



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

2021 JAN 13 PM 4:21

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 978-375-4584

E-mail rock.ip.epstein@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 1-13-21

Name (printed) Justin Epstein

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)

Special Permit to construct a detached garage on a lot with less than the
required lot area, front yard setback, side and rear yard setbacks 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) _____ 1-13-2021
2. Town Clerk's stamp (upper right corner)

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 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(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

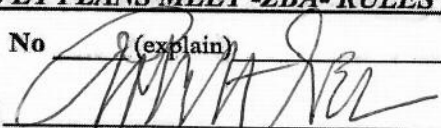
ADDITIONAL HEARINGS REQUIRED

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

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

Yes ☒ No ☐ (explain) _____

Building Official



Date 1-13-2021

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

Project Address 230 Pleasant Street

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

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7,646

7,646

Area of features

footprint of accessory building(s)

0

576

footprint of building

1,071

1,071

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

456

456

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

1,851

2,427

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

5,795

5,219

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

663

basement or cellar (area >5' in height)

756

756

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

1,071

1,071

2nd floor (12' or less in height)

12' see definition

624

624

3rd floor (12' or less in height)

of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

624

624

area under deck (if >5' in height)

roofed porch(es)

56

56

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

3,131

3,794

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

= 663

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

= 21 %

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

= 1:1.85

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

= 1:1.38

This worksheet applies 1. plan by/dated Juan Lopes /12/21/2020

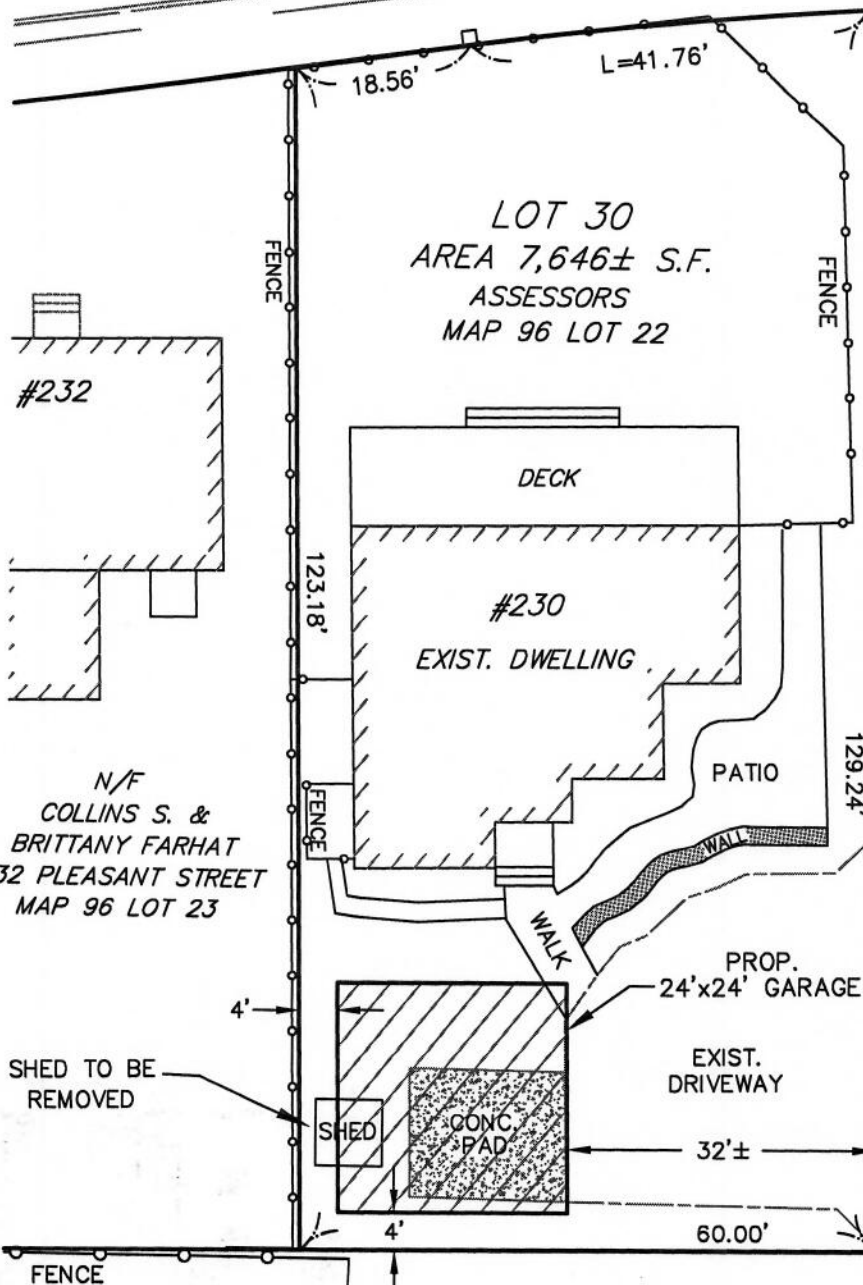
to the following plan(s): 2. plan by/dated George J. Zambours, P. E. /1/09/2021

