

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

# Town of Marblehead ZONING BOARD OF APPEALS

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

## ZBA APPLICATION

PAGE 1 of 3

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2020 OCT 19 PM 2:40

Town Clerk

Project Address 69 Pleasant Street

Assessor Map(s) 128

Parcel Number(s) 44

### OWNER INFORMATION

Signature

Name (printed) Joseph Wykes

date 8/4/2020

Address 69 Pleasant Street, Marblehead MA

Phone Numbers: home (415)734-0754

E-mail joseph.wykes@gmail.com

work

fax

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

Signature

Name (printed) Ryan McShora - Red Barn Architecture

date 8/4/2020

Address 84 High Street, Ipswich, MA 01938

Phone Numbers: home (978)595-6764

E-mail ryan.mcshora@gmail.com

work

fax

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

See attached

- 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 SIGNATURE

1. Building Commissioner (pages 1, 2 and 3)

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

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

10-16-2020

Town of Marblehead  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-14-2015

Project Address 69 Pleasant Street

Map(s) / Parcel(s) 128/44

ZONING DISTRICT (circle all that apply)

B BI BR CR SCR ECR GR SGR SR SSR ESR SESR HBR ☒ SU

CURRENT USE (explain) Single Family Residence

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

Yes ☒ No (explain) Single Family Residence

PROPOSED CHANGE OF USE

No Yes ☒ (explain) We are proposing to construct an additional dwelling unit  
(convert to 2 family)

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

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

Yes ☒ No (explain)

Building Official



Date 10-16-2020

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

Revision Date: 12-14-2015

Project Address 69 Pleasant Street

Map(s) / Parcel(s) 148/22

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

22,300 SF

22,300 SF

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

2,190 SF

3,324 SF

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

322 SF

842 SF

number of required parking spaces 4 x (9' x <sup>18</sup>20' per space)

324 SF

648 SF

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

0 SF

0 SF

other areas (explain)

0 SF

0 SF

Sum of features = B

2,836 SF

4814 SF

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

19,464 SF

17,486 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0 SF

0 SF

basement or cellar (area >5' in height)

2,190 SF

2,190 SF

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

2,190 SF

3,324 SF

2nd floor (12' or less in height) 12' see definition

2,185 SF

3,319 SF

3rd floor (12' or less in height) of STORY §200-7]

870 SF

870 SF

4th floor (12' or less in height)

0 SF

0 SF

attic (area >5' in height)

0 SF

0 SF

area under deck (if >5' in height)

0 SF

341 SF

roofed porch(es)

312 SF

312 SF

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

7,747 SF

10,356 SF

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

= 2,609 SF

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

= 33.7% %

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

= 2.5

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

= 1.69

This worksheet applies 1. plan by/dated N<sup>O</sup> SHORE SURVEY CORP JULY 28, 2020  
to the following plan(s): 2. plan by/dated RED BARN ARCHITECTURE 8-18-20  
3. plan by/dated \_\_\_\_\_

Building Official

*[Signature]*

Date 10-16-2020

ZONING DISTRICT - UNRESTRICTED RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	7500	22,300	22,300
FRONTAGE	35	96.48'	96.48'
FRONT	N	40.9'	94'±
SIDE	6	6.3'	7.6'
REAR	6	108.7'	73'±
BUILD HEIGHT	35	44.1'	44.1'

MAP 128 LOT 29  
SCI FUNERAL SERVICES FL, INC.  
142 ELM STREET

MAP 128 LOT 28  
STORY SCHOOL CONDOMINIUM  
140 ELM STREET

MAP 128 LOT 40A  
THOMAS & ROSEANNE  
PHELAN, TRUSTEES  
77A PLEASANT STREET

MAP 128 LOT 40B  
RUTH & MARIE  
O'DONNAN  
77B PLEASANT STREET

MAP 128 LOT 43  
BRAN & JOHANNA  
O'CONNOR, ITT  
75 PLEASANT STREET

MAP 128 LOT 44

MAP 128 LOT 46  
JAMES & PATRICIA PATRICK  
2 PLEASANT COURT

MAP 128 LOT 45  
PETER & JESSE MORGAN  
67 PLEASANT STREET

PLEASANT STREET

ZONING BOARD OF APPEALS PLAN

69 PLEASANT STREET  
MARBLEHEAD

PROPERTY OF  
JOSEPH & MISTY WYKES

SCALE 1" = 30' JULY 28, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-1800

# 4017

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.



