height)

520

520

1st floor (12' or less in height) NOTE: [for heights exceeding

520

520

2nd floor (12' or less in height) 12' see definition

520

520

3rd floor (12' or less in height) of STORY §200-7]

520

520

4th floor (12' or less in height)

N/A

0

attic (area >5' in height)

N/A

0

area under deck (if >5' in height)

99

99

roofed porch(es)

N/A

0

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

2179

2179

Proposed total change in GFA = (proposed GFA - existing GFA) = 0

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.78

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 0.78

This worksheet applies 1. plan by/dated Gail Smith
to the following plan(s): 2. plan by/dated _____

3. plan by/dated 2.17.21

Building Official [Signature]

Date 3.3.21

ZONING DISTRICT - B1

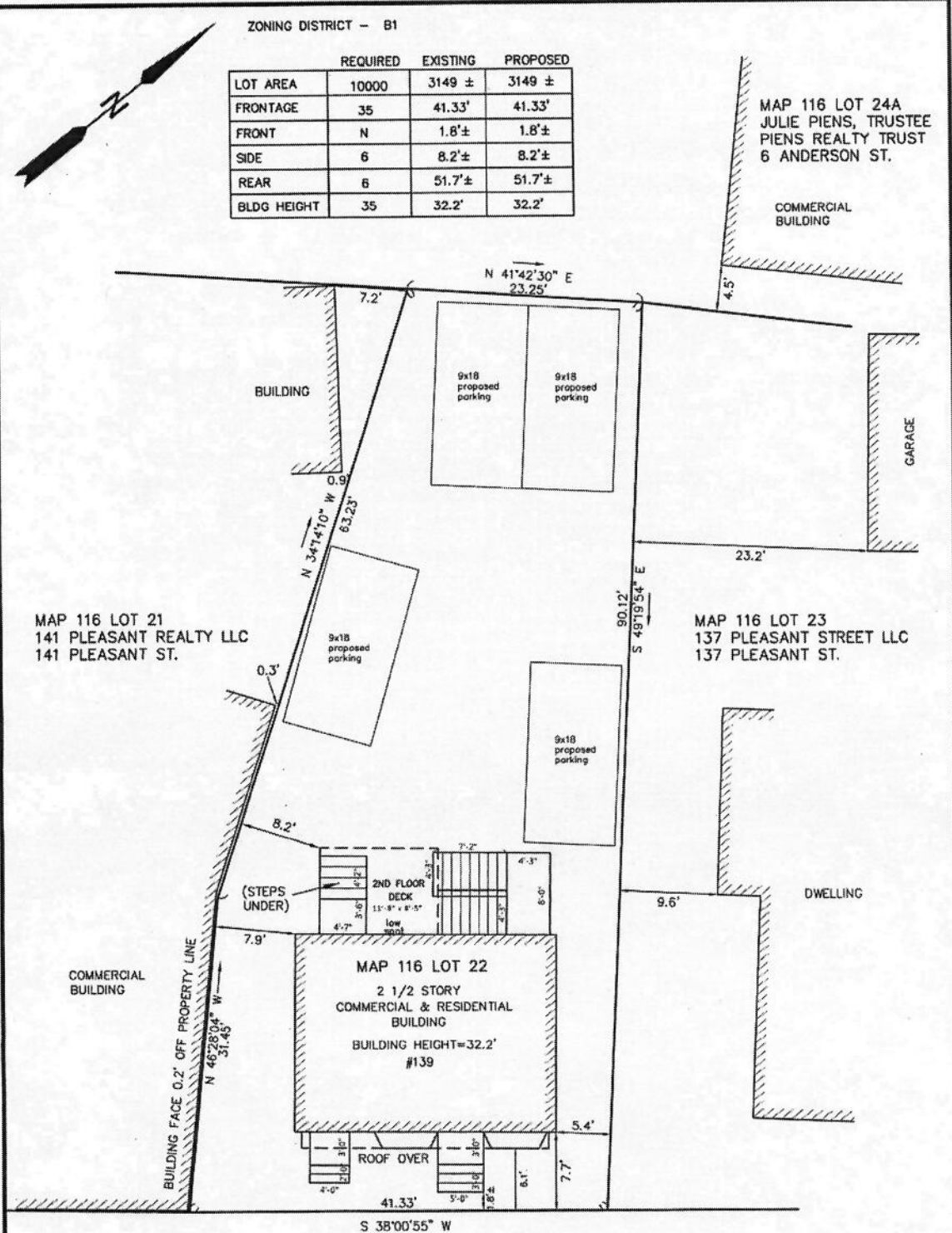
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	3149 ±	3149 ±
FRONTAGE	35	41.33'	41.33'
FRONT	N	1.8'±	1.8'±
SIDE	6	8.2'±	8.2'±
REAR	6	51.7'±	51.7'±
BLDG HEIGHT	35	32.2'	32.2'

MAP 116 LOT 24A
JULIE PIENS, TRUSTEE
PIENS REALTY TRUST
6 ANDERSON ST.

COMMERCIAL
BUILDING

MAP 116 LOT 21
141 PLEASANT REALTY LLC
141 PLEASANT ST.

MAP 116 LOT 23
137 PLEASANT STREET LLC
137 PLEASANT ST.



PLEASANT STREET

THIS PLAN IS THE RESULT OF
AN INSTRUMENT SURVEY.



PLOT PLAN OF LAND
139 PLEASANT STREET
MARBLEHEAD
PROPERTY OF
BEACH RETREAT LLC
SCALE 1"=10' FEBRUARY 17, 2021
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800 #4733