



TOWN SEAL  
tel: 781-631-1529  
fax: 781-631-2617  
Revision Date: 12-14-15

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

JUN 12 AM 10:18

Town Clerk

Project Address 201 Pleasant Street  
Assessor Map(s) 109 Parcel Number(s) 6

**OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) HANOVER COURT LLC  
Address One Curtis Street, East Boston, MA 012128  
Phone Numbers: work 781-608-3057  
E-mail juliussokol@gmail.com

**APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature *Paul M. Lynch* date 6-11-20

Name (printed) HANOVER COURT LLC  
Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945  
Phone Numbers: work 781-63107808  
E-mail lynch@marbleheadlaw.com

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

Special Permit to remove the existing nonconforming building and construct a new building which will conform to all dimensional regulations. The addition will exceed the allowed 10 % addition for a non-conforming dwelling and convert the existing two family use to a combined residential and nonresidential building.

- 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)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Town of Marblehead  
**ZBA-APPLICATION**  
Page 3 of 3

Revision Date: 12-14-2015

Project Address 201 Pleasant Street Map(s) / Parcel(s) 109/6

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	5,636	5,636
Area of features		
footprint of accessory building(s)	0	0
footprint of building	600	1,206
footprint of deck(s), porch(es), step(s), bulkhead(s)	160	0
number of required parking spaces <u>4/7</u> x (9'x 20' per space)	648	1,134
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	1,408	2,340
Net Open Area (NOA) = (A - B)	4,228	3,296
<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	0	0
basement or cellar (area >5' in height)	500	0
1st floor (12' or less in height) NOTE: [for heights exceeding	600	1,206
1st floor greater than 12'		76
2nd floor (12' or less in height) 12' see definition	500	1,416
3rd floor (12' or less in height) of STORY §200-7]	0	1,416
4th floor (12' or less in height)	0	0
attic (area >5' in height)	0	0
area under deck (if >5' in height)	0	0
roofed porch(es)	0	0
Gross Floor Area (GFA) = sum of the above areas	1,600	4,114
<hr/>		
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)		= 2,514
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100		= 157 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	Reviewed by Building Department	= 1:2.64
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	For Zoning Board Of Appeals	= 1: .80

This worksheet applies 1. plan by/dated Bloom Architecture/6/8/2020  
to the following plan(s): 2. plan by/dated North Shore Survey/5/20/2020

Building Official \_\_\_\_\_ Date 6/11/2020

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-14-2015

Project Address 201 Pleasant Street \_\_\_\_\_ Map(s) / Parcel(s) 109/6 \_\_\_\_\_

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) two family

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

Yes X No \_\_\_\_\_ (explain) pre-existing nonconforming use

**PROPOSED CHANGE OF USE**

No \_\_\_\_\_ Yes X (explain) changer to a combined residential and nonresidential use

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

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- \_\_\_\_\_ Lot Area - Less than required (§200-7 and Table 2)
- X 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)
- 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)
- \_\_\_\_\_ 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)
- 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 <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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Building Department  
For Zoning Board  
Of Appeals

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

Yes X No \_\_\_\_\_ (explain)

Building Official \_\_\_\_\_ Date 6/11/2020

**Director**

Substrate		Exposed	Prepared	Handled	Remarks
Min Area	3000 ft <sup>2</sup>	NC	4000 ft <sup>2</sup>	35	4000 TOB 1 TANK GREATER OR 10,000 CH 4,000 PERIOD FOR MEND
Min Perimeter	23.6 ft (7.30)	NC	35	35	7.30 FT FOR CH 4,000 1.5 DIA ABOVE
Min Separation from	467 ft (5')	11.61	0	0	11.61 FT FOR CH 4,000 1.5 DIA ABOVE
Min Separation Slope	2:1	1:1	1:1	1:1	any boundary within any of these boundaries cannot, set back, as to any boundary during any recorded history from here
Min Separation Height	10 ft	7.5 ft	6	6	any boundary including any of these boundaries cannot, set back, as to any boundary during any recorded history from here
Min Open Area	35	35	35	35	any boundary including any of these boundaries cannot, set back, as to any boundary during any recorded history from here
Min Height	35	35	35	35	any boundary including any of these boundaries cannot, set back, as to any boundary during any recorded history from here

**SCOPE OF WORK**

THE SCOPE OF THE PROPOSED PROJECT IS TO DEMOLISH THE EXISTING HOUSES AND BUILD A NEW 3-STORY WOOD-FRAME BUILDING THE GROUND FLOOR WILL BE A BREWERY, THE SECOND AND THIRD FLOORS WILL EACH BE A 3-BEDROOM RESIDENTIAL UNITS.