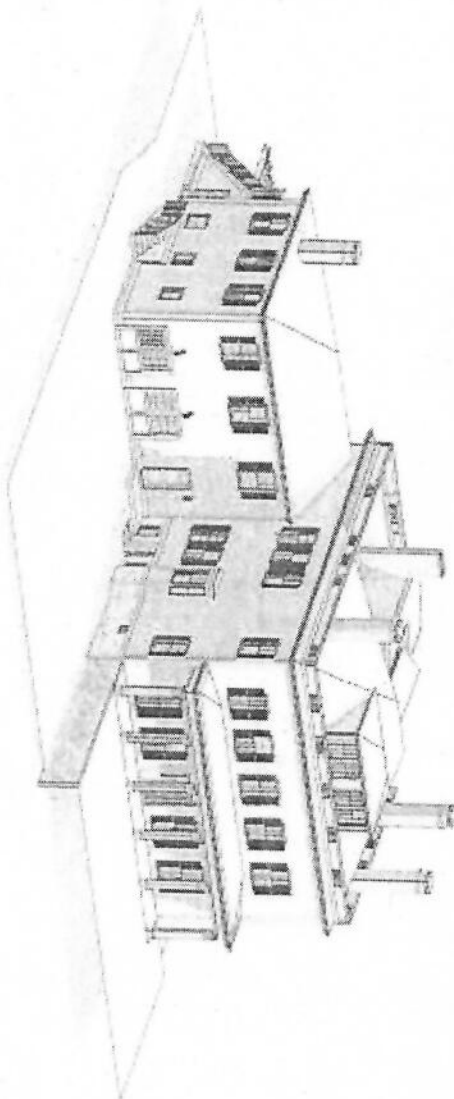
*Gary L. Smith*

# Wykes Residence

Addition/Renovation

69 Pleasant St.  
Marblehead, MA

ZBA SET



EXISTING BUILDING FOOTPRINT

FIRST FLOOR  
SECOND FLOOR  
THIRD FLOOR  
TOTAL

2,150 SF  
2,185 SF  
697 SF  
5,032 SF

PROPOSED BUILDING FOOTPRINT

FIRST FLOOR  
SECOND FLOOR  
THIRD FLOOR  
TOTAL

5,354 SF / 1,194 SF ADD  
3,210 SF / 1,124 SF ADD  
897 SF / 0 SF ADD  
9,461 SF / 2,318 SF ADD

## Wykes Residence

Addition/Renovation

69 Pleasant St.  
Marblehead, MA

Site Plan  
2024.01.15  
2024.01.15  
2024.01.15

Project Name  
Wykes Residence

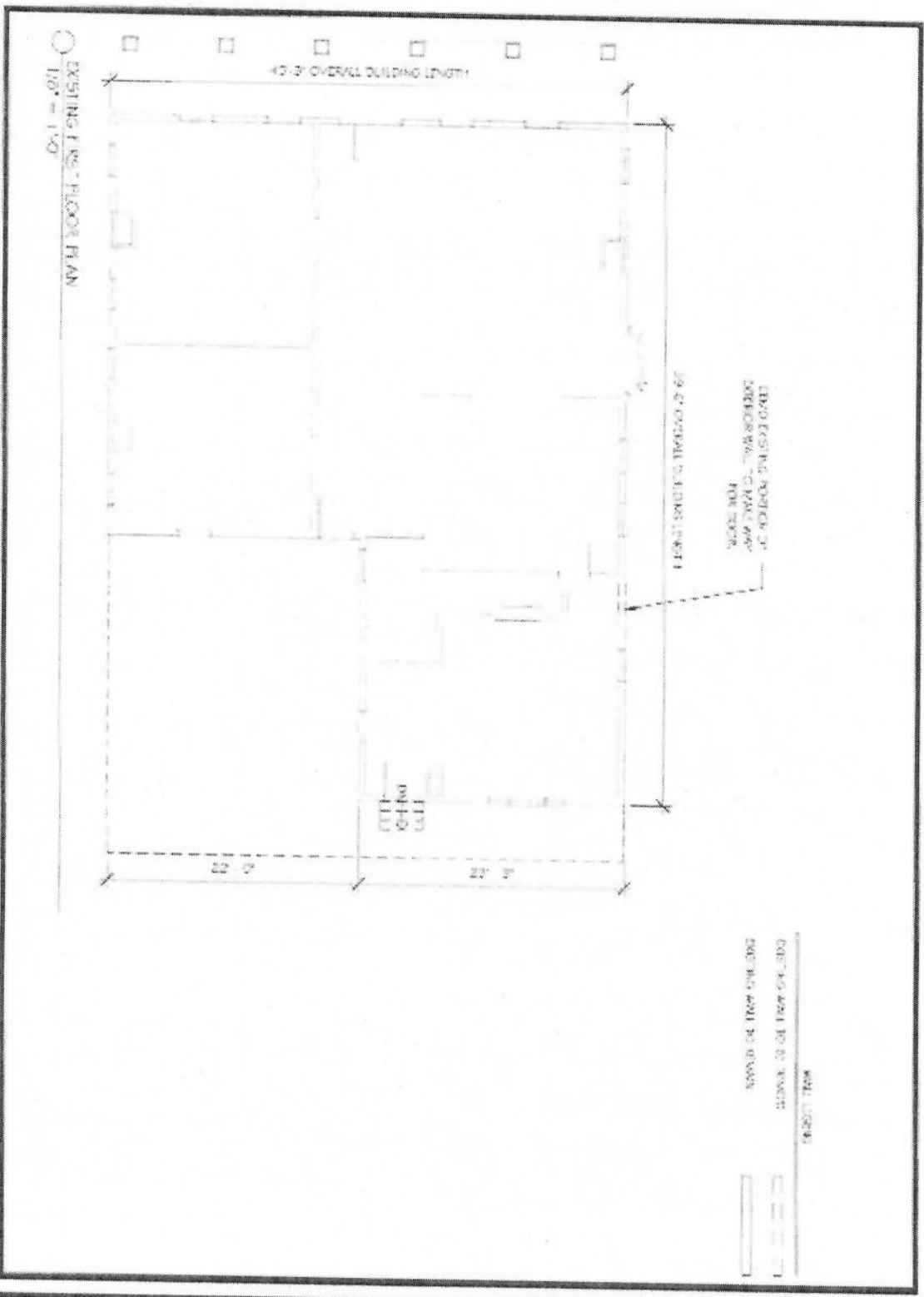
Description  
Addition/Renovation

Scale  
1" = 10'

Drawn by  
JL

File Name  
2024.01.15

A-O-ZBA



<h2 style="text-align: center;">Wykes Residence</h2> <h3 style="text-align: center;">Addition/Renovation</h3> <p style="text-align: center;">639 Main Street Marblehead, MA</p>		<p><b>Project Name</b> Addition/Renovation</p> <p><b>Architect</b> A-1-ZBA</p> <p><b>Scale</b> 1/8" = 1'-0"</p> <p><b>Date</b> 4/1/00</p> <p><b>Drawn by</b> JL</p> <p><b>Proj. Date</b> 4/1/00</p>	<p><b>Project Name</b> Addition/Renovation</p> <p><b>Architect</b> A-1-ZBA</p> <p><b>Scale</b> 1/8" = 1'-0"</p> <p><b>Date</b> 4/1/00</p> <p><b>Drawn by</b> JL</p> <p><b>Proj. Date</b> 4/1/00</p>
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EXISTING HOUSE FLOOR PLAN

