



TOWN SEAL
tel: 781-631-1529

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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

2023 OCT 18 AM 11:03

Town Clerk

Project Address 189 Pleasant Street

Assessor Map(s) 109 Parcel Number(s) 28

OWNER INFORMATION

Signature _____ date _____

Name (printed) Old Town Properties, LLC

Address 1 Curtis Street, East Boston, MA 02128

Phone Numbers: home _____ work 781-990-8634

E-mail julius@lokosrealty.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 10/12/23

Name (printed) Old Town Properties, LLC

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

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Specail Permit to convert the existing Combined Residential and Nonresidential Building to a

Converted Dwelling on a lot will less than the required lot area and side yard setback.

The exterior lines of the building shall not be altered.

- 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) 10-13-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 189 Pleasant Street

Map(s) / Parcel(s) 109/28

ZONING DISTRICT (circle all that apply)

B **(B1)** BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) Combined residential nonresidential use

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

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No _____ Yes X (explain) Converted Dwelling with two residential units and 1 nonresidential unit

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

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X 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)
X 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) _____
X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No _____ (explain) _____

Building Official _____

Date 10-13-23

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 189 Pleasant Street

Map(s) / Parcel(s) 109/28

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

5,401

5,401

Area of features

footprint of accessory building(s)

112

112

footprint of building

1,185

1,185

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

0

0

number of required parking spaces 4/6 x (9' x 18' per space)

648

972

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

0

0

other areas (explain) _____

0

0

Sum of features = B

1,945

2,269

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

3,456

3,132

GROSS FLOOR AREA (GFA)

accessory structure(s)

112

112

basement or cellar (area > 5' in height)

864

864

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

1,185

1,185

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

865

864

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

0

0

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

864

864

area under deck (if > 5' in height)

0

0

roofed porch(es)

0

0

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

3,889

3,889

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)

= 1: .89

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

= 1: .81

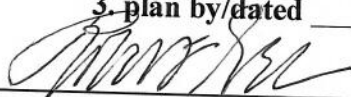
This worksheet applies 1. plan by/dated Bloom Architecture/06/12/2023

