



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**

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2020 NOV 20 AM 11:46

Town Clerk

Project Address 230 Pleasant Street

Assessor Map(s) 96 Parcel Number(s) 22

### **OWNER INFORMATION**

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

Name (printed) Justin Epstein

Address 230 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 918-375-4584

E-mail rock.ip.epstein@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date 11-17-20

Name (printed) Justin Epstein

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

Phone Numbers: home \_\_\_\_\_ work 781-63-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Special Permit to construct a detached garage on a lot with less than the required lot area, from yard setback side and rear yard sidelines in a single residence district.

- 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] 11-20-2020

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

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

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-14-2015

Project Address 230 Pleasant Street

Map(s) / Parcel(s) 96/22

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>7,646</u>	<u>7,646</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>576</u>
footprint of building	<u>1,071</u>	<u>1,071</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>456</u>	<u>456</u>
number of required parking spaces <u>2</u> x (9' x 20' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1,851</u>	<u>2,427</u>
Net Open Area (NOA) = (A - B)	<u>5,795</u>	<u>5,219</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>0</u>	<u>1,152</u>
basement or cellar (area >5' in height)	<u>756</u>	<u>756</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,071</u>	<u>1,071</u>
2nd floor (12' or less in height) 12' see definition	<u>624</u>	<u>624</u>
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		
attic (area >5' in height)	<u>624</u>	<u>624</u>
area under deck (if >5' in height)		
roofed porch(es)	<u>56</u>	<u>56</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,131</u>	<u>4,283</u>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	=	<u>1,152</u>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>37</u> %
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	=	<u>1:1.85</u>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	=	<u>1:1.22</u>

This worksheet applies 1. plan by/dated Juan Lopes/7/17/2020  
to the following plan(s): 2. plan by/dated George J. Zambours, P. E./ 9/18/2020  
3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date 11-20-2020

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-14-2015

Project Address 230 Pleasant Street

Map(s) / Parcel(s) 96/22

**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 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(4) 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(4) 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 ☒

