

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 1 - 3 Essex Street
2. Assessor Map 129 Lot 28-29 3. Zoning District B1
4. Applicant: Ruthy, LLC
5. Applicant's Address 3 Valley Road
6. Telephone Number: (781)462-5626 (Daytime) _____ (Evening)
7. Email address: scimone67@gmail.com
7. Applicant's Representative Jeff Tucker, Tucker Architecture
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) Design Review obtained see included decision, Scheduled Planning Board, October 14, 2025 and Zoning Board of Appeals, October 28, 2025

(Signature of Owner) (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Tucker Architecture
Address 56 Atlantic Ave
Marblehead MA 01945
Phone: (781) 631-3546

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____
Waivers _____
Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
 - (a) _____ Date of Plan with all revisions noted and dated
 - (b) _____ Title of Development/Project
 - (c) _____ North Arrow
 - (d) _____ Scale of Plan
 - (e) _____ Name and Address of record Owner
 - (f) _____ Name and Address of person preparing the Site Plan
 - (g) _____ The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) _____ Zoning District Boundaries and Flood Zone Boundaries
 - (i) _____ Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) _____ A locus map
 - (k) _____ A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) _____ Square footage of property
 - (m) _____ Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) _____ Location and dimensions of all utilities
 - (o) _____ Location, type and dimensions of landscaping and screening
 - (p) _____ Location of significant site features
 - (q) _____ Contours
- (2) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a)** The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b)** The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

(4) X A completed application form

(5) X An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

Please circle "Yes" or "No"

(6) Applicant acknowledges that any alterations to driveway opening(s) on the public way are subject to the Town of Marblehead Curb Cut Regulations (Article IV Curb Cuts 255-13). Yes No

(7) Applicant acknowledges that any alterations that impact the public way require a "Street, Way or Sidewalk Opening Permit," issued by the Department of Public Works. Yes No

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

✓

PROJECT NARATIVE
1-3 ESSEX STREET, MIXED USE EXPANSION
COMBINATION COMMERCIAL & RESIDENTIAL USE
AND PARKING LOT
MARBLEHEAD PLANNING BOARD
OCTOBER MEETING

To the Board,

Project Narrative:

Your petitioner acquired the four lots known as 1 and 3 Essex Street which contained a three story structure with two commercial units on the first floor, two residential units on the second floor and one residential unit on the third floor on the property identified as 1 Essex Street and a small shed and parking for 7 automobiles on what is known as 3 Essex Street as the useable area is limited by the steeply rising ledge of 25 +/- feet on the rear of the property at 3 Essex Street. All of the petitioner's property of four lots consists of 6,800 square feet in area, and is located in the B1 Zoning District which allows for mixed use of commercial on the street level and residential on the two floors above, although requiring lot area of 10,000 sq. ft. or 4,000 sq. ft. per dwelling unit whichever is greater, making the existing structure a grandfathered non-conforming use as it was built around 1900.

The legal concept of merger applies to the four lots making up the petitioner's property as one lot is held in common ownership and a review of the Assessor's maps reveal that in the general area surrounding the petitioner's property reveals, but for the National Grand Bank Parking Lot the lots are significantly less than 10,000 sq. ft. in general.

Accordingly, the present structure on the property has an Existing Open Area Ratio of less than 1 with a .44 which will be reduced to .02 and will therefore require relief by Special Permit from this Dimensional Requirement.

Your petitioner has received approval from the Design Review Board of its proposal for an addition to the present structure consisting of two commercial spaces on the street level

with two residential units on the second floor and one residential unit on the third floor on the land that makes up what is known as 3 Essex Street by removing the shed and having 6 Parking spaces off street and by adding sidewalk area to Essex Street along the front of the addition and will create three additional on-street spaces which are much needed in the area.

The parties intend to provide landscaping with native species as appropriate and as shown in general on the Landscape Plan submitted. The proposed addition exceeds the limitation set forth in Section 200-38 A. (1) of the Bylaw of greater than 700 Square Feet expansion of a combined nonresidential and residential Building of gross floor area, which is a nonconforming structure on a nonconforming lot for area with nonconformities to the side yard and rear yard setbacks, height and open area and parking. As such the Planning Board is the Site Plan Special Permit granting Authority.

Proposed Conditions:

The existing mixed-use structure will remain the same with the exception of the deck and stairs for the entrances on the side being removed and rebuilt as part of the new addition to provide better access to the residential units and two of the commercial units with an open deck at the second floor level.

The building height will be increased from 35.2 feet to 35.6 feet but with the slope of the lot to the east (the direction of movement of the existing structure) the effect on height is negligible. The applicable height restriction is 35 feet.

The proposed exterior materials, building components and construction details will match those of the existing home as shown on the plan submitted for this structure built in about 1900 with the addition and renovations have been designed to harmonize with the existing buildings architectural style and the architectural fabric present in the neighborhood. The favorable action of the Design Review Board, a copy of which has been submitted to the Board supports our position.

We require a Site Plan Special Permit from the Planning Board and are to appear before the zoning Board of Appeals for the expansion of a nonconforming structure on a nonconforming lot for the expansion of a mixed use as we have submitted our plans and are awaiting a hearing on our Request for the granting under **Section 200-30 D.(1.)** of relief.