to the following plan(s): 2. plan by/dated North Shore Surver/ 09/26/2023

3. plan by/dated _____

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Building Official

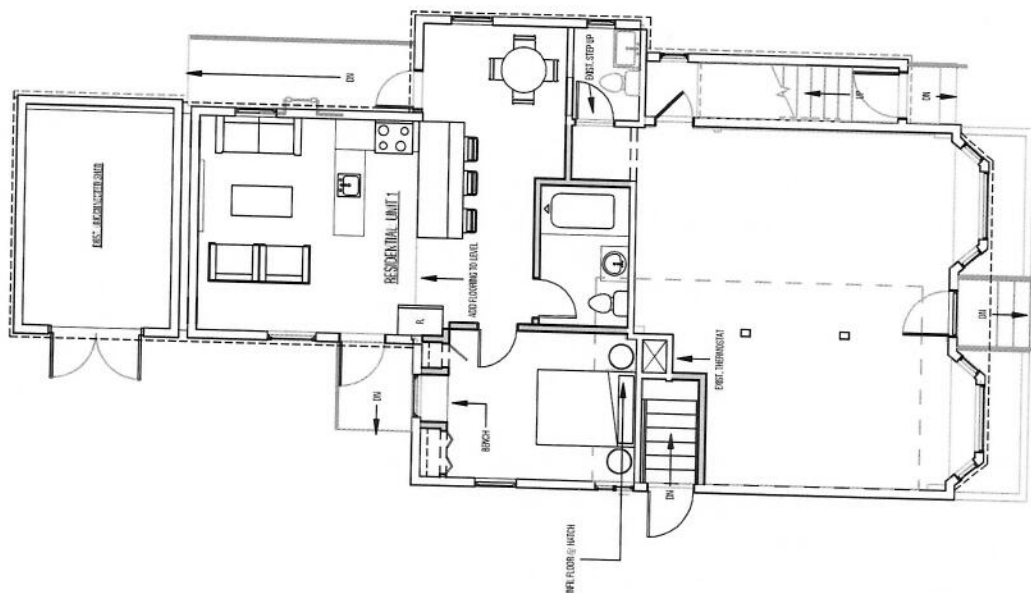


Date 10-13-23

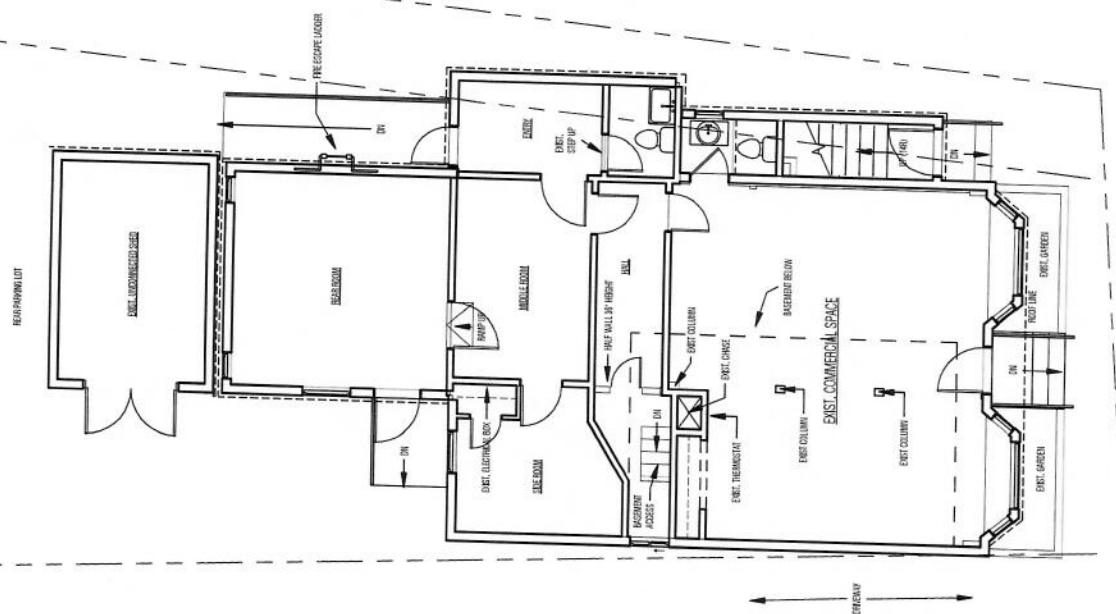
	REQUIRED	EXISTING
LOT AREA	10000	5395±
FRONTAGE	35	37.61'
FRONT	NONE	3'±
SIDE	3	1'±
REAR	9	64'±
BLDG HEIGHT	35	26.2'±



5573

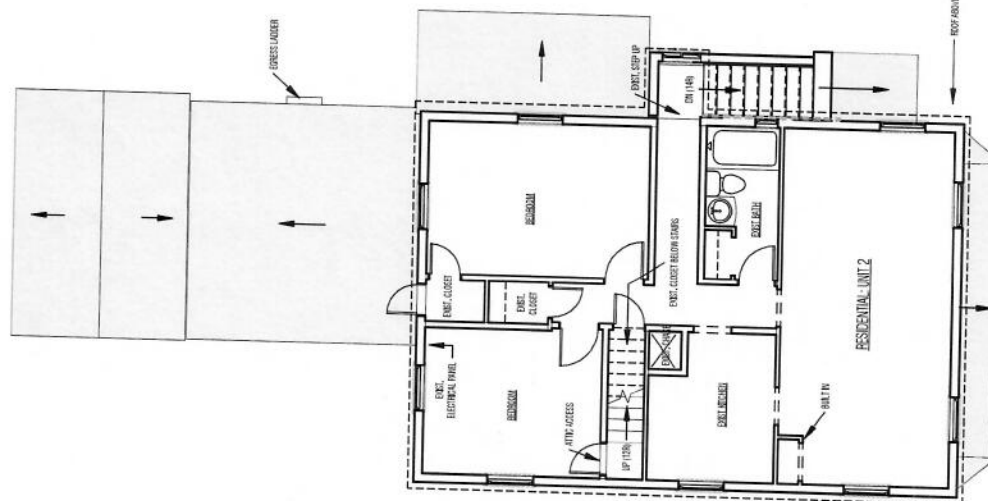


2 FIRST FLOOR PROPOSED PLAN



1 FIRST FLOOR EXISTING PLAN
1/8" = 1'-0"

189 PLEASANT, MARBLEHEAD
First Floor Plan
1/8" = 1'-0"



1/8" = 1'-0"

189 PLEASANT, MARBLEHEAD
Second Floor Plan
1/8" = 1'-0"