## SCOPE OF WORK

201 PLEASANT STREET  
ZONING SET 6/8/20

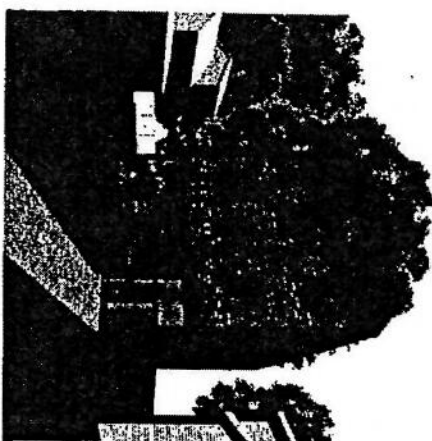
**BLOOM**  
ARCHITECTURE

[illegible]

Parking	Required	Proposed
for non-domestic unit 1	2	
for non-domestic unit 2	2	
for brewery (1 per 300 sq ft pub)	6	
<b>Total</b>		<b>8</b>

201 Pleasant Street  
COVER

SHEETLIST	
A01	SITE CONTEXT
D11	DEMOLITION PLAN
A10	PROPOSED SITE PLAN
A11	PROPOSED FLOOR PLANS
A21	PROPOSED ELEVATIONS
A22	PROPOSED ELEVATIONS
A31	EXTERIOR VIEWS