3. plan by/dated _____

Building Official _____

Date 1-13-2021

PLEASANT STREET

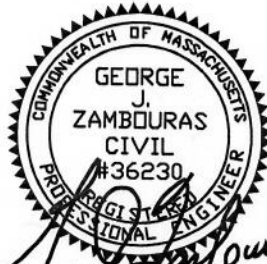


HEWITT STREET

N/F
COLLINS S. &
BRITTANY FARHAT
232 PLEASANT STREET
MAP 96 LOT 23

SHED TO BE
REMOVED

N/F
DANIEL J. MCCARTHY
7 HEWITT STREET
MAP 96 LOT 33



SITE DATA:

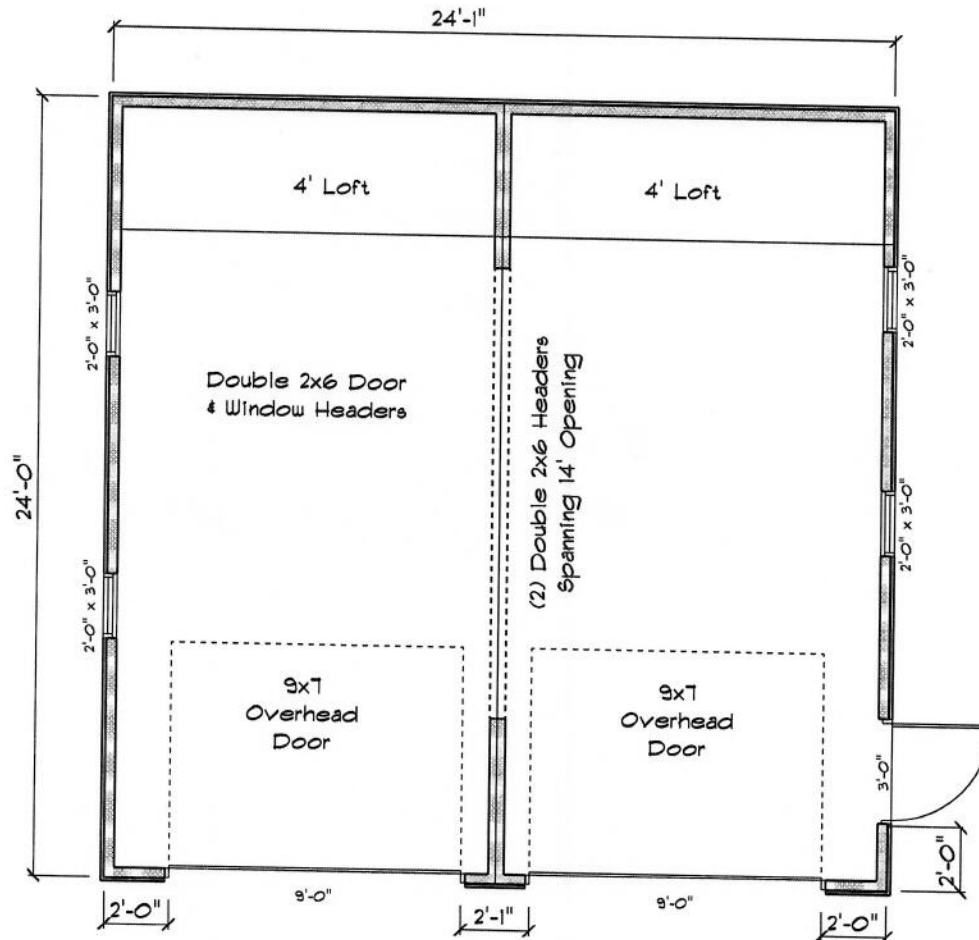
OWNER: JUSTIN EPSTEIN &
MELISSA ANN FORTE
230 PLEASANT STREET
MARBLEHEAD, MA. 01945
DEED REF: BK. 32613 PG. 361
PLAN REF: PL. BK. 40 PL. 18
ASSESSORS MAP 96 PARCEL 22

