



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

ZBA APPLICATION

PAGE 1 of 3

2023 FEB -1 PM 4:07
Town Clerk

Project Address 232 Pleasant Street

Assessor Map(s) 96 Parcel Number(s) 23

OWNER INFORMATION

Signature _____ date _____

Name (printed) Collins Farhat & Brittany Blando

Address 232 Pleasant Street, Marblehead MA 01945

Phone Numbers: home _____ work 617-721-9208

E-mail brittany@bkbandco.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 1-31-2023

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead. MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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] 2-1-23

2. Town Clerk's stamp (upper right corner)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Revision Date: 12-02-2020

Project Address 232 Pleasant Street **Map(s) / Parcel(s)** 96 - 23

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 X No ____ (explain) -

PROPOSED CHANGE OF USE

No X **Yes** _____ (explain)

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)

X **Lot Width** - Less than required (§200-7)

X **Frontage** - Less than required (§200-7 and Table 2)

X **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(4) and Table 2)

X **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)

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(4) and Table 2)

 Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)

X 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	X
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Historic District Commission Yes No X

Planning Board	Yes <u> </u>	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 2-1-23

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

Project Address 232 Pleasant Street

Map(s) / Parcel(s)

96 - 23

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

6002

6002

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

965 SF

1491 SF

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

103 SF

155 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

other areas (explain) _____

0

0 SF

Sum of features = B

1392

1970 SF

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

4610 SF

4032 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

826 SF

1229 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

934 SF

1491 SF

2nd floor (12' or less in height)

12' see definition

0 SF

0 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

257

257

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

0 SF

24 SF

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

2017 SF

3001 SF

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

= 984 SF

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

= 48.79 %

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

= 2.29

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

= 1.34

This worksheet applies

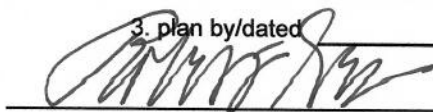
1. plan by/dated Atlantic Engineering & Survey Consultai 31-Jan-23

to the following plan(s):

2. plan by/dated Bosworth Architect LLC 16-Jan-23

3. plan by/dated _____

Building Official



Date 2-1-23



BOSWORTH
ARCHITECT L.L.C.

January 16, 2023

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – 232 Pleasant Street

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed new construction to an existing non-conforming single-family dwelling with less than required Lot Area, Lot Width, Frontage, Front Yard and Side Yard setbacks, and tandem parking located at 232 Pleasant Street, Marblehead, MA.

This proposal is to build a new one-story addition for this small house. This addition will provide for the owners a dining room, mudroom, master bedroom suite and laundry room on the first floor. This addition would be in the side-yard setback as we intend to align the addition to the existing house. This addition also exceeds the 10% Expansion Limits for a Non-Conforming Building.

The proposed addition maintains the character and low roof forms of the existing structure. The additions will provide necessary functionality for this family to grow and enjoy this location.

Thank you,

Craig Bosworth N.C.A.R.B.
Bosworth Architect LLC

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