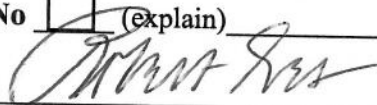
Planning Board

Yes ☐ No ☒

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

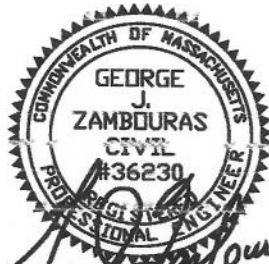
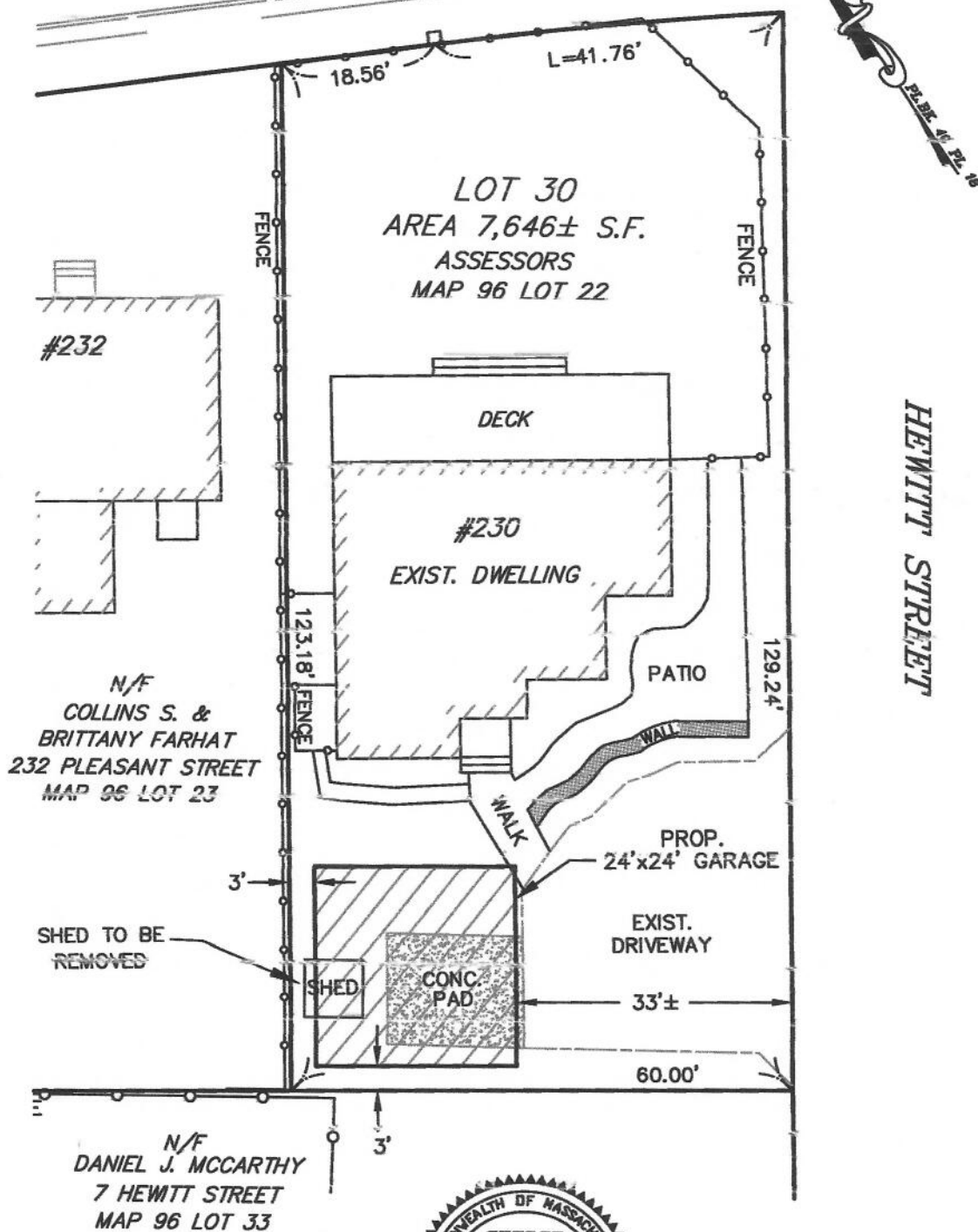
Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official



