



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

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2025 MAR 12 PM 5:09

Town Clerk

Project Address 32 PLEASANT STREET

Assessor Map(s) 133 Parcel Number(s) 44

OWNER INFORMATION

Signature [Signature] date 3.04.25

Name (printed) THOMAS SALTSMAN

Address 32 PLEASANT STREET

Phone Numbers: home 617.293.7419 work SAME

E-mail tom @ saltsmanbrenzel.com fax X

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

CONSTRUCT A SECOND FLOOR DORMER AND HALLWAY EXTENSION.

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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] 3-5-2025

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

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

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Project Address 32 PLEASANT ST. Map(s) / Parcel(s) 133/44

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

Building Official [Signature] Date 3-5-2025

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

Project Address 32 PLEASANT STREET

Map(s) / Parcel(s) 133/44

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

6215

6215

Area of features

footprint of accessory building(s)

490

490

footprint of building

1835

1835

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

60

60

number of required parking spaces 2 x (9'x 18' per space)

324

324

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

—

—

other areas (explain) _____

—

—

Sum of features = B

8924

8924

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

2709

2709

GROSS FLOOR AREA (GFA)

accessory structure(s)

490

490

basement or cellar (area >5' in height)

370

370

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

1835

1835

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

1283

1364

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

—

—

4th floor (12' or less in height)

—

—

attic (area >5' in height)

227

227

area under deck (if >5' in height)

—

—

roofed porch(es)

—

—

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

4205

4286

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

= 81

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

= 1.9 %

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

= .64

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

= .63

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official 

Date 3-5-2025