



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 MAR 12 PM 5:09

Town Clerk

Project Address 32 PLEASANT STREET

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

OWNER INFORMATION

Signature LLM 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) LLM 3-5-2025
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 32 Pleasant St. Map(s) / Parcel(s) 133/44

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) SINGLE FAMILY

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

Yes No _____ (explain) _____

PROPOSED CHANGE OF USE

No Yes _____ (explain) _____

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

ADDITIONAL HEARINGS REQUIRED

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

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

Yes No _____ (explain) _____

Building Official  Date 3-5-2025

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

NET OPEN AREA (NOA) **EXISTING** **PROPOSED**

Lot area = A	<u>6215</u>	<u>6215</u>
Area of features		
footprint of accessory building(s)	<u>490</u>	<u>490</u>
footprint of building	<u>1835</u>	<u>1835</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>60</u>	<u>60</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>—</u>	<u>—</u>
other areas (explain) _____	<u>—</u>	<u>—</u>
Sum of features = B	<u>8924</u>	<u>8924</u>
Net Open Area (NOA) = (A - B)	<u>2709</u>	<u>2709</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>490</u>	<u>490</u>
basement or cellar (area >5' in height)	<u>370</u>	<u>370</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>1835</u>	<u>1835</u>
2nd floor (12' or less in height)	<u>1283</u>	<u>1364</u>
3rd floor (12' or less in height)	<u>—</u>	<u>—</u>
4th floor (12' or less in height)	<u>—</u>	<u>—</u>
attic (area >5' in height)	<u>227</u>	<u>227</u>
area under deck (if >5' in height)	<u>—</u>	<u>—</u>
roofed porch(es)	<u>—</u>	<u>—</u>
Gross Floor Area (GFA) = sum of the above areas	<u>4205</u>	<u>4286</u>

Proposed total change in GFA = (proposed GFA - existing GFA)	<u>81</u>
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100	<u>1.9</u> %
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	<u>.64</u>
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	<u>.63</u>

This worksheet applies 1. plan by/dated _____
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

Building Official *sf* *CJ* Date 3-5-2025