FIRST FLOOR  
SECOND FLOOR  
THIRD FLOOR  
TOTAL

2,000 SF  
2,000 SF  
2,000 SF  
6,000 SF

NEW FLOOR

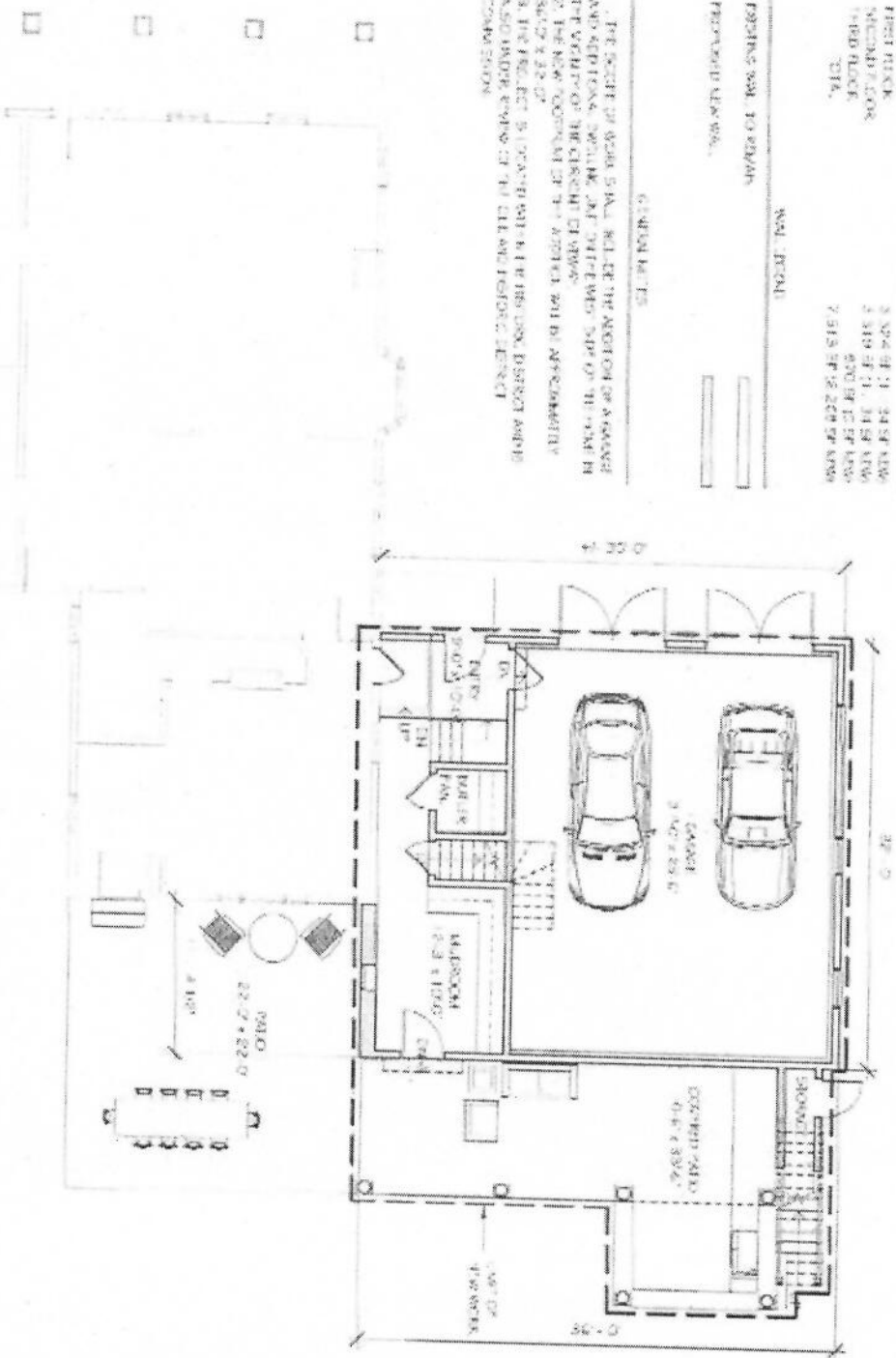
EXISTING HOUSE FLOOR PLAN

PROPOSED NEW WORK

EXISTING HOUSE

1. THE EXISTING HOUSE SHALL BE THE BASIS FOR THE EXISTING AND PROPOSED WORK.
2. THE NEW WORK SHALL BE THE BASIS FOR THE EXISTING AND PROPOSED WORK.
3. THE EXISTING HOUSE SHALL BE THE BASIS FOR THE EXISTING AND PROPOSED WORK.

EXISTING HOUSE FLOOR PLAN  
1/2" = 1'-0"



# Wykes Residence

Addition/Renovation

60 Pleasant St.  
Northampton, MA

Project Name  
60 Pleasant St.  
Northampton, MA 01060  
978.533.6764

Architect  
100 North Main St.  
Northampton, MA 01060  
978.533.6764

Scale  
1/4" = 1'-0"

Date  
A.10.17

Drawn by  
E.T.

Plot Date  
August 1, 2017

PROJECT INFORMATION

A-1-A-ZBA



EXIST'G SECOND FLOOR PLAN  
1/8" = 1'-0"



WALL TYPE  
SCHEDULE 40 C, TRW 20 LBS  
EXTERIOR WALL TO EXTERIOR

**Wykes Residence**  
Addition/Renovation  
60 Pleasant St.  
Northbrook, MA

2nd Floor Addition  
24 High Street  
Plymouth, MA 0 330  
978.205.6764

Project Name  
Architect/Designer

Description  
1st Floor, 2nd Floor, 3rd Floor

Scale  
3/4" = 1'-0"

Date  
11.27

Drawn by  
W

Plot Date  
11/27/2014

10/28/2014 11:30 AM

A-2-ZDA



TELEPHONE	3-224-5211	3-24-52	4-17-52
TELETYPE	3-315-5211	3-38-52	4-17-52
ADDRESS	725-52	12-52	4-17-52
DATE	2-21-52	12-30-52	4-17-52