**Reviewed by  
Building Department  
For Zoning Board  
Of Appeals**

**A00**  
E420

14 BROWN ST. - SALEM, MA  
 (978) 744-4800  
 #4729

NORTH SHORE SURVEY CORPORATION  
 SCALE 1" = 10' MAY 20, 2020

JB CAPITAL, LLC

PROPERTY OF

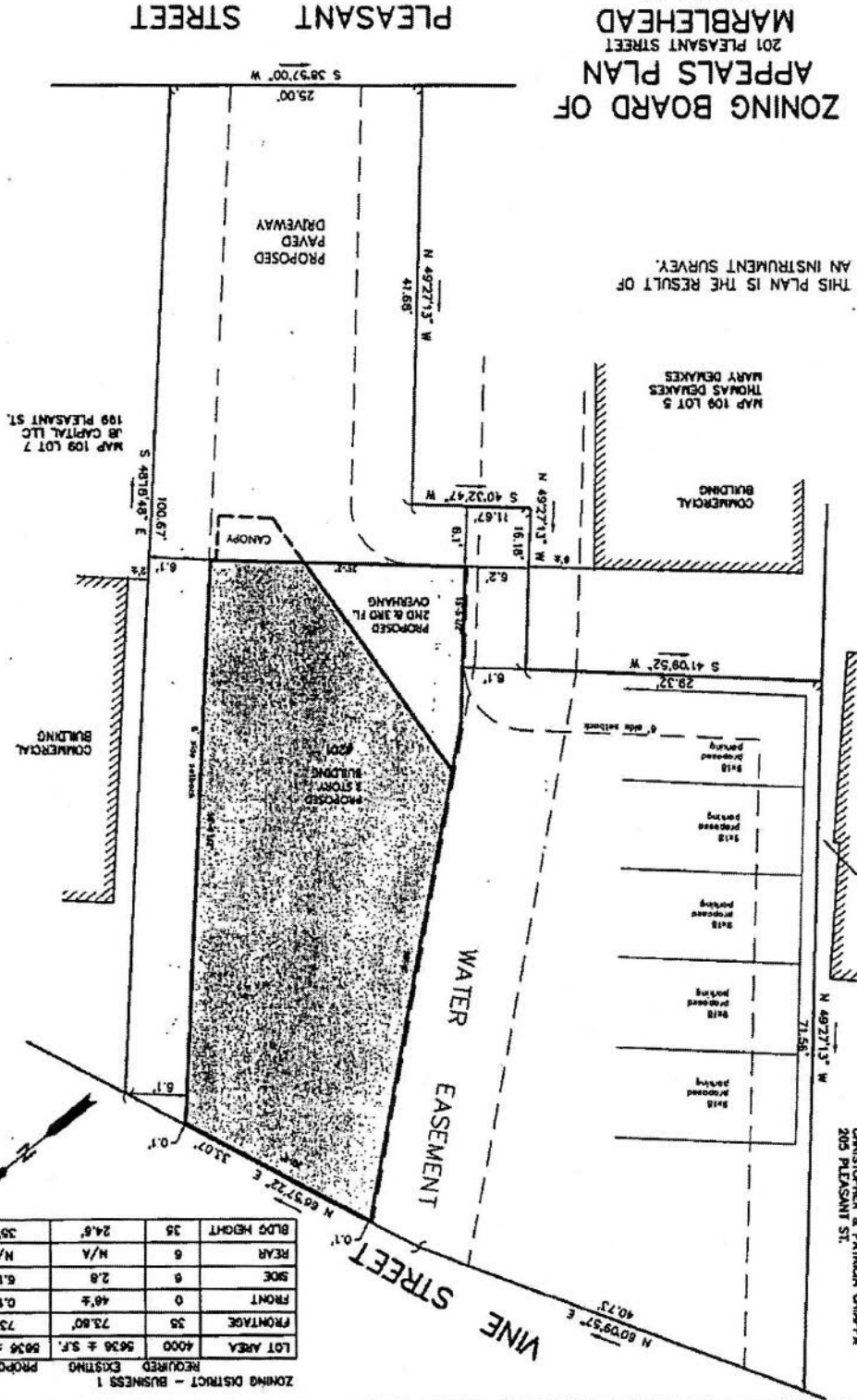
MARBLEHEAD

201 PLEASANT STREET

APPEALS PLAN

ZONING BOARD OF

THIS PLAN IS THE RESULT OF  
 AN INSTRUMENT SURVEY.



ZONING DISTRICT - BUSINESS 1			
REQUIRED		EXISTING	
LOT AREA	4000	5636 ± S.F.	5636 ± S.F.
FRONTAGE	35	73.80'	73.80'
FRONT	0	48 ±	0.1'
SIDE	6	2.8	6.1'
REAR	6	N/A	N/A
Bldg HEIGHT	35	24.6'	35'