Relief Requests;

In the B1 District: New construction of over 10% Square Feet of Gross Floor Area for a non-conforming structure requires the granting of a Special Permit under Section 200-30D, and may include conditions as set out in the By-law.

The petitioner requires a Special Permit for Dimensional relief under Section 200-37 for height of the Structure and the reduction in the Open Area Ratio. Further, as the lot is an undersized lot relief from the requirement of 4,000 sq.ft. of area per dwelling unit requires Dimensional relief.

The petitioner further requires relief from the parking requirements of the By-law for two parking spaces for every Dwelling unit and two for every Commercial unit which would require 20 spaces, where we will have 6 with a request from the Design Review Board request to reduce the width by 6 inches to 8' 6" by 18'. However, we will be constructing the sidewalk on Essex Street in front of the Addition that will increase the on-street parking by 3 spaces going to 4 from the present one. Presently, the parking requirement of 10 is greater than what is available which is at most 8 on what is known as 3 Essex Street

We believe the plans submitted for the project have addressed in a positive way The general purpose and intent of the bylaw; the technical requirements of Section 200-38 for a Site Plan Special Permit ; the extent to which the architectural and design features are in harmony with the prevailing character and scale of the buildings in the neighborhood and town; consideration of building materials, breaks in roof and wall lines, adequate light, air circulation; The character of the site is preserved; vehicular and pedestrian movement within the site are convenient and safe; external emissions from the site are minimized; the adverse effects on abutting lots in the immediate neighborhood and the Town are minimized.

We believe that the plans submitted for the project have addressed in a positive way all the standards to be considered under Sections 200-30D, 200-37 and 200-18 and support the granting of all required Special Permits under the By-law as well as any other relief the Board deems necessary including any Variance.

The Board may impose any conditions deemed necessary to achieve the purposes of the By-law in the granting of the Special Permit or any such other relief the Board deems to be appropriate.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chris Drucas", written over a circular stamp or seal.

Chris Drucas,
Attorney For Petitioner

DESIGN REVIEW BOARD
Meeting Notes

Site Address: 1-3 Essex Street

Date(s) of meeting (s): March 24th, 2025 & April 24th, 2025

Person (s) in Attendance: Board members - Doug Jones, Ed Nilsson, David Deutsch; Town

Planner - Alex Eitler; Applicant: Jeff Tucker

Recommendations:

- 6" reduction in width for parking spaces to increase green space
- Extend the sidewalk to prioritize pedestrian safety
- Extend the brick band at the back end of the curb to ensure that it matches the frontage
- Introduce brick paving at the face of both buildings to define pedestrian access

Action taken: The design review board approved the submitted proposal dated 4/24/2025 with the above mentioned recommendations for a three story addition to 1 Essex Street that will have a commercial ground unit and residential units on the second and third floor.

Documents Submitted:

- (Qty: 1) A set of architectural drawings labeled "1 Essex Street" drawn by Tucker Architecture at 56 Atlantic Avenue, Marblehead, MA 01945. Plans dated: 1/28/2025

The Design Review Board viewed this application as a reasonable addition to the B1 District that conforms with the existing by-laws.

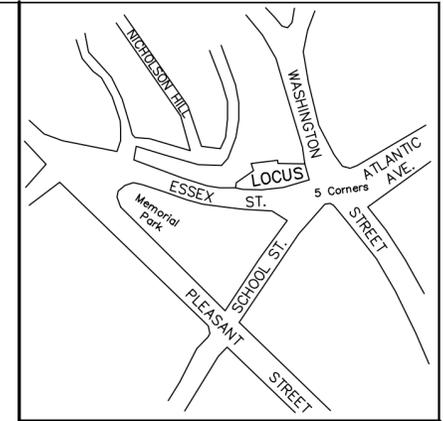
Town Planner Signature:



