



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

2022 NOV -2 PM 2:36
Town Clerk

Project Address 45 Pleasant Stret

Assessor Map(s) 134 Parcel Number(s) 65

OWNER INFORMATION

Signature _____ date _____

Name (printed) Tanis Yannetti

Address 45 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home 617-799-0789

E-mail tanisyannetti@gmail.com

work _____

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11/1/22

Name (printed) Tanis Yannetti

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

E-mail lynch@marbleheadlaw.com

work 781-631-7808

fax _____

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

Special Permit to construct a detached garage on a conforming lot with less than the required open area and relocation of the existing HVAC condensers.

The premises is subject to a prior Special Permit with conditions.

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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) _____

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 45 Pleasant Street

Map(s) / Parcel(s) 134/65

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 Dwelling

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

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain) _____

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Reviewed by
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For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 11-2-22

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 45 Pleasant Street

Map(s) / Parcel(s) 134/65

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

11,422

11,422

Area of features

footprint of accessory building(s)

0

699

footprint of building

2,240

2,240

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

428

428

number of required parking spaces 2 x (9' x 18' per space)

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

2,992

3,691

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

8,430

7,731

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

699

basement or cellar (area > 5' in height)

2,240

2,240

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

2,110

2,110

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

1,800

1,800

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

1,393

1,393

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

356

356

roofed porch(es)

133

133

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

8,032

8,731

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

= 699

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

= 8.7 %

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

= 1: 1.05

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

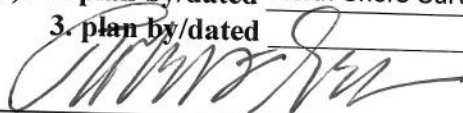
= 1: .89

This worksheet applies 1. plan by/dated Pitman & Wardley /10/04,2022

to the following plan(s): 2. plan by/dated North Shore Survey / 10/06/2022

3. plan by/dated

Building Official



Date

11-2-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

YANNETTI-FITZGERALD CARRIAGE HOUSE

45 PLEASANT STREET
MARBLEHEAD, MA, 01945

MARBLEHEAD OHDC SUBMISSION
OCTOBER 4, 2022

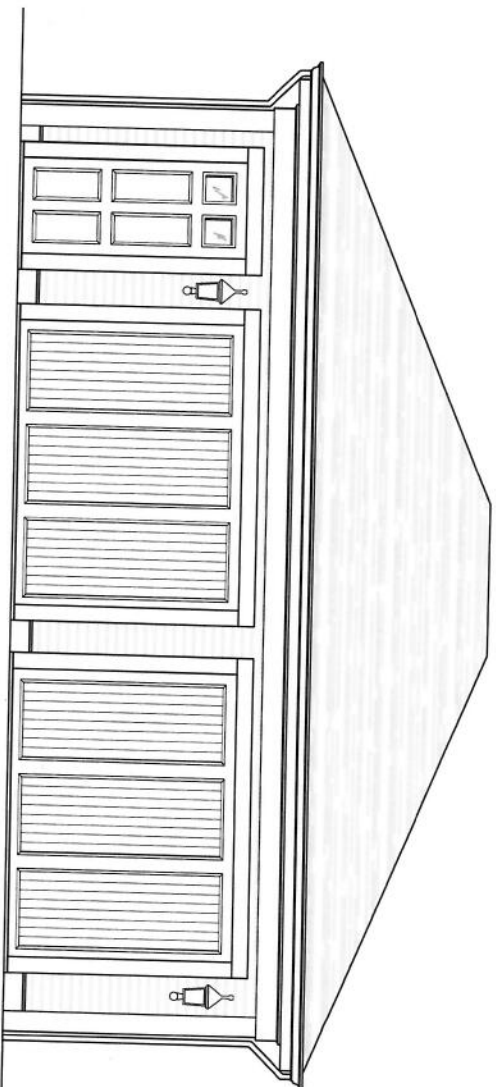
PROJECT TEAM

ARCHITECT:
PITMAN & WARDLEY ASSOCIATES, LLC
32 CHURCH STREET
Salem, MA, 01970
978-644-8882

PROJECT OWNER:
YANNI YANNETTI
45 PLEASANT STREET
MARBLEHEAD, MA, 01945

DRAWING INDEX

C1.0 EXISTING SITE PLAN
C1.1 PROPOSED SITE PLAN
A2.1 FRONT ELEVATION
A2.2 SIDE ELEVATION
A2.3 REAR ELEVATION
A2.4 SIDE ELEVATION
A3.0 EXISTING & PROPOSED DETAILS