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PLEASANT STREET



VINE STREET



AERIAL VIEW OF SITE

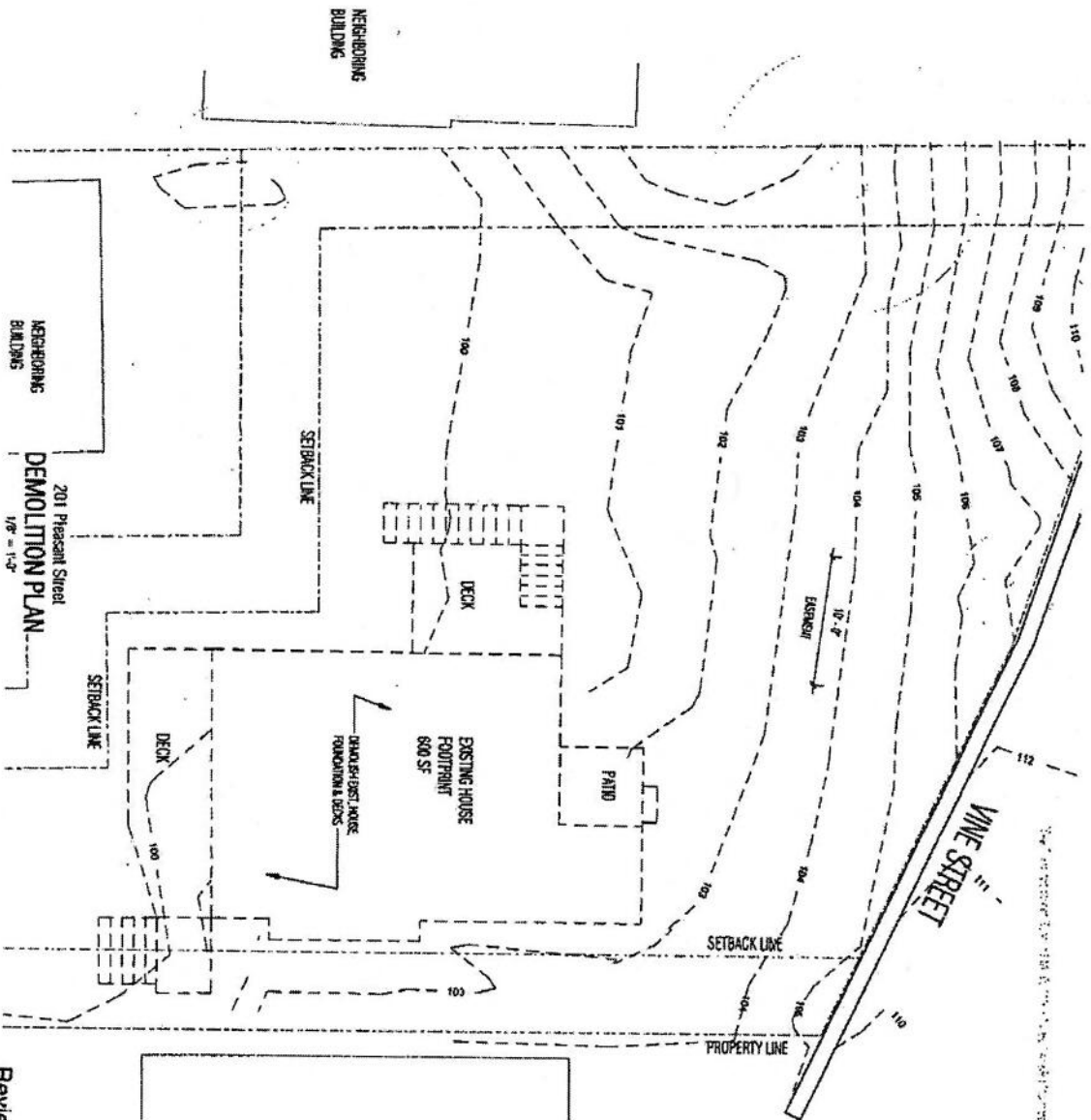
201 Pleasant Street  
SITE CONTEXT

A01

5400

Reviewed by  
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For Zoning Board  
Of Appeals

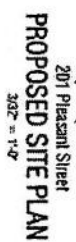




Reviewed by  
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For Zoning Board  
Of Appeals