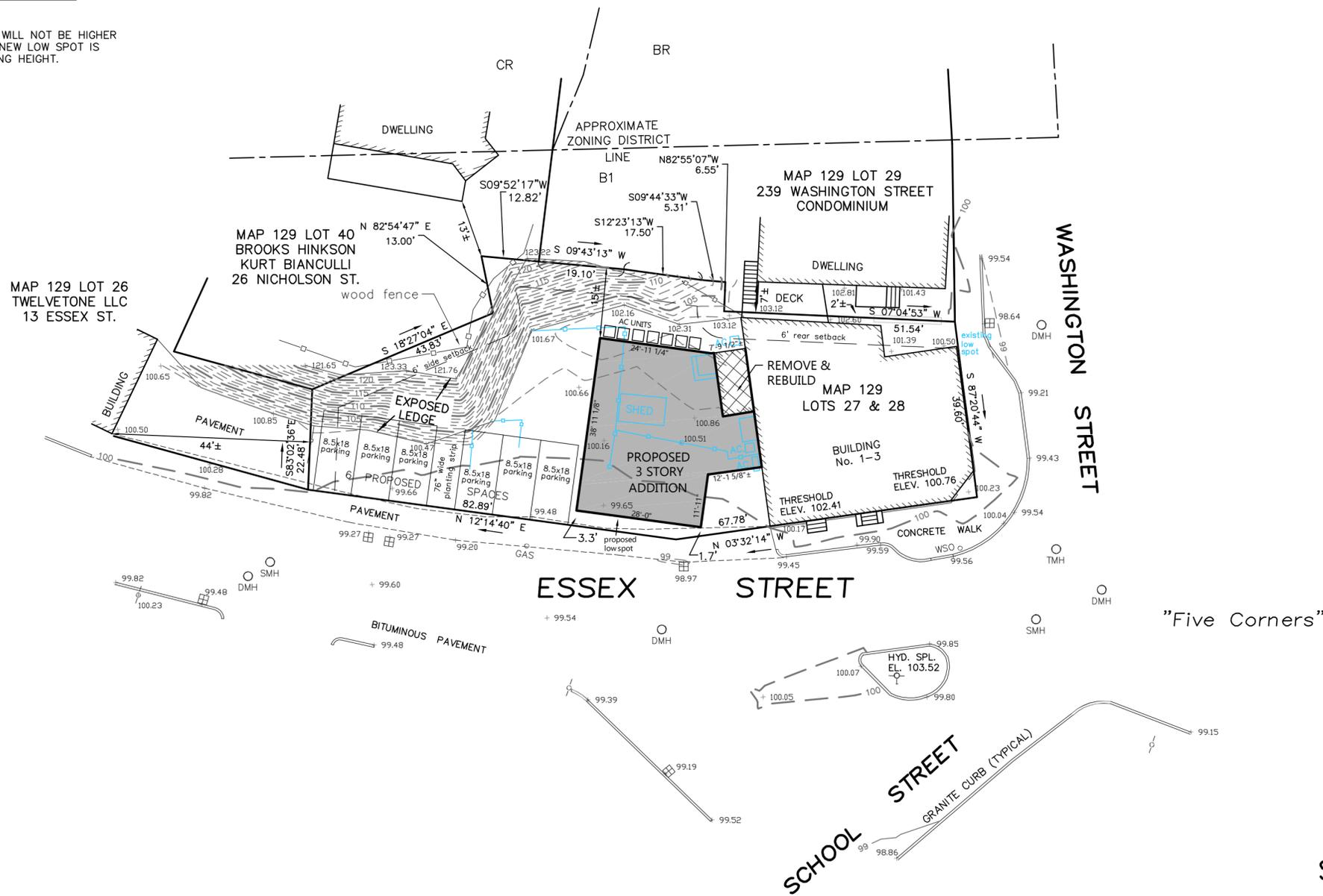
ZONING DISTRICT - B1

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000/4,000	6,800±	6,800±
FRONTAGE	35	190.27'	190.27'
FRONT	N	0	1.7'
SIDE	6	50'±	24'±
REAR	6	0	15'±
BLDG HEIGHT	35	35.2'	35.6'±*

*THE PEAK ELEVATION OF THE ADDITION WILL NOT BE HIGHER THAN THE EXISTING BUILDING BUT THE NEW LOW SPOT IS LOWER RESULTING IN A HIGHER BUILDING HEIGHT.



LOCUS MAP



LEGEND

- HYDRANT
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- WOOD FENCE
- WATER SHUTOFF

UNDERGROUND UTILITIES ARE SHOWN FROM FIELD AND RECORD SOURCES AND ARE APPROXIMATE. THE UNDERGROUND LOCATION OF UTILITIES MUST BE VERIFIED IN THE FIELD BY CALLING DIG-SAFE AT 1-888-DIG-SAFE BEFORE ANY EXCAVATION.

NOTES:

- ELEVATIONS BASED ON AN ASSUMED DATUM.