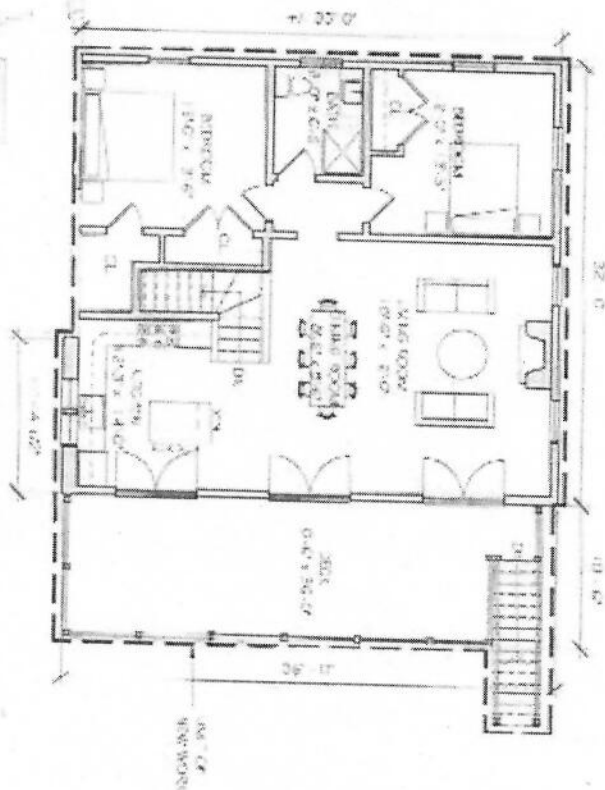
ANNALS OF THE ENTOMOLOGICAL SOCIETY OF AMERICA

● 2000年10月1日現在の人口は、約1億2,000万人である。

THE UNIVERSITY OF MICHIGAN LIBRARY

6644人 2000

THE STATE OF MISSISSIPPI, BEING THE SEVENTH OF SEPTEMBER, 1900, I, JAMES M. HARRIS, CLERK OF THE SUPREME COURT, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ACTS AND RESOLUTIONS PASSED BY THE SENATE OF THE STATE OF MISSISSIPPI, AT ITS REGULAR SESSION, HELD AT THE CITY OF JACKSON, IN THE YEAR 1900.



○ ZrAl<sub>2</sub>BrO<sub>3</sub>Cl<sub>2</sub> 6H<sub>2</sub>O 2.1204 1.144  
d<sub>20</sub><sup>4</sup> = 1.43

Wykes Residence  
Addition/Renovation  
65 Pleasant St  
Marblehead, MA

Email: [mary.kent@nsw.gov.au](mailto:mary.kent@nsw.gov.au)  
 Tel: 02 9391 5284  
 Mobile: 04 481 0736  
 Fax: 02 9391 6776

Project Manager  
 4400 13th Ave. N.E. #100  
 Seattle, WA 98105  
 Tel: 206/325-1100  
 Fax: 206/325-1101  
 E-mail: [info@pacificnet.net](mailto:info@pacificnet.net)  
 Web: <http://www.pacificnet.net>

Freeport, ME 04109

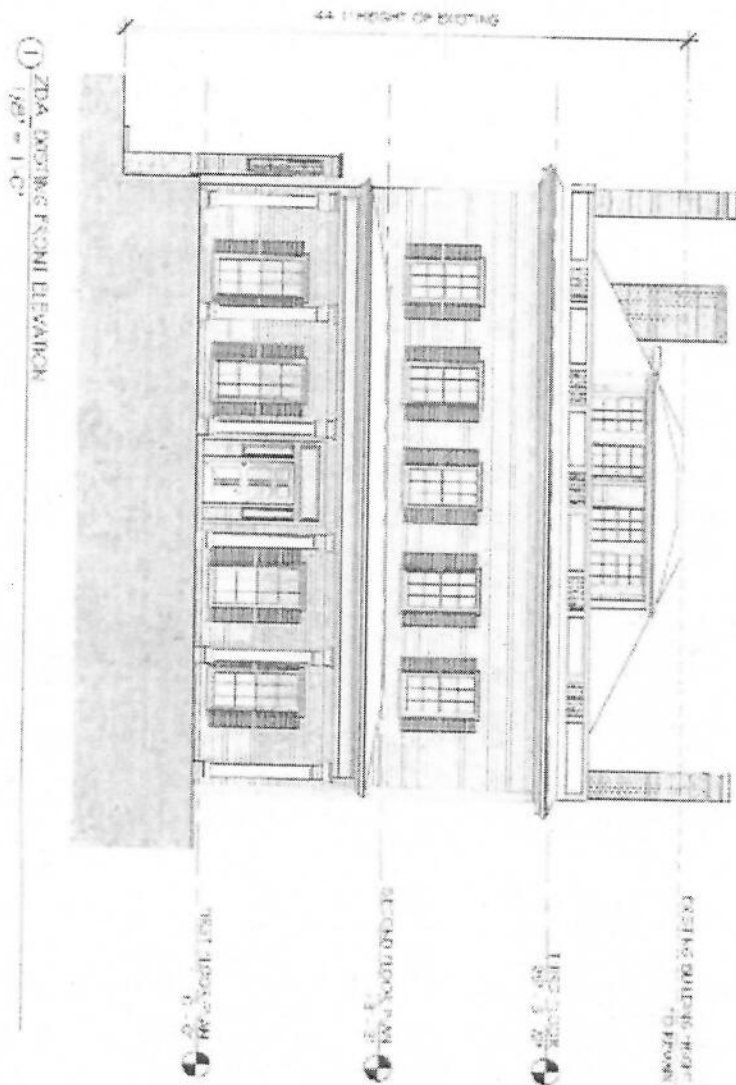
1890 1891

Don't miss any

Print Date: 02/07/2007

PROCEEDINGS OF THE

A-2A-7B.4



① ZDA, DOWNS FROM ELEVATION  
1/8" = 1'-0"

Wykes Residence  
Addition/Renovation  
69 Pleasant St.  
Marblehead, MA

See Data & Schedule  
on 1st floor  
Marblehead, MA 01930  
508-509-0754

Project Name  
Addition/Renovation

Description  
RENOVATION

Scale: 1/8" = 1'-0"

Drawn: R. J. C.