Date 11-20-2020

PLEASANT STREET



PLAN OF  
PROPOSED GARAGE

230 PLEASANT STREET  
MARBLEHEAD, MASSACHUSETTS

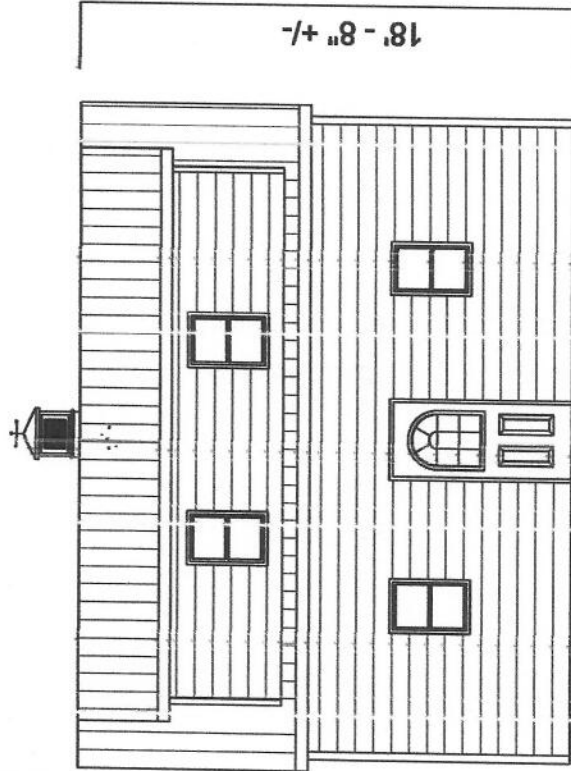
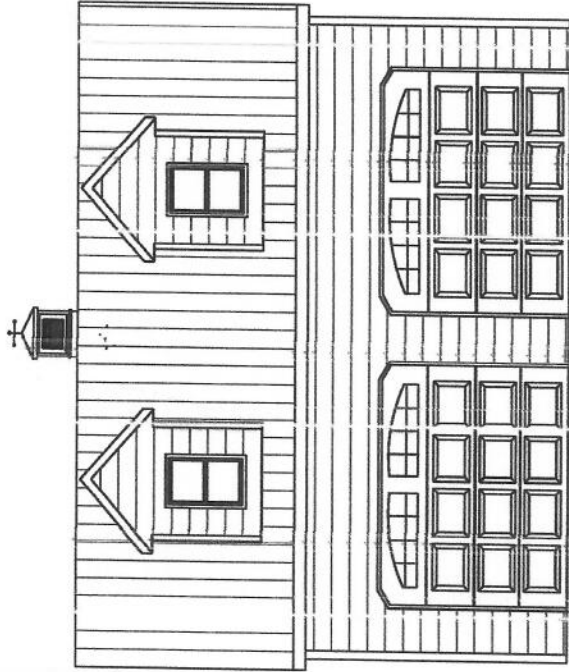
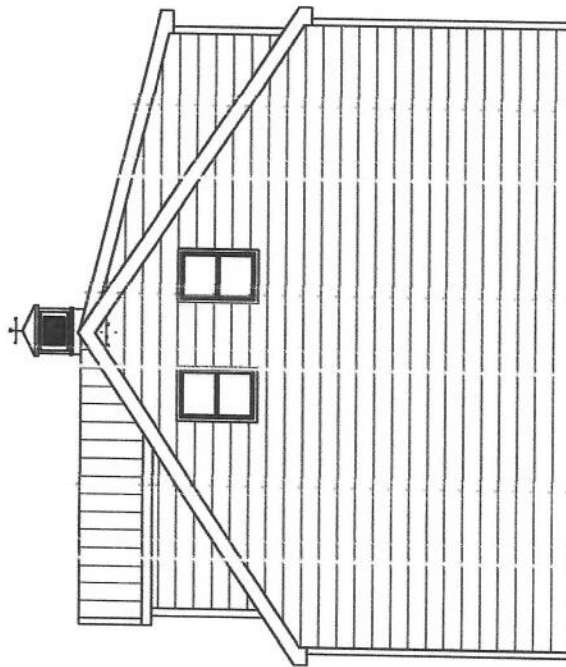
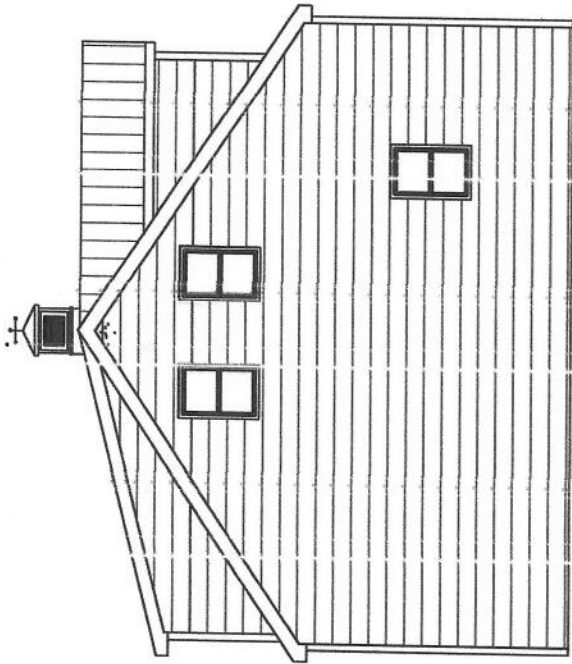
SCALE: 1" = 20' DATE: SEPT. 18, 2020

GEORGE J. ZAMBOURAS, P.E.