NOTE: DETAILS IN BLUE TO BE REMOVED



SITE PLAN OF LAND

1 - 3 ESSEX STREET
 MARBLEHEAD
 PROPERTY OF
 RUTHY, LLC

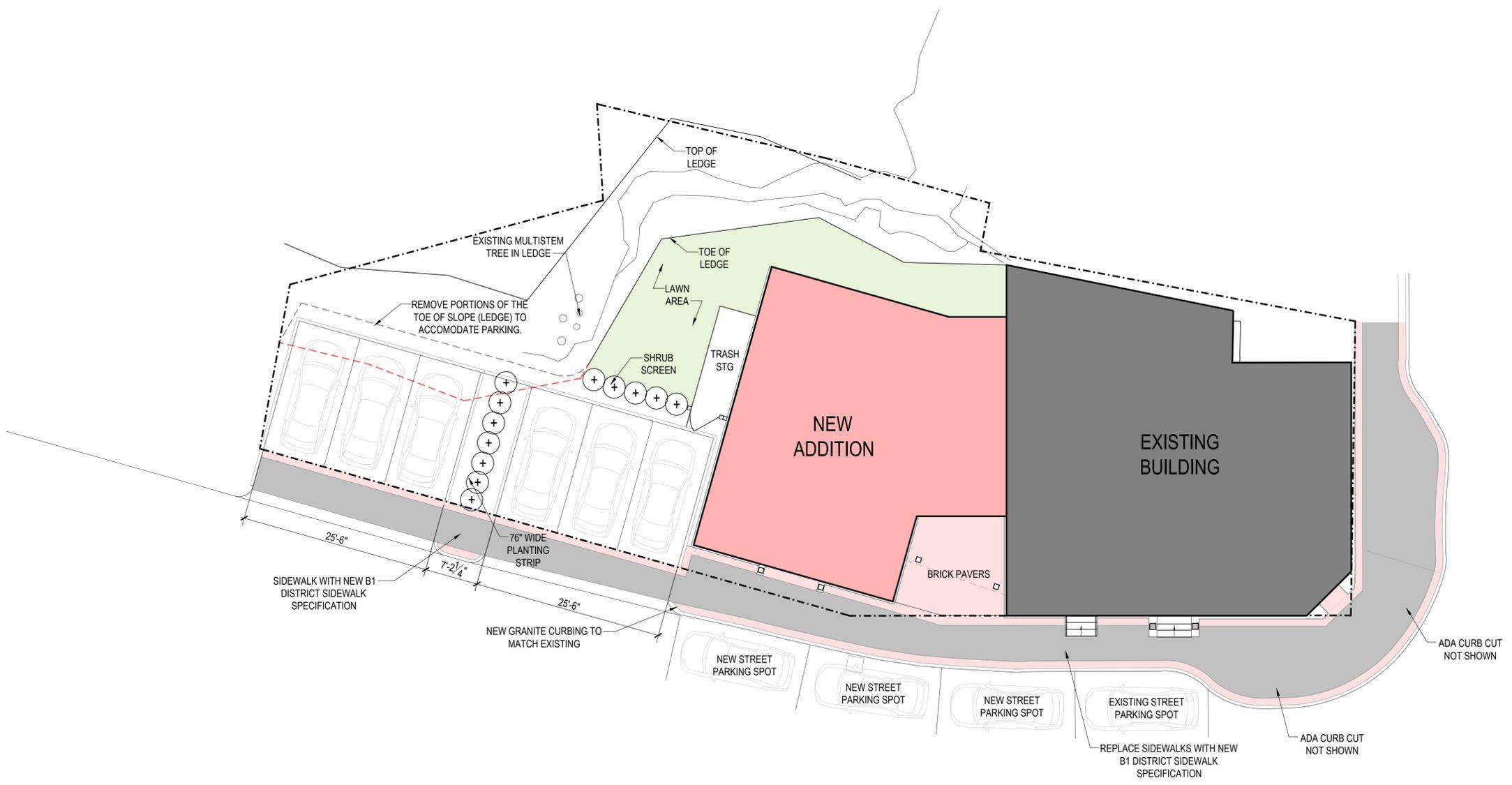
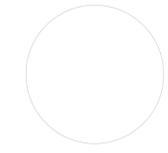
SCALE 1" = 20' JULY 28, 2025



NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA
 (978) 744-4800

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REVISION DATE:
 2025 05 23

NOTE: Not for Construction unless
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1-3 Essex St.
 Marblehead, MA

Site Plan Diagram

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
1



TUCKER ARCHITECTURE

ARCHITECTURE • LANDSCAPE • INTERIORS

56 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

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Drawing Index:

- CVR Cover
- X2 Existing Basement Floor Plan
- 2 Proposed Basement Floor Plan
- X3 Existing First Floor Plan
- 3 Proposed First Floor Plan
- X4 Existing Second Floor Plan
- 4 Proposed Second Floor Plan
- X5 Existing Third Floor Plan
- 5 Proposed Third Floor Plan
- X6 Existing Roof Plan
- 6 Proposed Roof Plan
- 7 Existing & Proposed Building Elevations
- 8 Existing & Proposed Building Elevations
- 9 Existing & Proposed Building Elevations
- 10 Existing & Proposed Building Elevations

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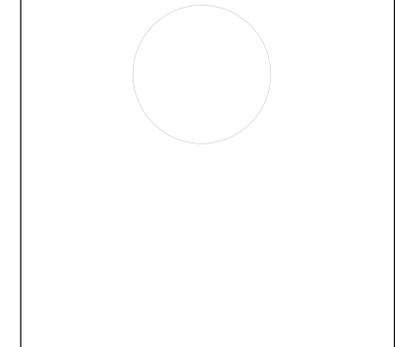
Cover

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PAGE NO.
CVR

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- PLAN WALL LEGEND**
-  Proposed Stud Walls
 -  Existing Walls to Remain
 -  Existing Walls to be Removed
 -  Proposed Concrete Walls
 -  Points of Egress to Exterior