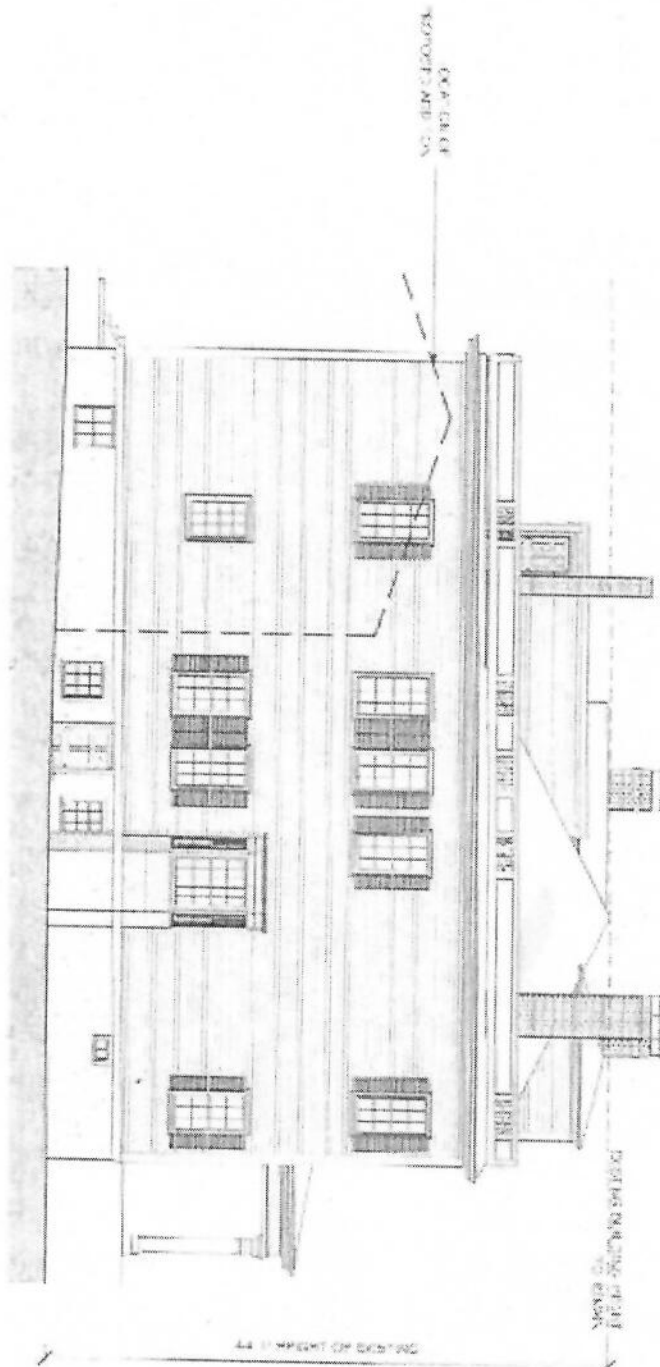
Drawn by: J. C.

Plot Date: 10/10/00

ARCHITECT/PLANNER

A-3-ZBA





① ZBA CANS INC LEFT SIDE ELEVATION  
1/8" = 1'-0"

## Wykes Residence

Addition/Renovation  
69 Pleasant St.  
Natick, MA

Old Dan Architecture  
641 Top Street  
Boston, MA 02118  
617.555.1234

Project Name  
69 Pleasant St.

Description  
Addition/Renovation

Scale: 1/8" = 1'-0"

Date: 10/10/10

Drawn by: JH

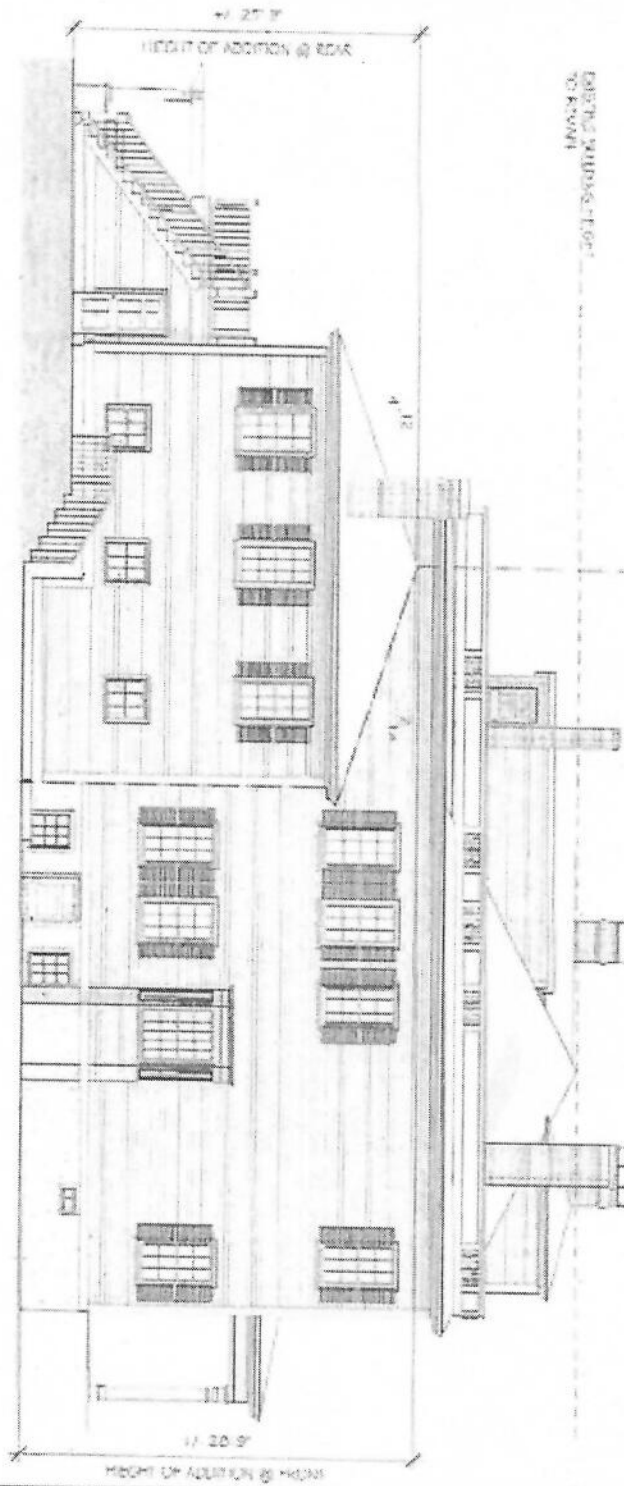
Plot Date: 10/10/10

1/8" = 1'-0"

A-4-ZBA

EXISTING BUILDING TO REMAIN

PROPOSED NEW BUILDING



① ZMA PROPOSED LEFT SIDE ELEVATION  
1/8" = 1'-0"