D11

14/20

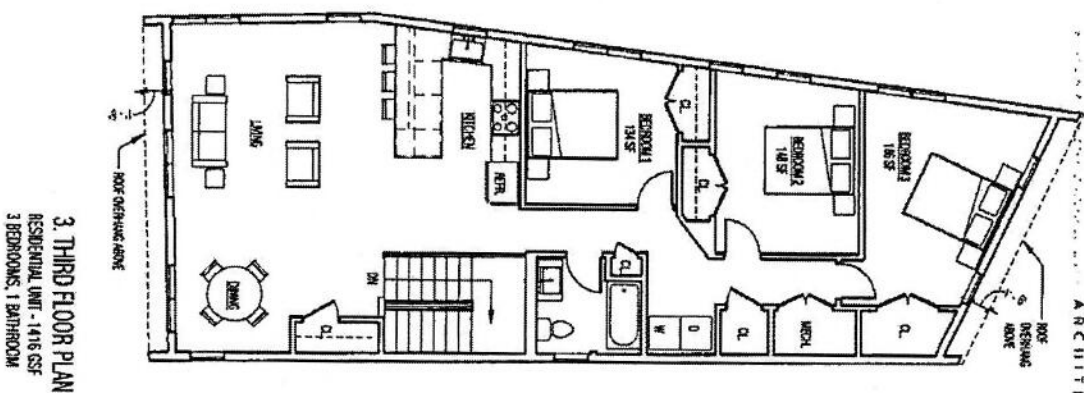
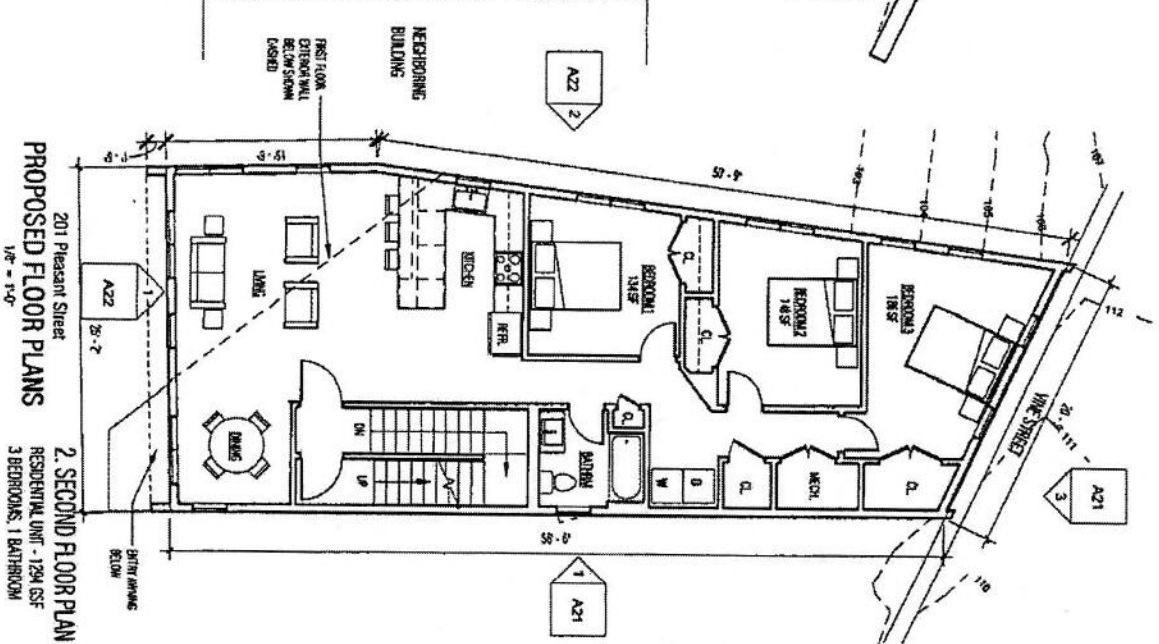
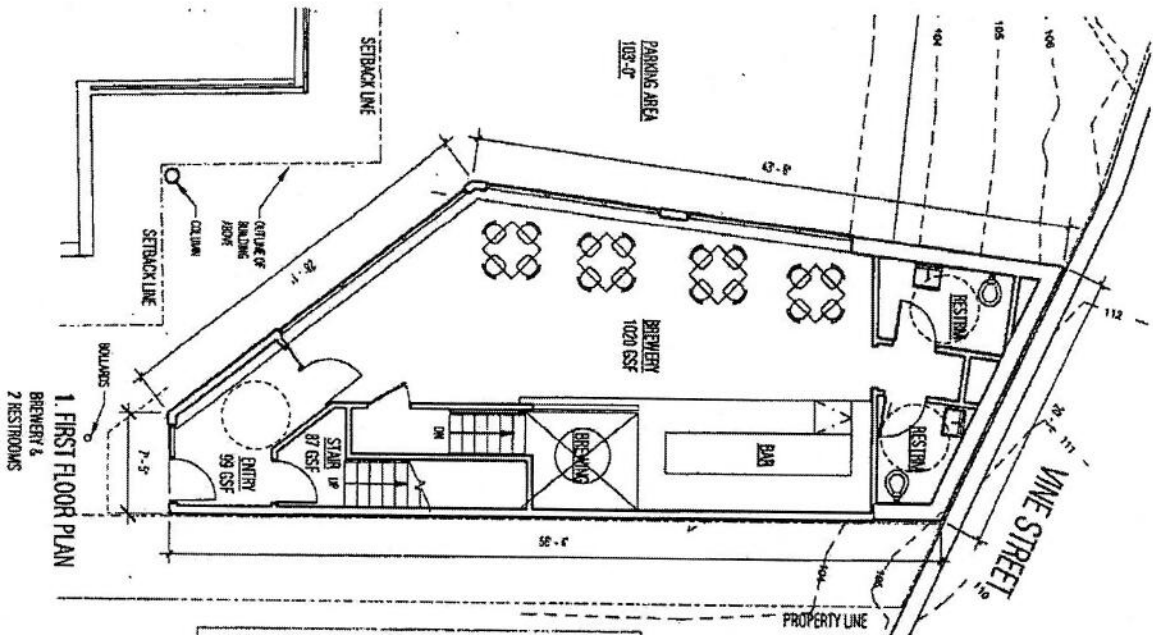