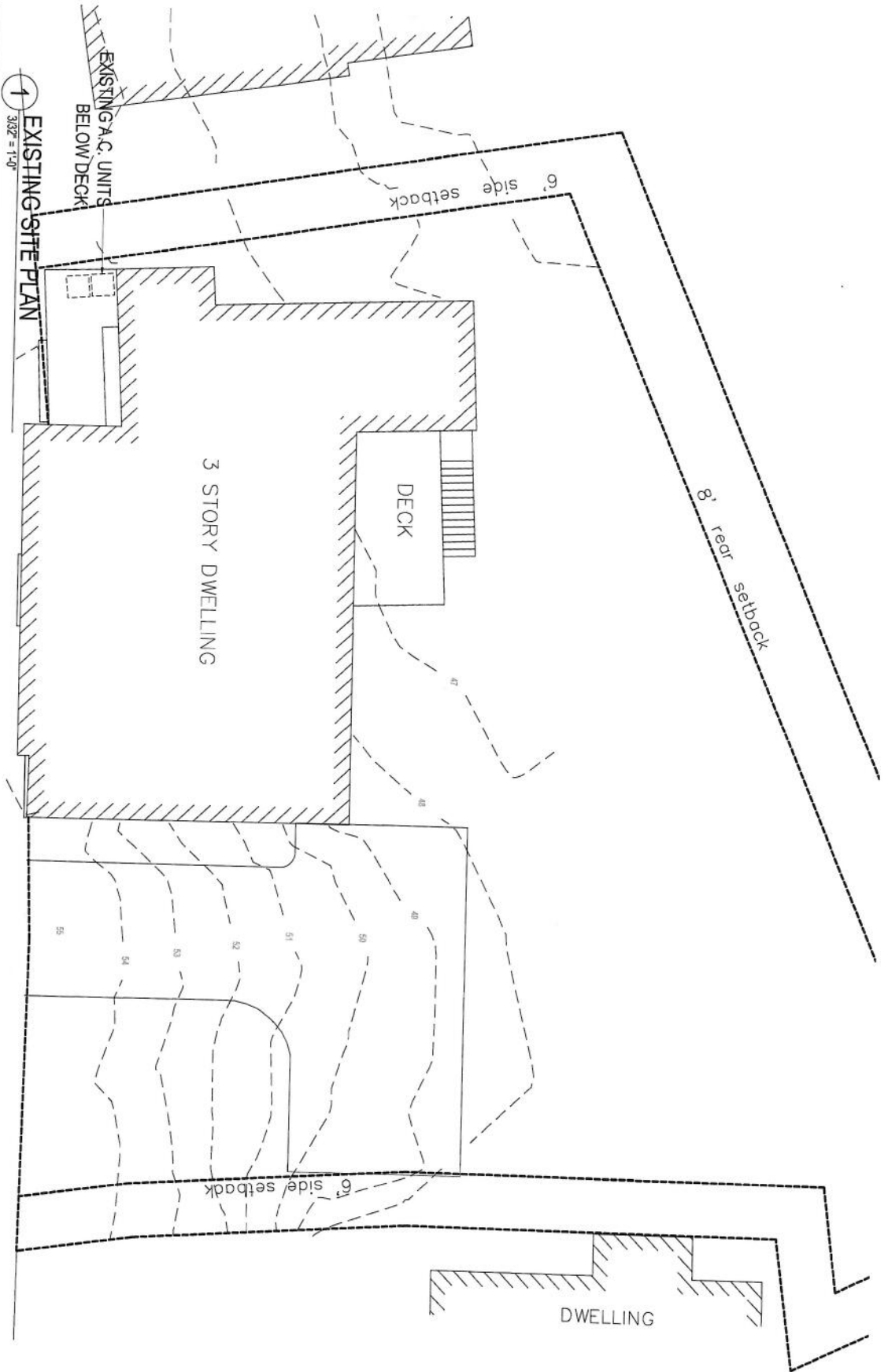


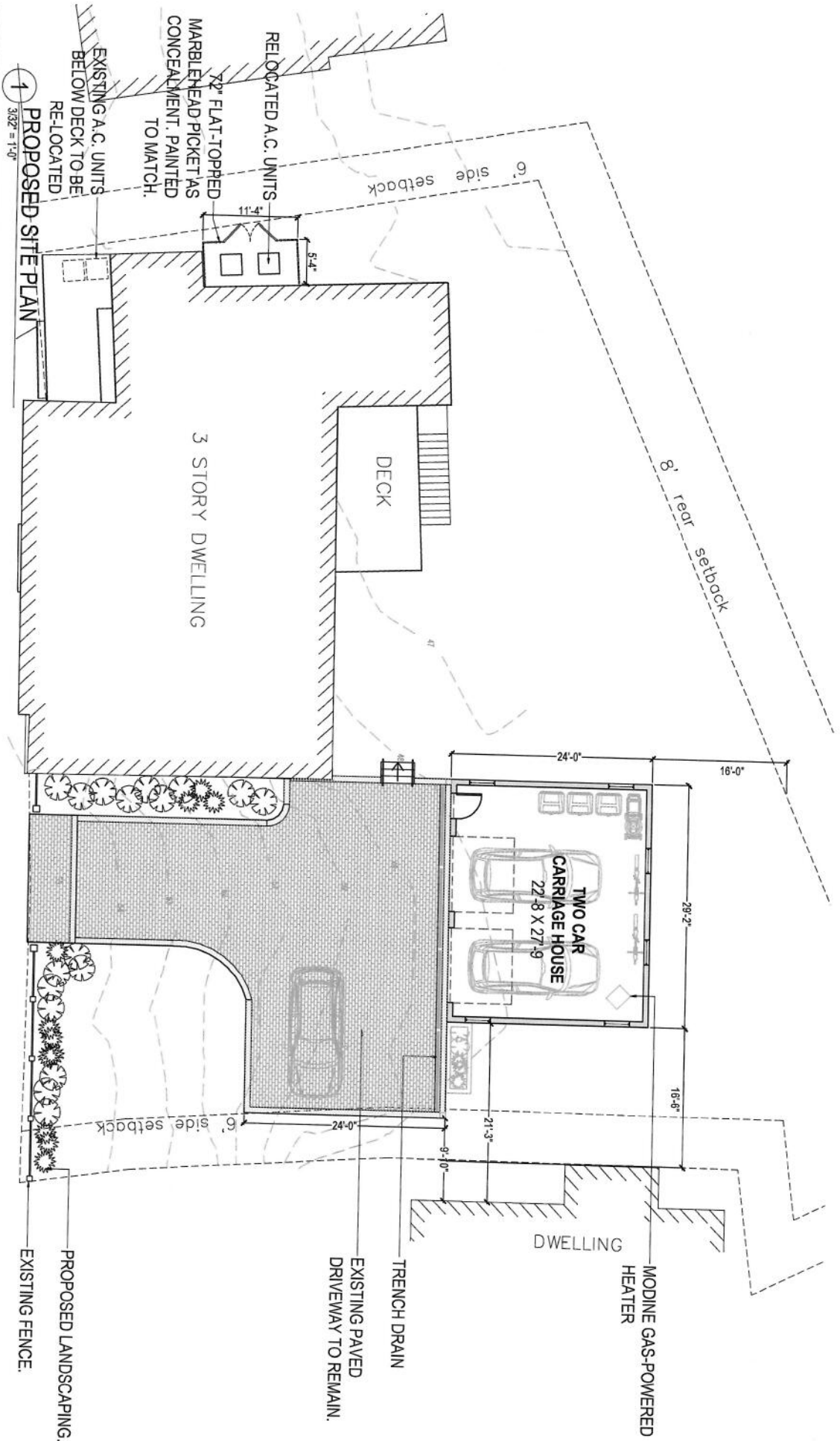
PITMAN & WARDLEY
ASSOCIATES
ARCHITECTURE & DESIGN
32 CHURCH ST. SALEM, MA 01970
978-644-8882 www.pitmanwardley.com

