



TOWN SEAL

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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**

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RECEIVED MARBLEHEAD TOWN CLERK
2025 APR 30 PM 3:06
Town Clerk

Project Address 185 Pleasant Street, Marblehead, MA 01945

Assessor Map(s) 109 Parcel Number(s) 29

#### **OWNER INFORMATION**

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

Name (printed) 185 Pleasant LLC

Address 185 Pleasant St, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781.631.7440

E-mail anniemaley123@gmail.com fax \_\_\_\_\_

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

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

Name (printed) Walter Jacob Architects LTD.

Address 3 Pleasant St, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781.631.7440

E-mail walter@architectwaj.com fax \_\_\_\_\_

**PROJECT DESCRIPTION & RELIEF REQUESTED** (attach additional page if necessary)  
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

The project seeks a special permit for a change of use from a combined residential and nonresidential building to a converted dwelling with commercial use at the first floor. The existing site has less than the required lot area, the existing structure exceeds the allowed height and has less than the required parking area. The proposed use will cause no change to the existing building footprint, will reduce the required parking and therefore increase the open area ratio.

- 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)  4-30-2025

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

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

**Project Address** 185 Pleasant St **Map(s) / Parcel(s)** 109/29

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

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

**CURRENT USE** (explain) Combined Residential & Commercial

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

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

**PROPOSED CHANGE OF USE**

No \_\_\_\_\_ Yes  (explain) Change use to Converted Dwelling

**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**

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

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

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

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

Building Official  Date 4-30-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
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<b>Project Address</b>	185 Pleasant St	
<b>Map(s) / Parcel(s)</b>	109/29	
<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	8,938 SF	8,938 SF
<b>Area of features</b>		
footprint of accessory building(s)	N/A	N/A
footprint of building	2,124 SF	2,124 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	490 SF	490 SF
number of required parking spaces <u>14</u> x (9'x 18' per space)	2,268 SF	1,782 SF (11 spaces)
area of pond(s), or tidal area(s) below MHW	N/A	N/A
other areas (explain) _____	4,482 SF	4,396 SF
<b>Sum of features = B</b>	4,456 SF	4,542 SF
<b>Net Open Area (NOA) = (A - B)</b>		
<b><u>GROSS FLOOR AREA (GFA)</u></b>		
accessory structure(s)	N/A	N/A
basement or cellar (area >5' in height)	2,124 SF	2,124 SF
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	2,124 SF	2,124 SF
2nd floor (12' or less in height)	1,975 SF	1,975 SF
3rd floor (12' or less in height)	1,262 SF	1,262 SF
4th floor (12' or less in height)	_____	_____
attic (area >5' in height)	_____	_____
area under deck (if >5' in height)	234 SF	234 SF
roofed porch(es)	_____	_____
<b>Gross Floor Area (GFA) = sum of the above areas</b>	7,719 SF	7,719 SF
<b>Proposed total change in GFA</b> = (proposed GFA - existing GFA)	= 0 SF	
<b>Percent change in GFA</b> = (proposed total change in GFA ÷ existing GFA) x 100	= 0 %	
<b>Existing Open Area Ratio</b> = (existing NOA ÷ existing GFA)	= 0.577	
<b>Proposed Open Area Ratio</b> = (proposed NOA ÷ proposed GFA)	= 0.588	

**This worksheet applies** 1. **plan by/dated** Walter Jacob Architects LTD / 04.28.25  
**to the following plan(s):** 2. **plan by/dated** North Shore Survey / 04/01/25  
3. **plan by/dated** \_\_\_\_\_

**Building Official** *[Signature]* **Date** 4-30-2025