6/25/20

A10

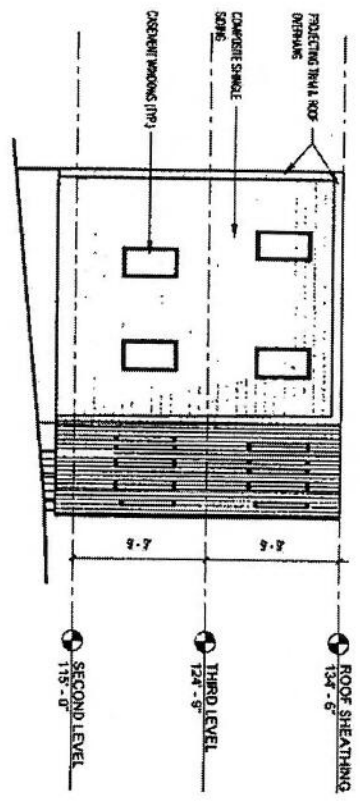




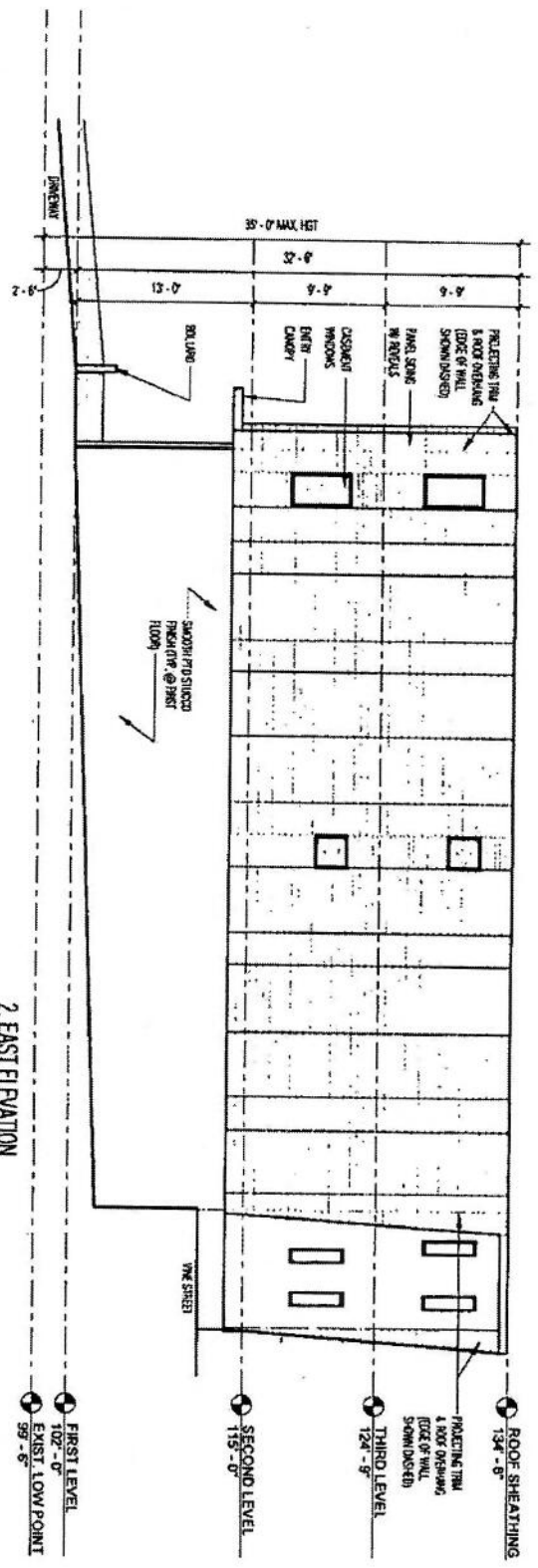


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Of Appeals



1. NORTH ELEVATION



201 Pleasant Street  
PROPOSED ELEVATIONS  
VF = 1'-0"

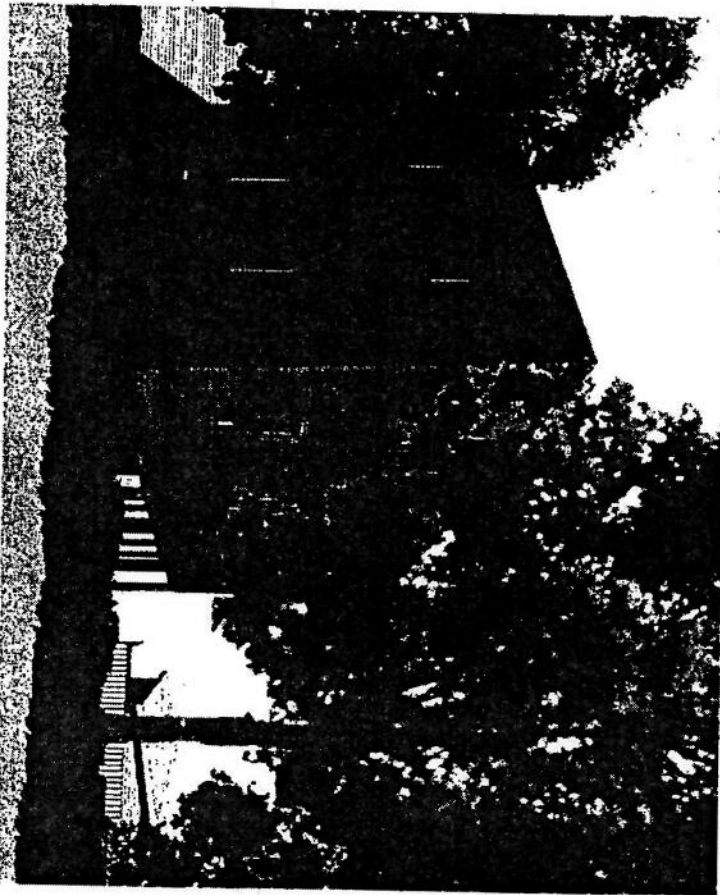
Reviewed by  
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For Zoning Board  
Of Appeals