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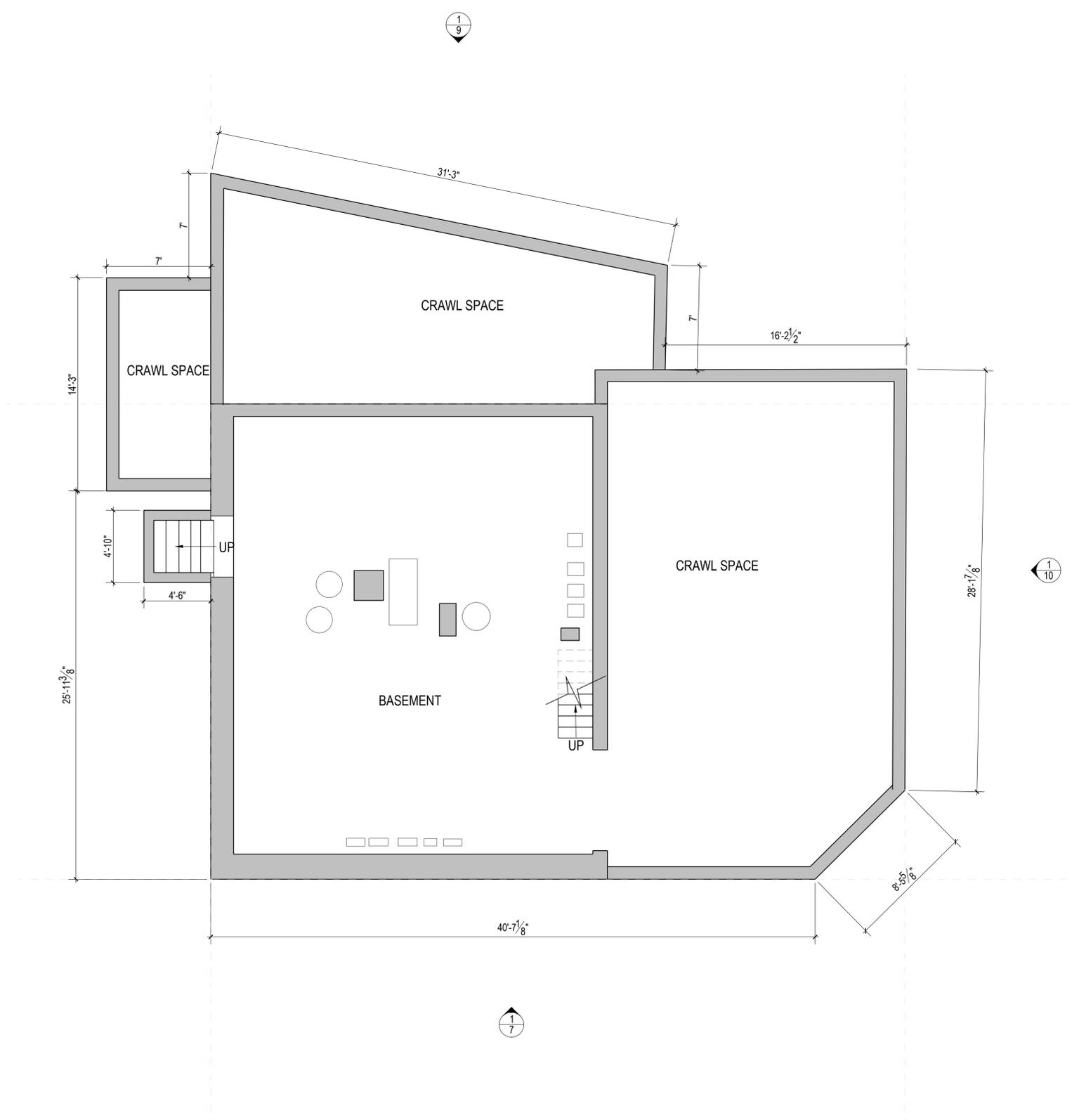
1-3 Essex St.
Marblehead, MA

**Existing Conditions
Basement Floor Plan**

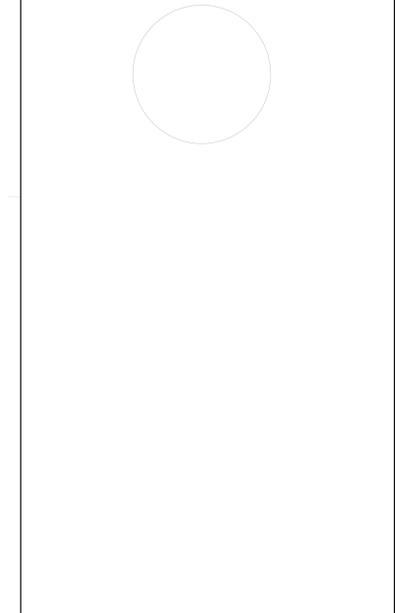
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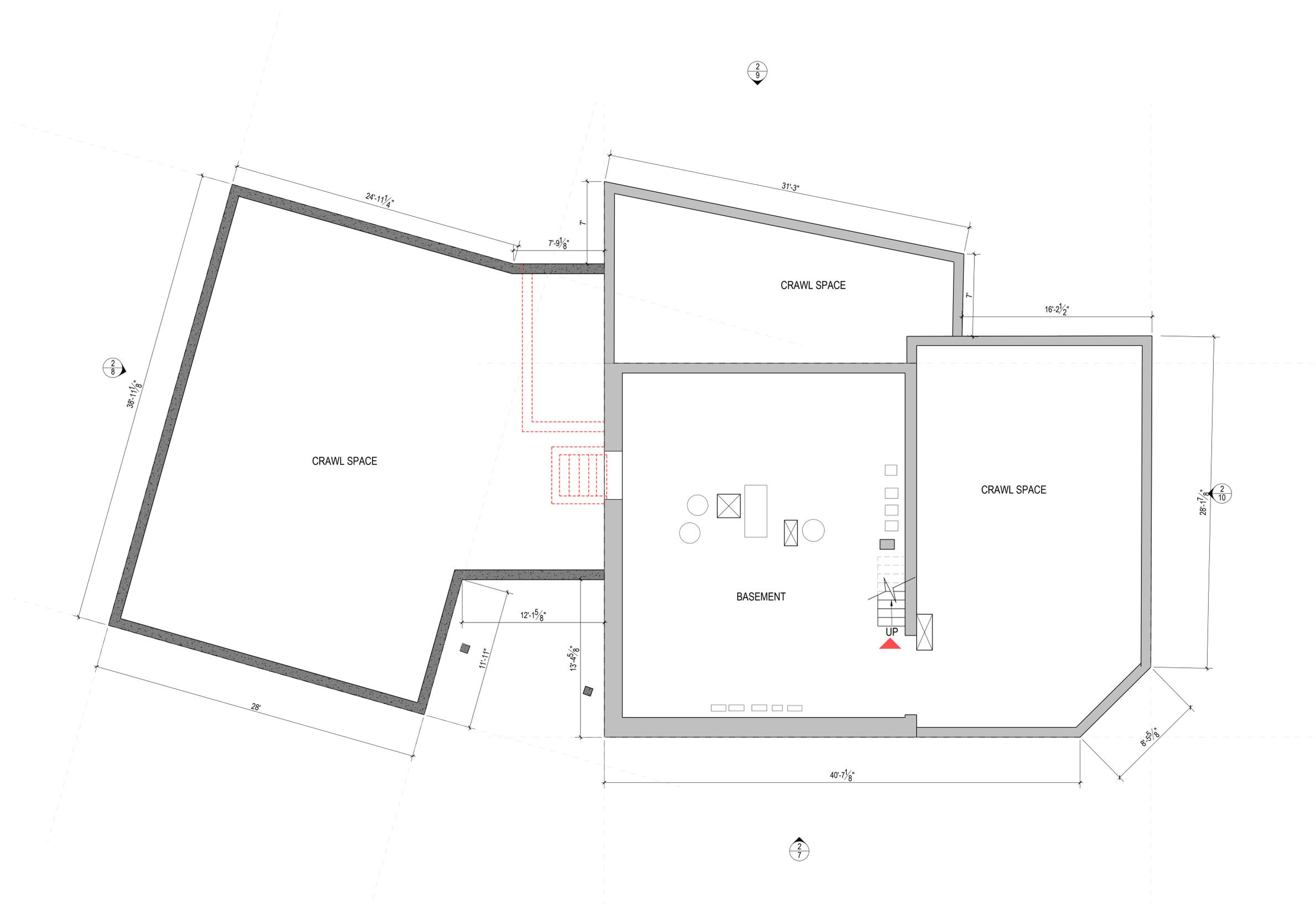
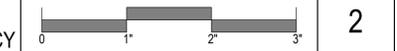
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1-3 Essex St.
 Marblehead, MA