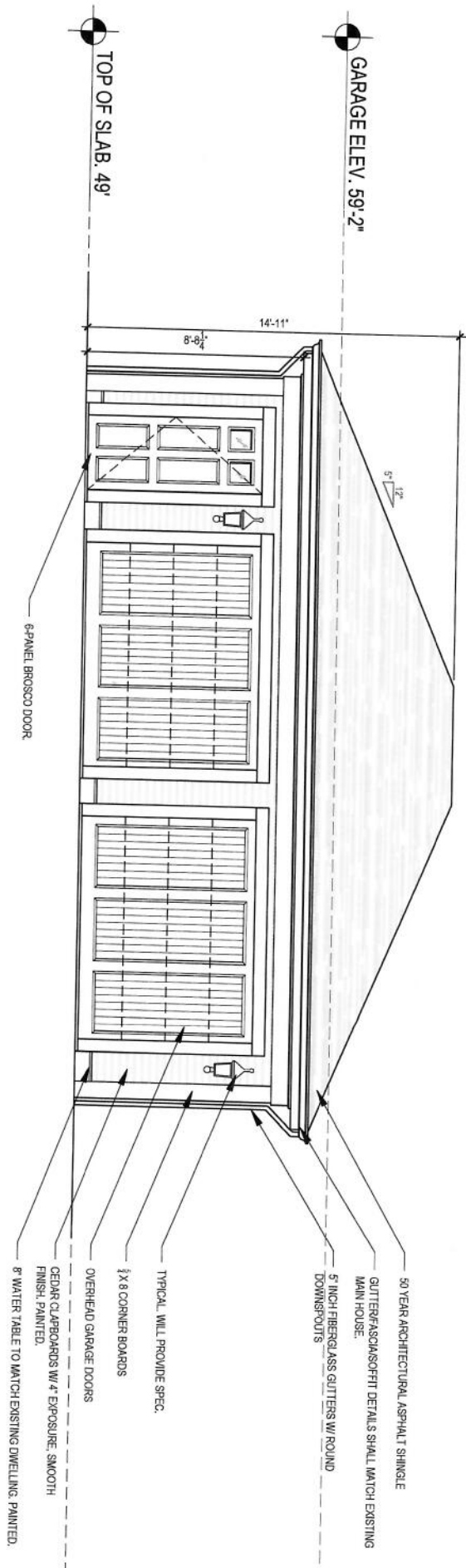
PROJECT INFORMATION
YANNETTI-FITZGERALD RESIDENCE
45 PLEASANT STREET
MARBLEHEAD, MASSACHUSETTS

