



TOWN SEAL

tel: 781-631-1529

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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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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)

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 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

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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 [Signature] Date 4-30-2025

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

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 14 x (9'x 18' per space)

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

other areas (explain) _____

Sum of features = B

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

8,938 SF

8,938 SF

N/A

N/A

2,124 SF

2,124 SF

490 SF

490 SF

2,268 SF

1,782 SF (11 spaces)

N/A

N/A

4,482 SF

4,396 SF

4,456 SF

4,542 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

2nd floor (12' or less in height)

12' see definition

3rd floor (12' or less in height)

of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

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N/A

N/A

2,124 SF

2,124 SF

2,124 SF

2,124 SF

1,975 SF

1,975 SF

1,262 SF

1,262 SF

234 SF

234 SF

7,719 SF

7,719 SF

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

= 0 SF

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

= 0 %

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

= 0.577

Proposed Open Area Ratio = (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 _____

Date 4-30-2025