# Wykes Residence

Addition/Renovation

68 Pleasant St.  
Marblehead, MA

68 Pleasant St.  
Marblehead, MA 01945  
370-595-0764

Project Name

Description  
PROPOSED LEFT SIDE ELEVATION

Scale  
1/8" = 1'-0"

Date  
11/12/11

Drawn by  
Paul D'Amico, AIA, LEED AP

RECORDED IN THE RECORDS OF THE CITY OF MARBLEHEAD

A-4A-ZBA



JOURNAL OF POLYMER SCIENCE: PART A-1

○ THE DISTINGUISHING EQUATION

69 Pleasant St.  
Marblehead, MA

Ref: 1000 - 2000  
 Ref: 1000 - 2000  
 Ref: 1000 - 2000  
 Ref: 1000 - 2000

**Author's address:** Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, USA.  
E-mail: [shashank@ucsd.edu](mailto:shashank@ucsd.edu)

DECEMBER 1991

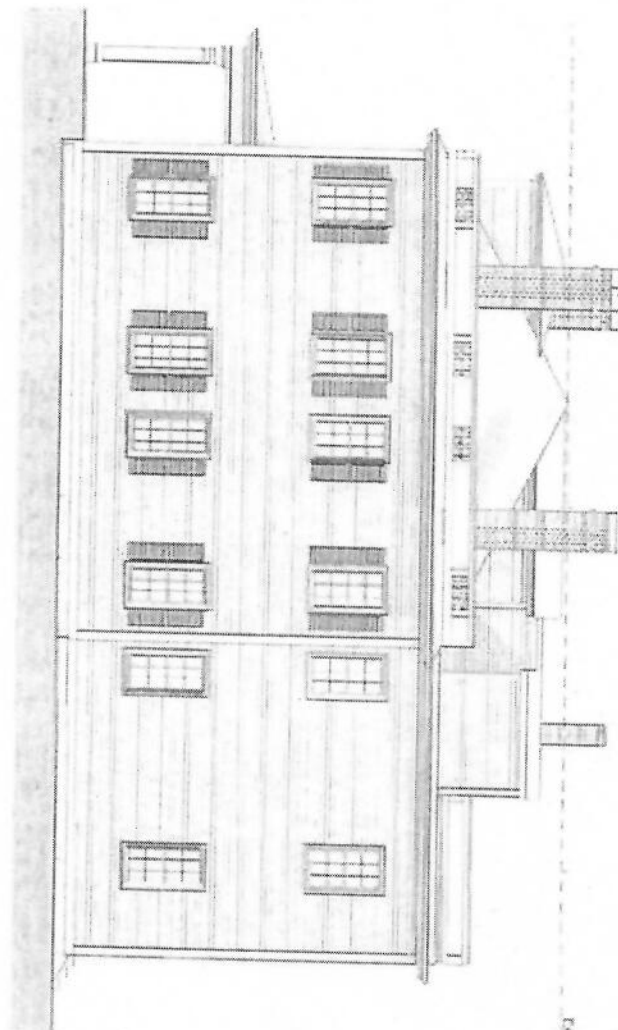
Q. 10. 15075

[illegible][illegible][illegible]

A-5-20A







EXISTING BUILDING ELEVATION

① ZBA EXISTING ELEVATION  
 1/8" = 1'-0"

# Wykes Residence

Addition/Renovation

60 Pleasant St.  
 Marblehead, MA

500 Main St. Boston  
 MA 02108  
 617-552-5700

Project Name  
 Wykes Residence

Describe on  
 1/8" = 1'-0"

Scale  
 1/8" = 1'-0"

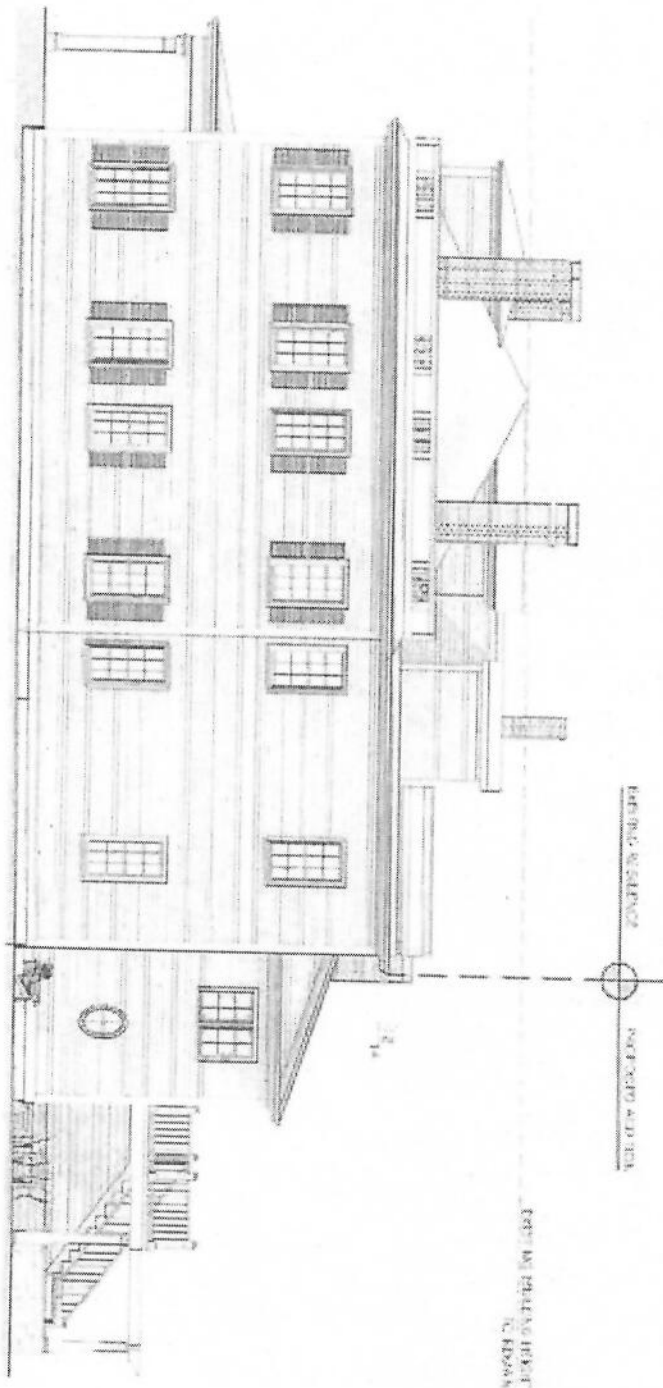
Date  
 8.8.08

Drawn by  
 JH

Plot Date  
 8/28/08

Other Elevation

A-6-ZBA



① ZBA PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1' 0"

# Wykes Residence

Addition/Renovation

69 Pleasant St  
Marblehead, MA

Red Top Arch Inc.  
641 Twp Street  
Boston, MA 02108  
617-552-6764

Project Name  
641 Twp Street

Drawn by: J. J. J.