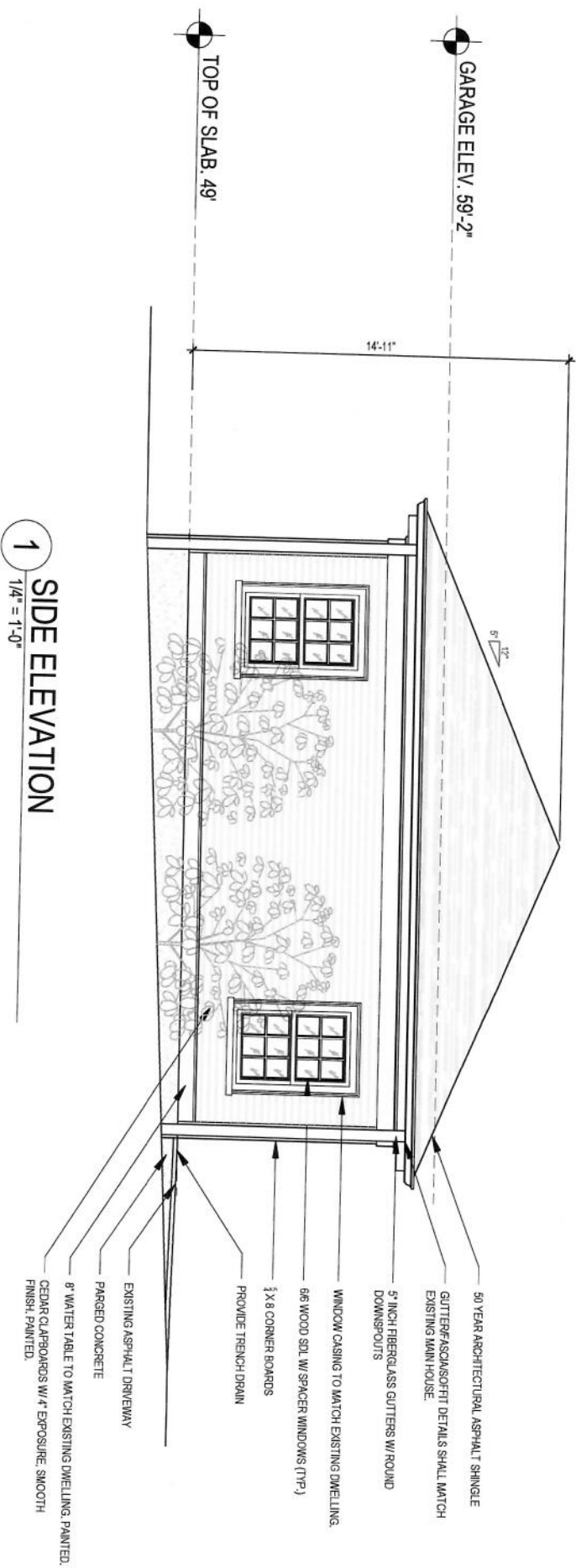
DRAWING INFORMATION
MARBLEHEAD OHDC SUBMISSION
OCTOBER 4, 2022

A0.0
ARCHITECTURAL





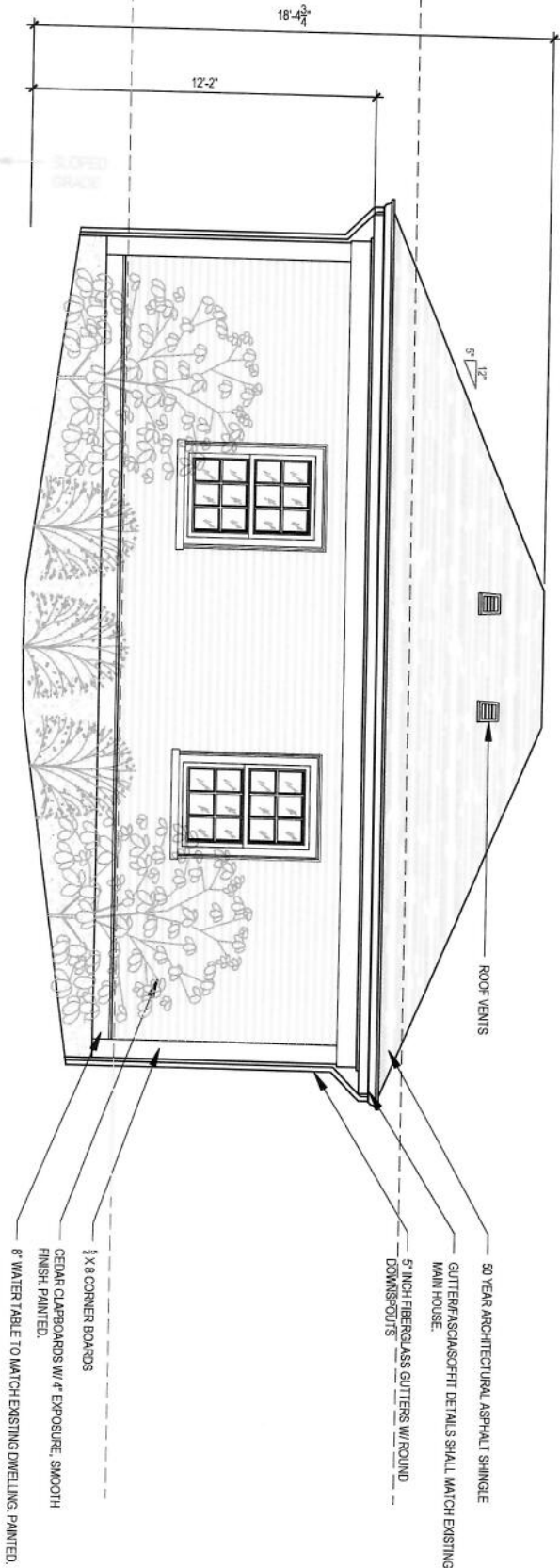


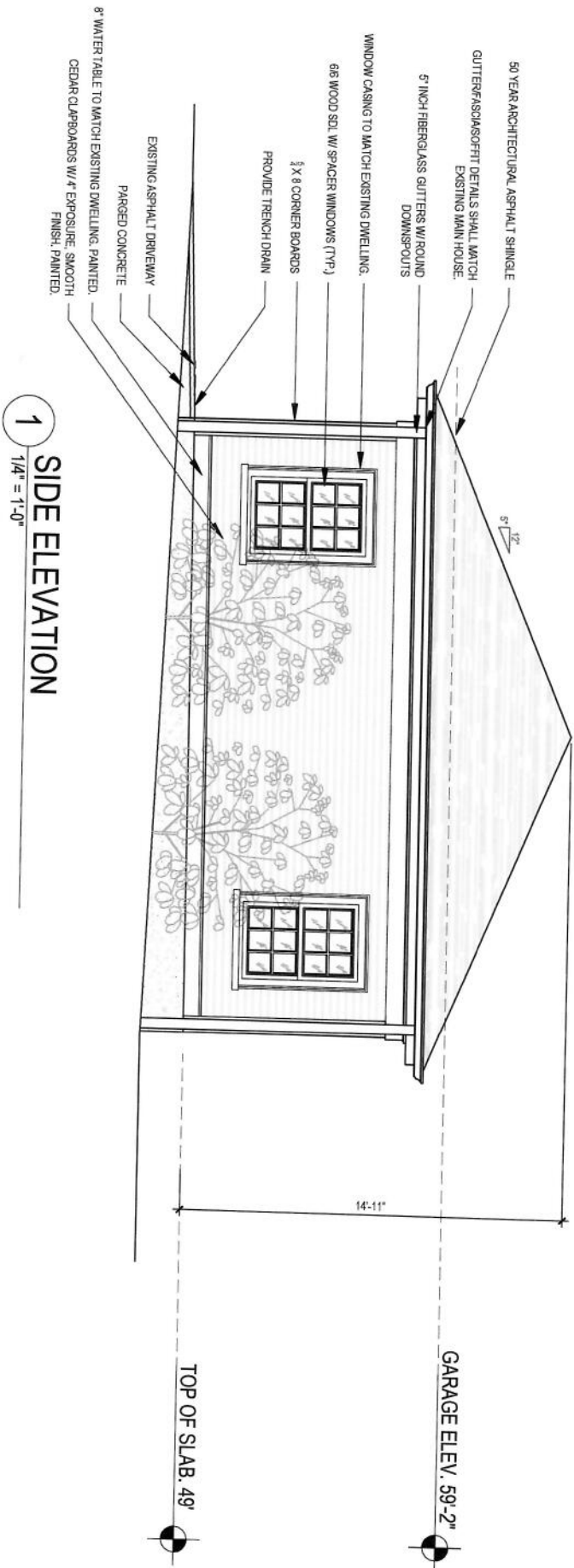


GARAGE ELEV. 59'-2"

TOP OF SLAB. 49'

1 REAR ELEVATION
1/4" = 1'-0"





4997

ZONING BOARD OF APPEALS PLAN
MARBLEHEAD
PROPERTY OF
RONALD YANNETTI
MARILYN YANNETTI
TANIS YANNETTI
OCTOBER 6, 2022
SCALE 1"=20'
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

LOT AREA	FRONTAGE	FRONT	SIDE	REAR	BLDG HEIGHT
10000	35	NONE	6	8	35
11380±	117±	0.0'	6.3'	22.6'	44.7'
11380±	117±	49±	16±	22±	17±

ZONING DISTRICT - CENTRAL RESIDENCE
PROPOSED
EXISTING CARRIAGE HOUSE

ITEMS IN BLUE TO BE REMOVED