Basement Floor Plan

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1 Basement Floor Plan
 Scale: 1/4"=1'-0"

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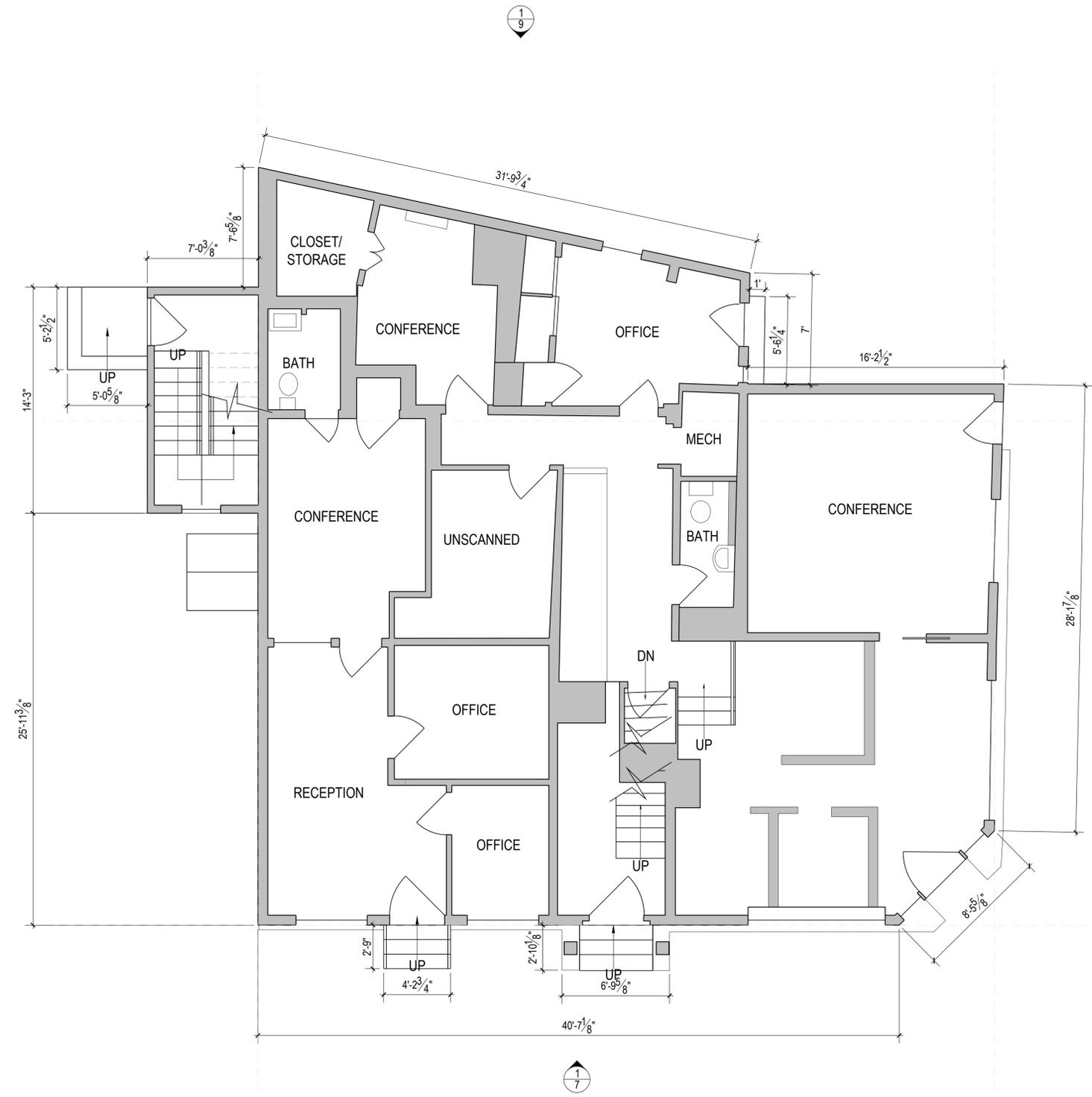
**Existing Conditions
First Floor Plan**