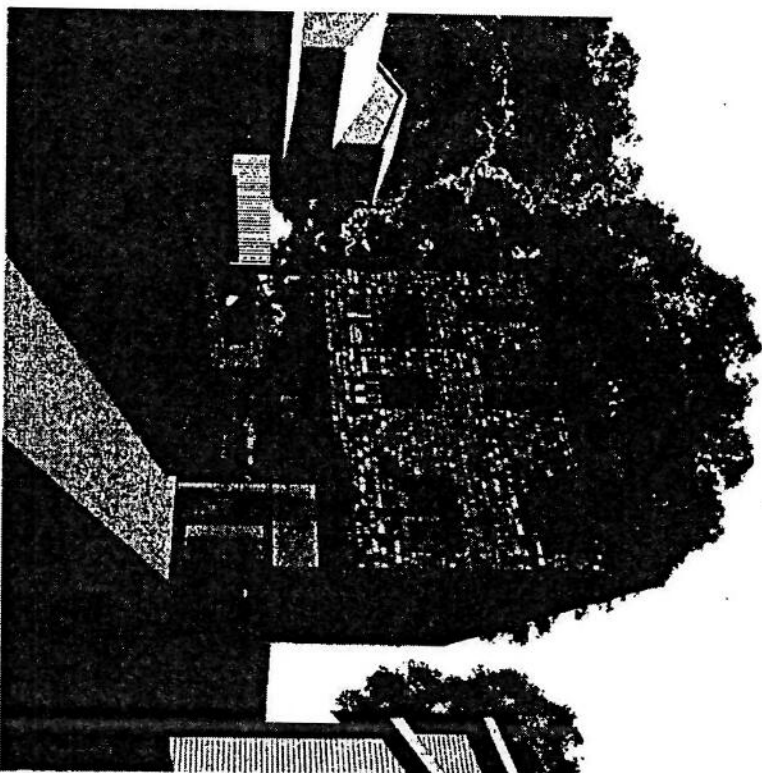
## 2. WEST ELEVATION

A22

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**Building Department**  
**For Zoning Board**  
**Of Appeals**



YORK STREET VIEW



PLEASANT STREET VIEW

201 Pleasant Street  
EXTERIOR VIEWS

A31

6/6/09

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Building Department  
For Zoning Board  
Of Appeals