Date: 2/1/00

Drawn by: J. J. J.

Print Date: 10/10/00

PROJECT NO. 1000

A-6A-ZBA

Subject: Fwd: Garage at 69 Pleasant Street  
Date: Monday, August 24, 2020 at 4:31:45 PM Eastern Daylight Time  
From: Joseph Wykes <joseph.wykes@gmail.com>  
To: Ryan McShera <ryan@redbarnarchitecture.com>

Hey Ryan , here you go.

----- Forwarded message -----

From: John Hope <johnahope@gmail.com>  
Date: Mon, Aug 24, 2020 at 1:55 PM  
Subject: Garage at 69 Pleasant Street  
To: Joe Wykes <joseph.wykes@gmail.com>, Misty Wykes <misty.wykes@googlemail.com>  
Cc: Katie Hope <katiehope@gmail.com>

To Whom it May Concern,

We have spoken at some length with Joe and Misty Wykes of 69 Pleasant Street, Marblehead and they have shared their plans with us to rebuild the structure that had once existed on their property.

After consideration, we think the project has been appropriately planned, designed and is consistent with the photos of the original structure that existed on the property within the last century.

The project will be an attractive and appropriate addition to the house; restoring it to its former grandeur. We are supportive of the project and grateful that they are committed to maintaining one of Marbleheads many beautiful homes.

Sincerely,

John and Kathryn Hope  
70 Pleasant Street  
Marblehead, MA 01945

John A. Hope  
M:978.239.2857

--

Subject: Fwd: Garage Project

Date: Wednesday, August 19, 2020 at 9:01:32 AM Eastern Daylight Time

From: Joseph Wykes <joseph.wykes@gmail.com>

To: Ryan McShera <ryan@redbarnarchitecture.com>

FYI.

----- Forwarded message -----

From: Brian <brcconnor1@comcast.net>

Date: Tue, Aug 18, 2020 at 11:35 AM

Subject: Re: Garage Project

To: Joseph Wykes <joseph.wykes@gmail.com>

Dear Old and Historic Commission

Please accept this letter of support for the construction of a garage at 69 Pleasant Street. The owners of the property, Joe and Misty Wykes, share our love of the architecture and what the preservation of that style brings to the street and the town. We reside at 75 Pleasant Street (The John Quiner House) and as stewards of our strong colonial history here in old town, we wholly support the Wykes efforts at preserving our past. Please feel free to contact me should you have any questions.  
Brian and Johanna OConnor



84 High Street  
Ipswich, MA 01938  
www.redbarnarchitecture.com  
978.595.6784

**Re: Special Permit Application for 69 Pleasant Street - Marblehead**

As per the requirements of the Zoning Board of Appeals application process, we are providing a written narrative for the proposed project and the reasoning behind our request.

**Brief Description of the Proposed Work and Reasoning:**

We are requesting a Special Permit to build an addition to an existing non-conforming building on a conforming lot in the Unrestricted District at 69 Pleasant Street in Marblehead (Map 128 Lot 44). The lot has the required area (22,300 square feet of lot area where 7,500 square feet is required). We also meet the requirements for frontage (96.46' existing where 35' is required), open area (ratio of 2.5 where 1.0 is required), and we currently meet all dimensional setback requirements (see attached site plan by North Shore Survey).

The existing building does not comply with the height limitation. Our existing building height is 44.1' where 35' is the maximum allowed height. The new addition will, however, comply with the 35' limitation. The proposed work will also comply with the open area requirement (proposed open area ratio is 1.69 where a minimum of 1.0 is required). Our site plan also indicates our parking scheme and how we are compliant with the parking space requirement of 2 spaces per dwelling unit. It should be noted that there is enough space for all cars to safely turn around on site and nose out of the driveway.

The scope of work is to include the construction of an addition that is in keeping with a wing that existed on the house as recently as 1922. This project is also under review by the Marblehead Old and Historic District Commission. Our new addition will feature a garage space on the ground floor and will feature a 2 bedroom dwelling unit above the garage. The new dwelling unit will share a common entry way with the main house.



Previously demolished portion of the home shown in this historic photo



84 High Street  
Ipswich, MA 01938  
www.redbarnarchitecture.com  
978.595.6764

The Zoning Board of Appeals may grant, by way of Special Permit, the construction of a two family dwelling within the Unrestricted District (as per Table 1 - Land Use Regulations). As per section 200-36 the Board may approve the Special Permit if "upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site."

Additionally the following specific factors shall be considered:

- The general purpose and intent of this Bylaw, and whether
- The specific site is an appropriate location for such use or building
- The use as developed will not adversely affect the neighborhood, and
- There will be no nuisance or serious hazard to vehicles or pedestrians
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use

It is our sincere belief that the project as proposed meets the criteria for a Special Permit. The site has adequate square footage to support the additional massing and there are no new dimensional non-conformities introduced as part of this project. The use will not adversely affect the neighborhood as there are currently several multi-family dwelling units surrounding the property (see attached diagram). The parking scheme allows vehicles to enter the site, park, turn around, and nose out of the driveway, and therefore does not create hazard or nuisance to other vehicles or pedestrians. It is our intent to meet the final criteria and provide appropriate facilities for the proper operation and proposed use and the addition will be built to all required state and local codes.

Please do not hesitate to reach out to this office should you require more information.