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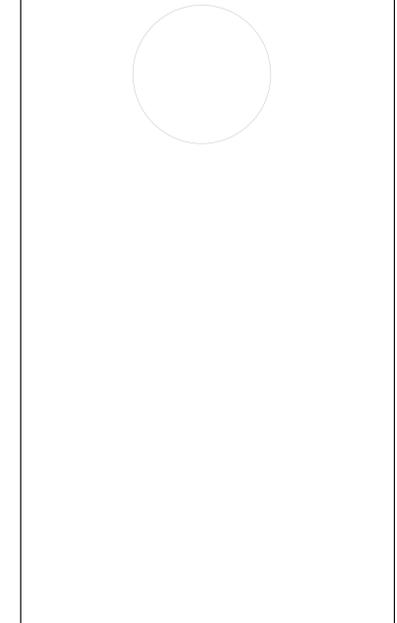
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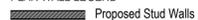
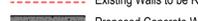


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1-3 Essex St.
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First Floor Plan

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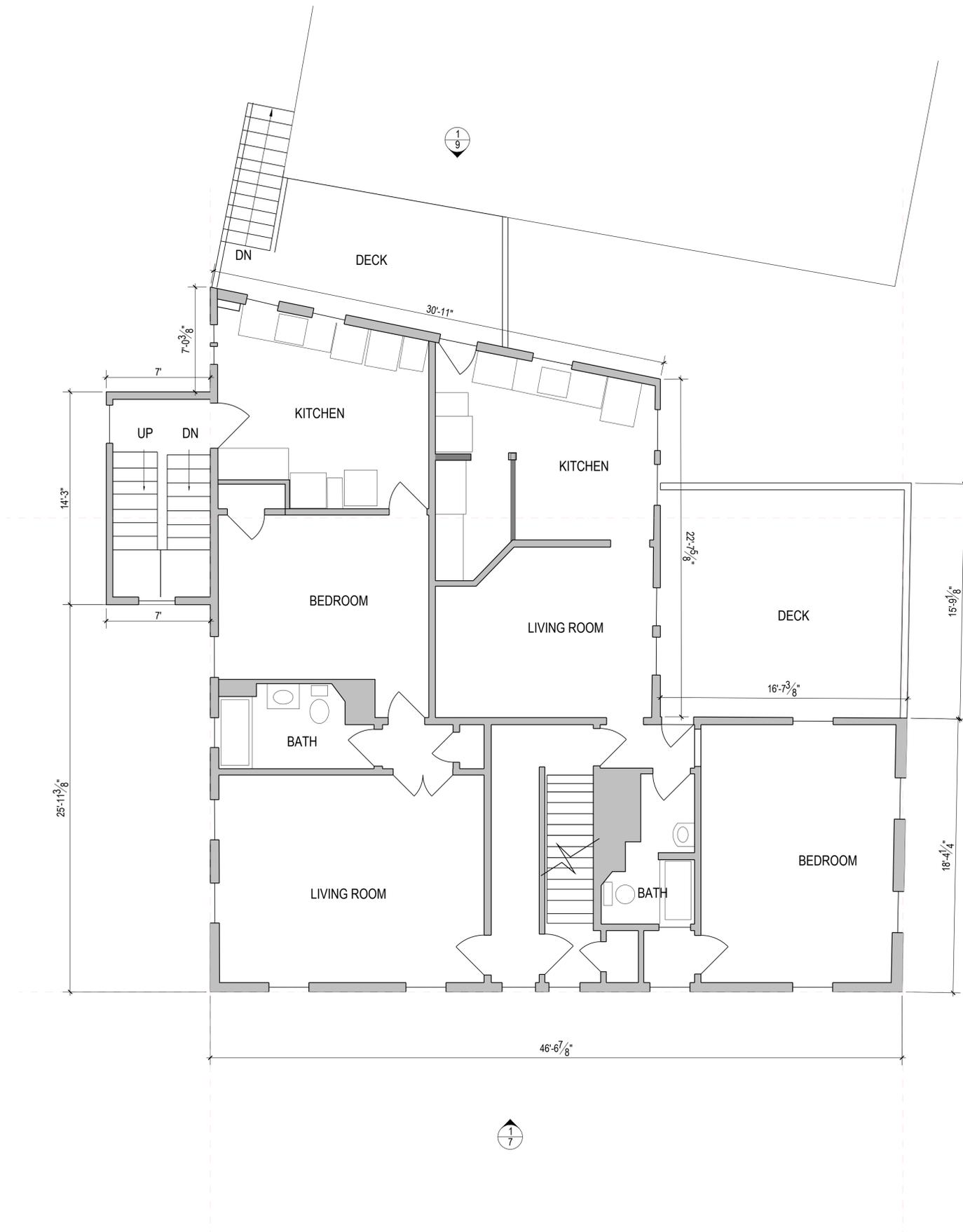
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**Existing Conditions
Second Floor Plan**

