



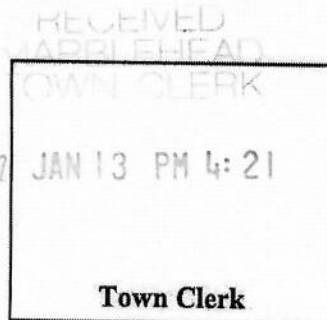
TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 264 Pleasant Street
Assessor Map(s) 87 Parcel Number(s) 18

OWNER INFORMATION

Signature _____ date _____
Name (printed) 264 Pleasant Street Real Estate Holdings, LLC
Address 264 Pleasant Street, MARblehead, MA 01945
Phone Numbers: home _____ work 617-312-0478
E-mail cooperrun23@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1/4/21
Name (printed) 264 Pleasant Street Real Estate Holdings, 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)

Special Permit to convert the existng nonconforming use as an Inn to a 10 Unit multi-family dwelling located in a Single Residence and Business District without any exterior changes to the 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) [Signature]
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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Project Address 264 Pleasant Street Map(s) / Parcel(s) 87/18

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Special Permit to convert the existing nonconforming use as an Inn to a 10 l

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

Yes X No (explain) pre existing non conforming use

PROPOSED CHANGE OF USE

No Yes X (explain) changing from existing nonconforming use to another nonconforming use

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

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)
- X 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)

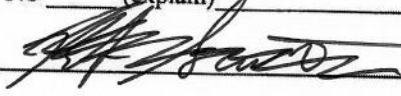
- X Lot Area - Less than required (§200-7 and Table 2)
- Lot Width - Less than required (§200-7)
- Frontage - Less than required (§200-7 and Table 2)
- Front Yard Setback - Less than required (Table 2)
- Rear Yard Setback - Less than required (Table 2)
- Side Yard Setback - Less than required (Table 2)
- Height - Exceeds maximum allowed (§200-7 and Table 2)
- Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- X 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 <u> </u>	No <u>X</u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes X No (explain)

Building Official 

Date 1/6/21

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ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 264 Pleasant Street Map(s) / Parcel(s) 87/18

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>33,600</u>	<u>33,600</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>3,210</u>	<u>3,210</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>704</u>	<u>704</u>
number of required parking spaces <u>20</u> x (9' x 18' per space)	<u>1,620</u>	<u>3,240</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>5,535</u>	<u>7,154</u>
Net Open Area (NOA) = (A - B)	<u>28,065</u>	<u>26,446</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area > 5' in height)	<u>1,864</u>	<u>1,864</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>3,210</u>	<u>3,210</u>
2nd floor (12' or less in height) 12' see definition	<u>1,864</u>	<u>1,864</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>1,400</u>	<u>1,400</u>
4th floor (12' or less in height)		
attic (area > 5' in height)		
area under deck (if > 5' in height)		
roofed porch(es)	<u>412</u>	<u>412</u>
Gross Floor Area (GFA) = sum of the above areas	<u>8,750</u>	<u>8,750</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>0</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>0</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>1:3.21</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>1:3.02</u>

This worksheet applies 1. plan by/dated Red Barn Architecture / 09/08/2020
 to the following plan(s): 2. plan by/dated North Shore Survey Corporation / 12/21/2020
 3. plan by/dated _____

Building Official [Signature] Date 1/6/21