Best regards,

Ryan McShera - Principal + Owner

Notwithstanding any general or special law to the contrary, local land use and health and safety laws, regulations, practices, ordinances, by-laws and decisions of a city or town shall not discriminate against a disabled person. Imposition of health and safety laws or land-use requirements on congregate living arrangements among non-related persons with disabilities that are not imposed on families and groups of similar size or other unrelated persons shall constitute discrimination. The provisions of this paragraph shall apply to every city or town, including, but not limited to the city of Boston and the city of Cambridge.

Family day care home, as defined in section nine of chapter twenty-eight A, shall be an allowable use unless a city or town prohibits or specifically regulates such use in its zoning ordinances or by-laws.

No provision of a zoning ordinance or by-law shall be valid which sets apart districts by any boundary line which may be changed without adoption of an amendment to the zoning ordinance or by-law.

No zoning ordinance or by-law shall prohibit the owner and occupier of a residence which has been destroyed by fire or other natural holocaust from placing a manufactured home on the site of such residence and residing in such home for a period not to exceed twelve months while the residence is being rebuilt. Any such manufactured home shall be subject to the provisions of the state sanitary code

No dimensional lot requirement of a zoning ordinance or by-law, including but not limited to, set back, front yard, side yard, rear yard and open space shall apply to handicapped access ramps on private property used solely for the purpose of facilitating ingress or egress of a physically handicapped person, as defined in section thirteen A of chapter twenty-two.

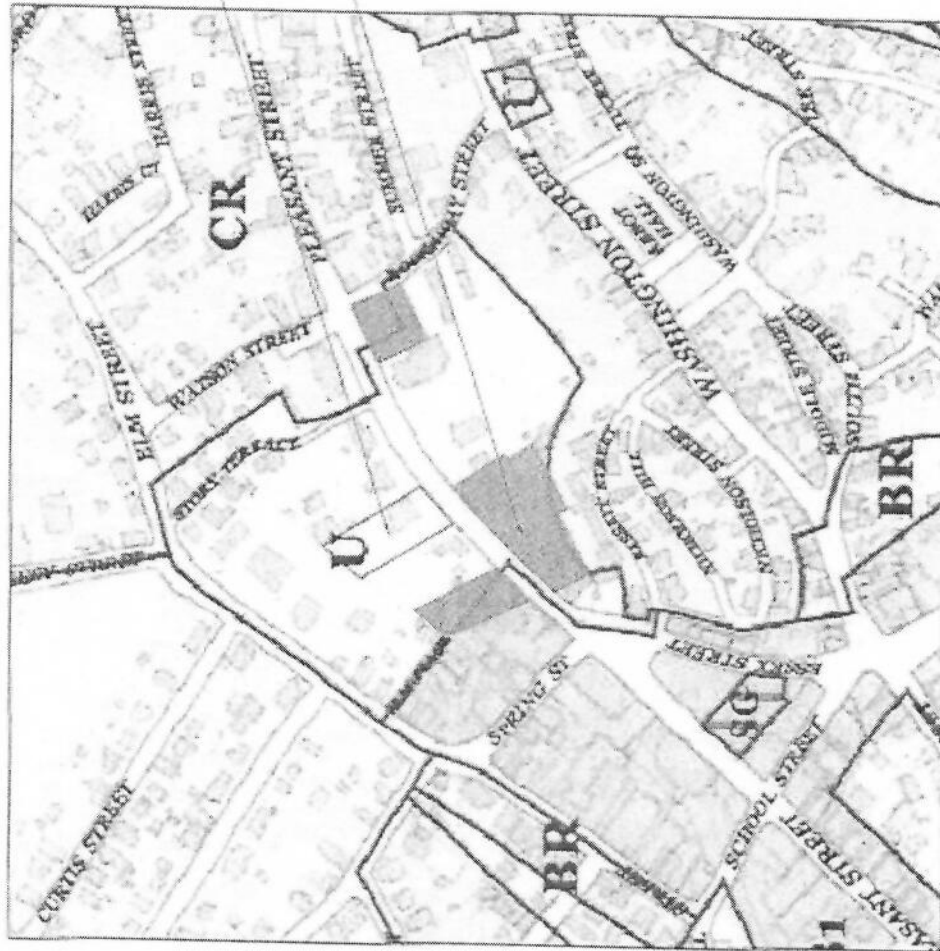
No zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare.

No zoning ordinance or by-law shall prohibit the construction or use of an antenna structure by a federally licensed amateur radio operator. Zoning ordinances and by-laws may reasonably regulate the location and height of such antenna structures for the purposes of health, safety, or aesthetics; provided, however, that such ordinances and by-laws reasonably allow for sufficient height of such antenna structures so as to effectively accommodate amateur radio communications by federally licensed amateur radio operators and constitute the minimum practicable regulation necessary to accomplish the legitimate purposes of the city or town enacting such ordinance or by-law.

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69 Pleasant Street

Red hatched areas indicate lots with multiple dwelling units per property



Neighborhood Multi-Dwelling Unit Properties

OLD AND HISTORIC MARBLEHEAD DISTRICTS COMMISSION  
Marblehead Massachusetts

No. OHDC0001137

Issue Date: October 6, 2020

Expiration Date: October 6, 2021



## CERTIFICATE OF APPROPRIATENESS

This certifies that Joseph Wykes has permission to perform work at 69 Pleasant Street  
Map #128 and Lot #44 in the [ X ] Old Town District or [ ] Gingerbread Hill District and that the Old & Historic Marblehead Districts Commission (OHDC) has determined that the work as summarized below will be appropriate to the preservation of said Historic District for the purposes of the Old and Historic Marblehead Districts Act (Acts 1965, Ch. 101) and the By-Laws relating thereto.

Summary description of work approved:

**Addition with garage.**

The proposed work shall be performed in strict accordance with the contents of the application and representations made by the Applicant and his/her representative(s), in accordance with the requirements of the Old & Historic Districts Commission, and as reflected in the public record documented in the minutes of the Old & Historic Districts Commission.

Charles J. Hibbard

10-6-20

Dated

OHDC Member

**THIS CERTIFICATE EXPIRES ONE YEAR FROM THE DATE OF ISSUE**  
**AND SHALL BE PROMINENTLY DISPLAYED ON THE PREMISES.**

**PROJECT CLOSURE** - Notify the Building Department at project completion for closure inspection and Certificate signature below.  
Failure to obtain inspection and signature will affect future applications to Town departments concerning this property.

Building Department Official

Dated