17 NOBLE HILL ROAD ~ BEVERLY, MA 01915

**SITE DATA:**

OWNER: JUSTIN EPSTEIN &  
MELISSA ANN FORTE  
230 PLEASANT STREET  
MARBLEHEAD, MA. 01945  
DEED REF: BK. 32613 PG. 361  
PLAN REF: PL. BK. 40 PL. 18  
ASSESSORS MAP 96 PARCEL 22

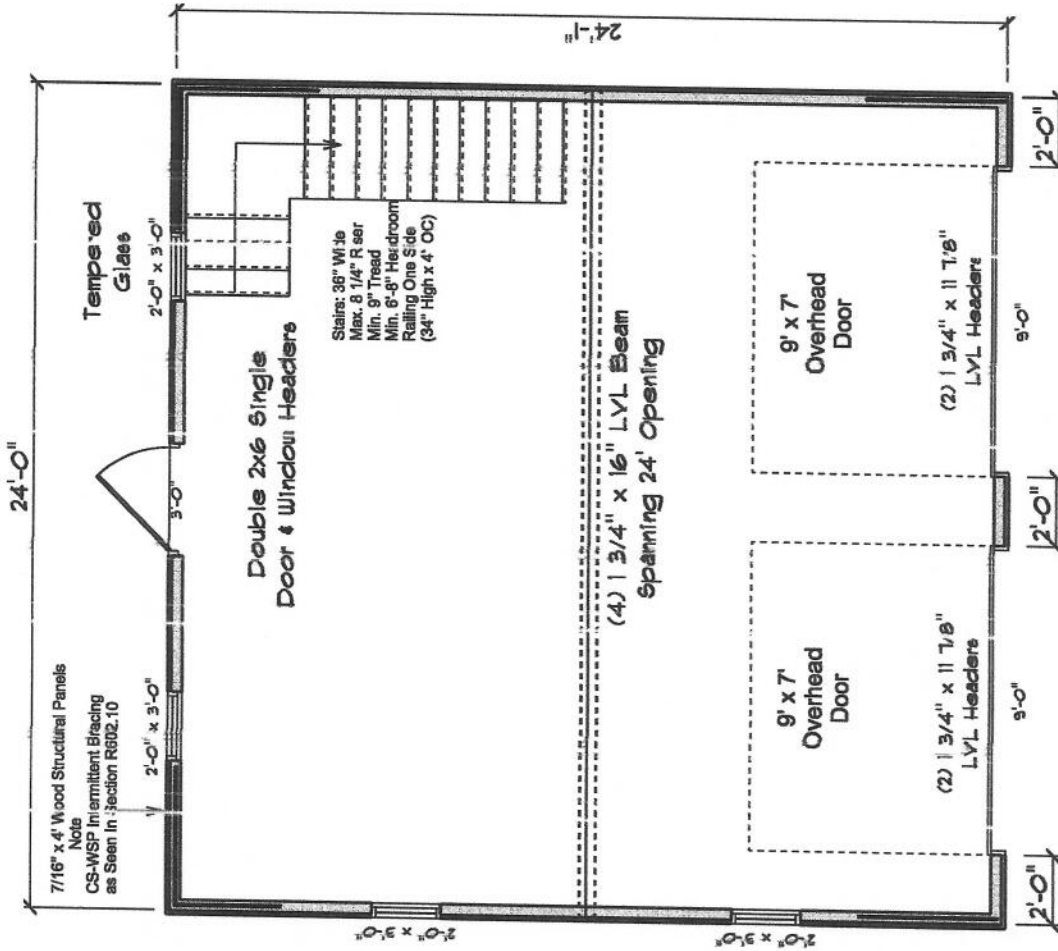


18' - 8" +/-

## Elevations

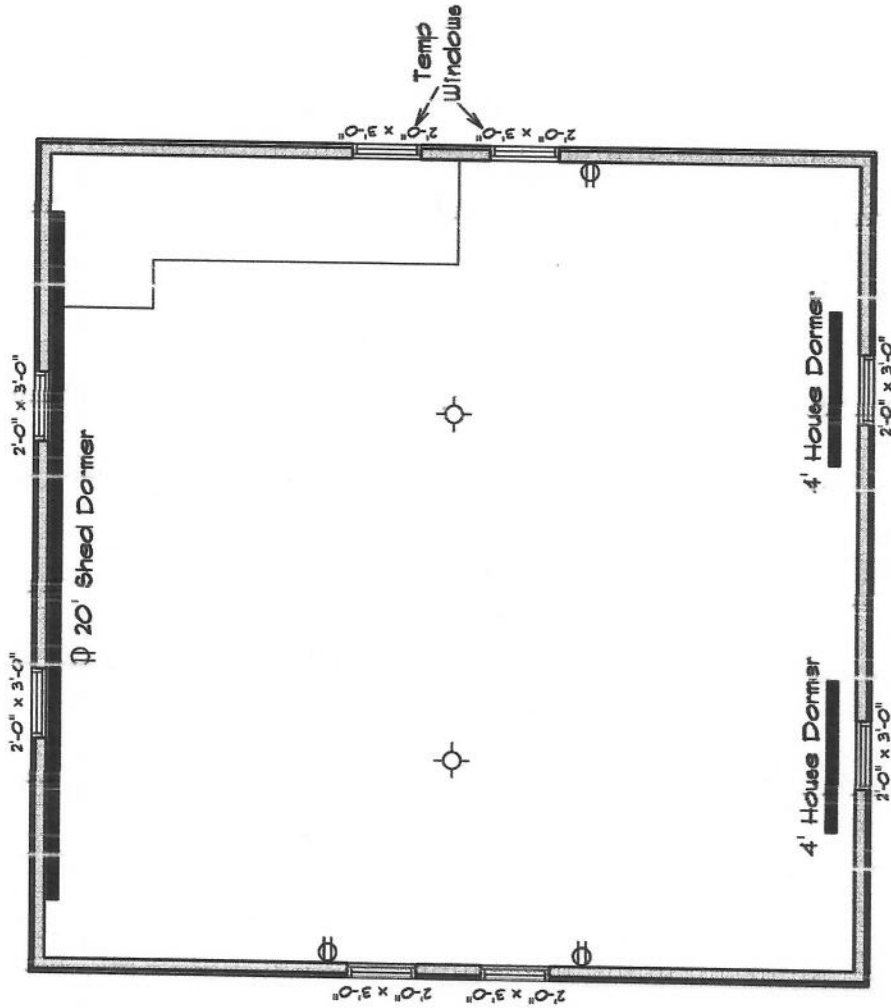
Construction Notes:	Job Name:	Dimensions:	Drawn By: Juan Lopez
Snow Load: 35 psf Wind Load: 115 mph Floor Live Load: 30 psf Weathering: Severe Foundation: Moderate to Heavy Driveway: Slight to Moderate Footing: Moderate to Heavy Footing: Moderate to Heavy	Enrique Mendoza 1101 Indian Creek Road Wynwood, PA 19096	24x24	Date: July 17, 2020 Revisions: 1





**Floor Plan**

Construction Notes:	Job Name:	Dimensions:	Drawn By: Juan Lopez
Snow Load: 35 psf Wind Load: 115 mph Floor Live Load: 30 psf Weathering: Severe Terminate: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Enrique Mendoza 1101 Indian Creek Road Wynwood, PA 19096	24X24	Date: July 17, 2020 Revisions: 1



## 2nd Floor Plan

Construction Notes:	Job Name:	Dimensions:	Drawn By: Juan Lopez
Snow Load: 35 psf Wind Load: 115 mph Floor Live Load: 30 psf Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Enrique Mendoza 1101 Indian Creek Road Wynwood, PA 19096	24x24	Date: July 17, 2020 Revisions: 1