**PLAN OF
PROPOSED GARAGE**

**230 PLEASANT STREET
MARBLEHEAD, MASSACHUSETTS**

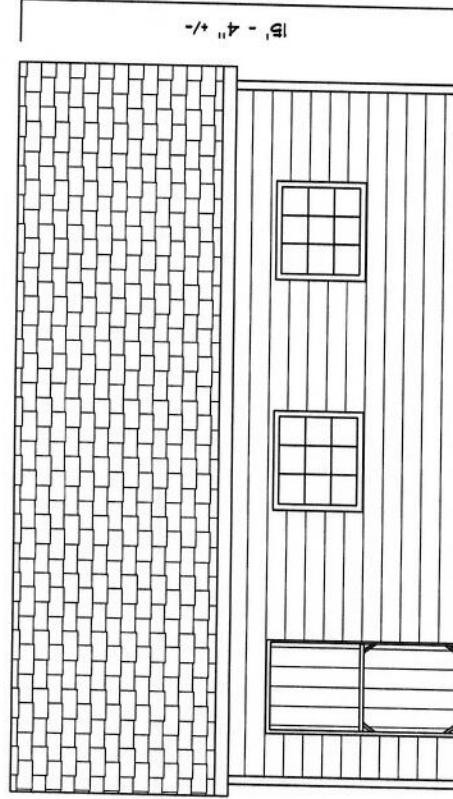
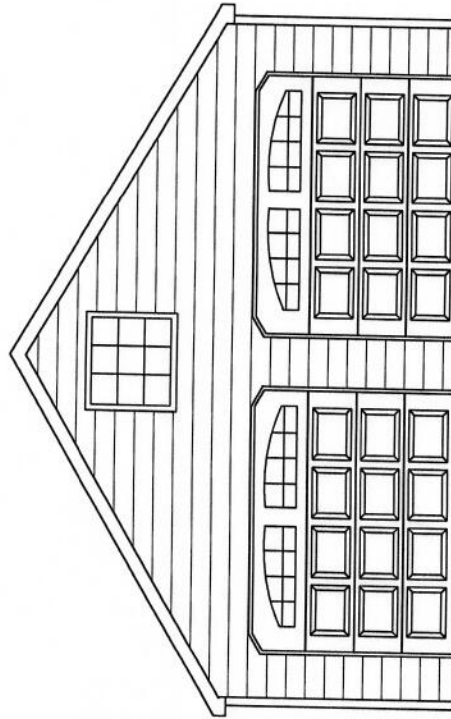
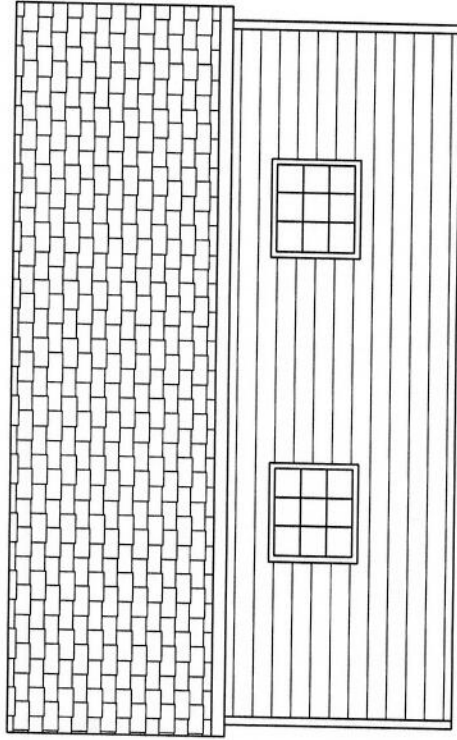
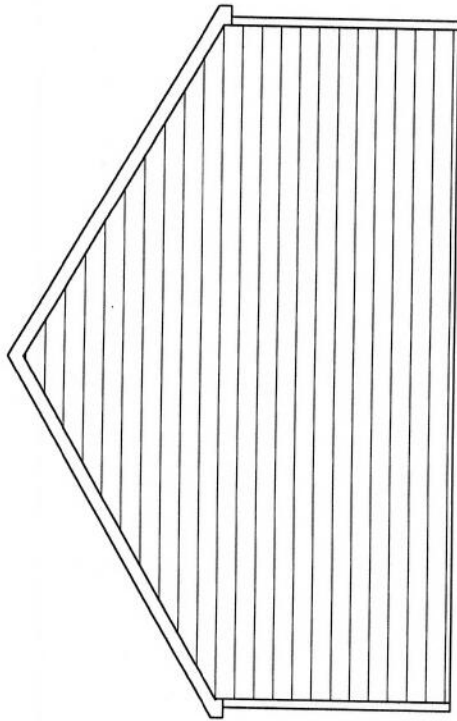
SCALE: 1" = 20' DATE: JAN. 9, 2021

GEORGE J. ZAMBOURAS, P.E.
17 NOBLE HILL ROAD ~ BEVERLY, MA 01915

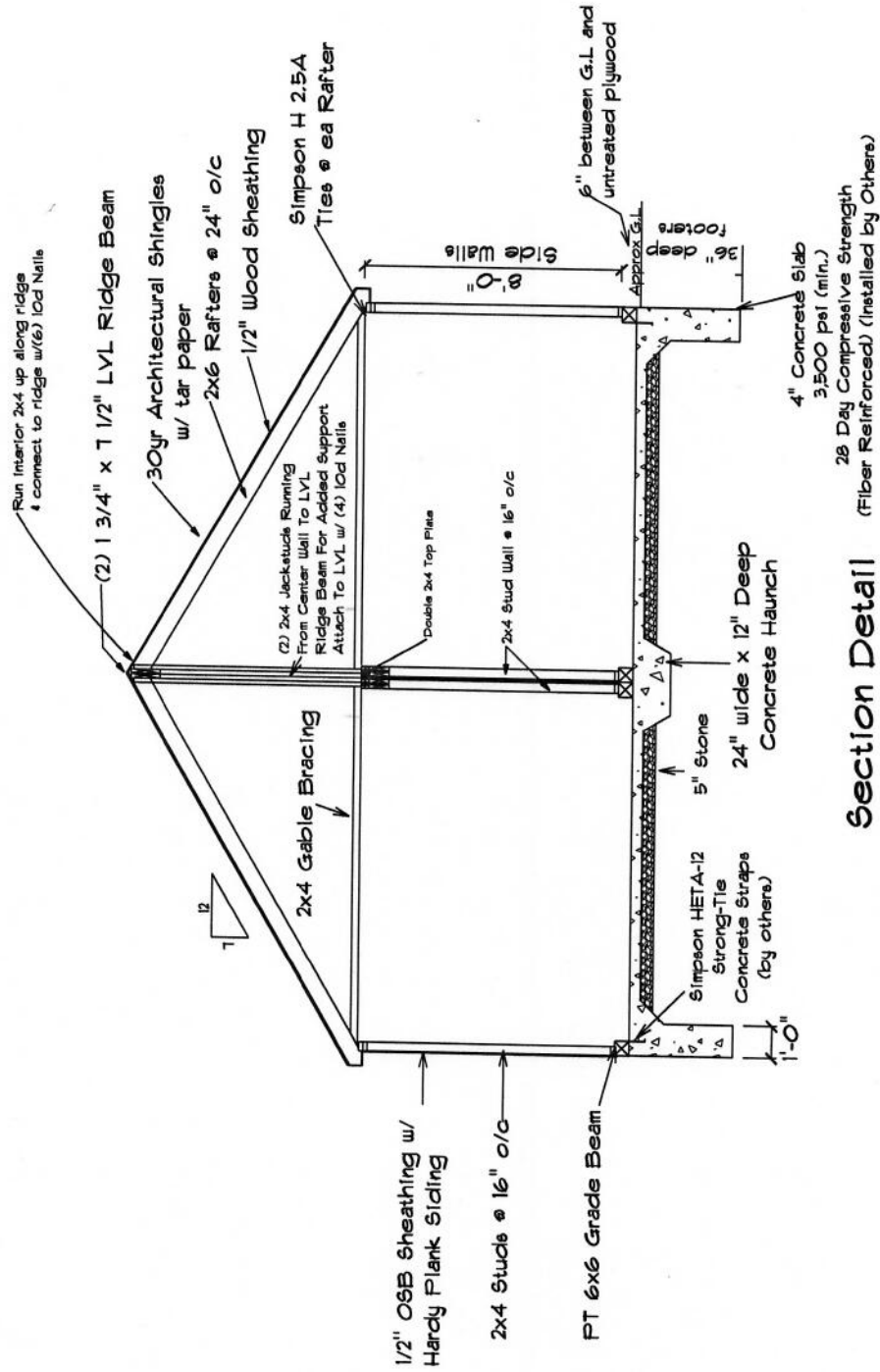


Floor Plan

Construction Notes:	Job Name:	Dimensions:
Snow Load: 45 psf Wind Load: 100 mph Weathering: Severe Termite: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Charlie Montano 34 Curcilar St Saratoga Springs, NY 12866	24x24



Construction Notes: Snow Load: 45 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Job Name: Charlie Montano 34 Curcillar St Saratoga Springs, NY 12866	Dimensions: 24x24
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Section Detail 28 Day Compressive Strength (Fiber Reinforced) (Installed by Others)

Construction Notes: Snow Load: 45 psf Wind Load: 100 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Job Name: Charlie Montano 34 Curcilar St Saratoga Springs, NY 12866	Dimensions: 24x24
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