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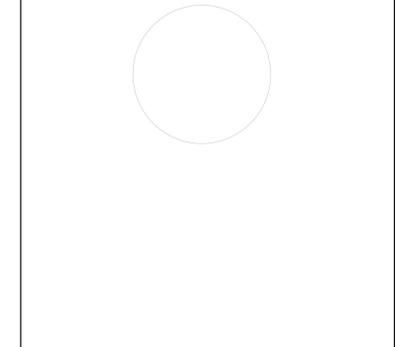
Second Floor Plan

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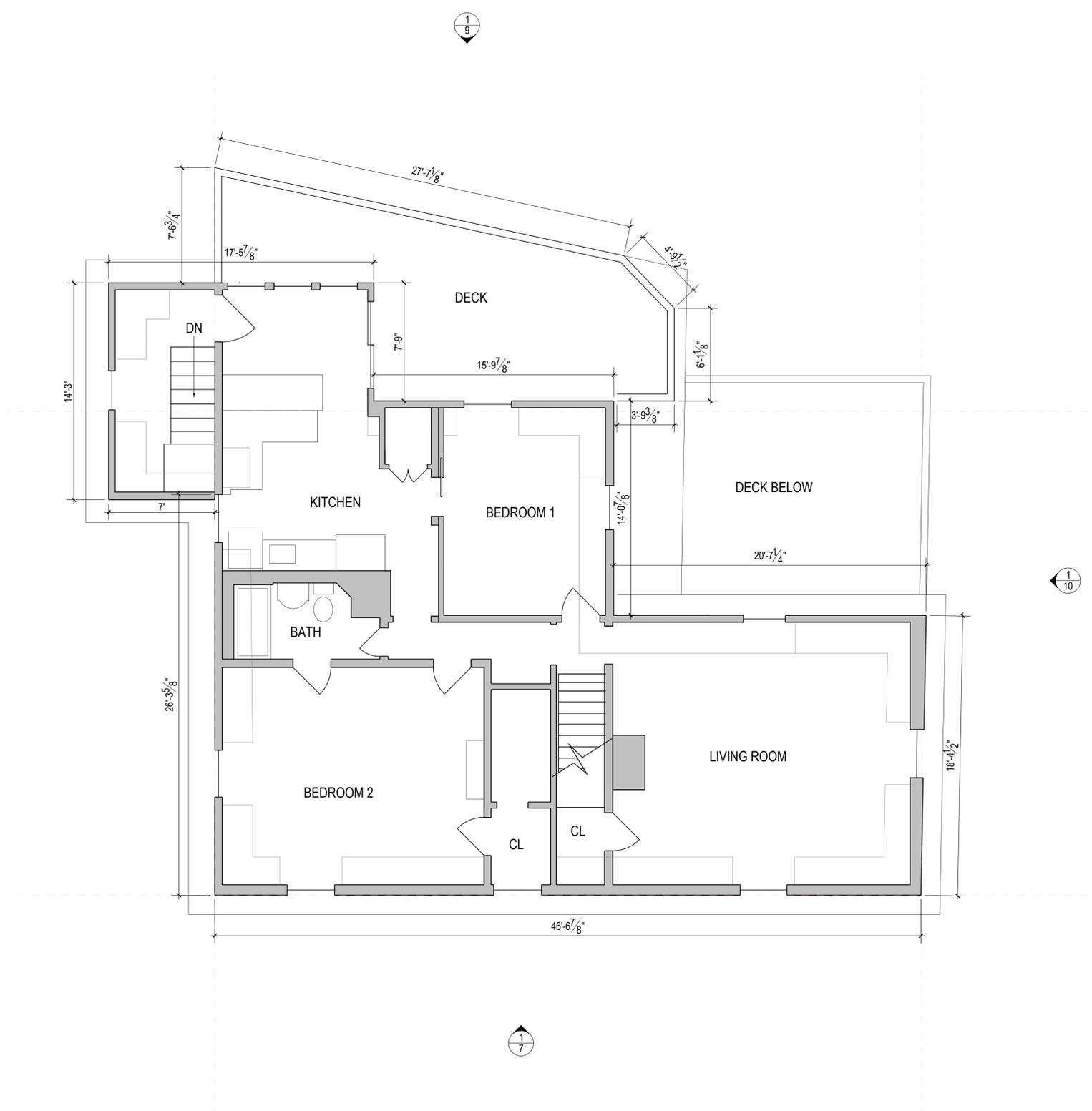
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Marblehead, MA
**Existing Conditions
Third Floor Plan**

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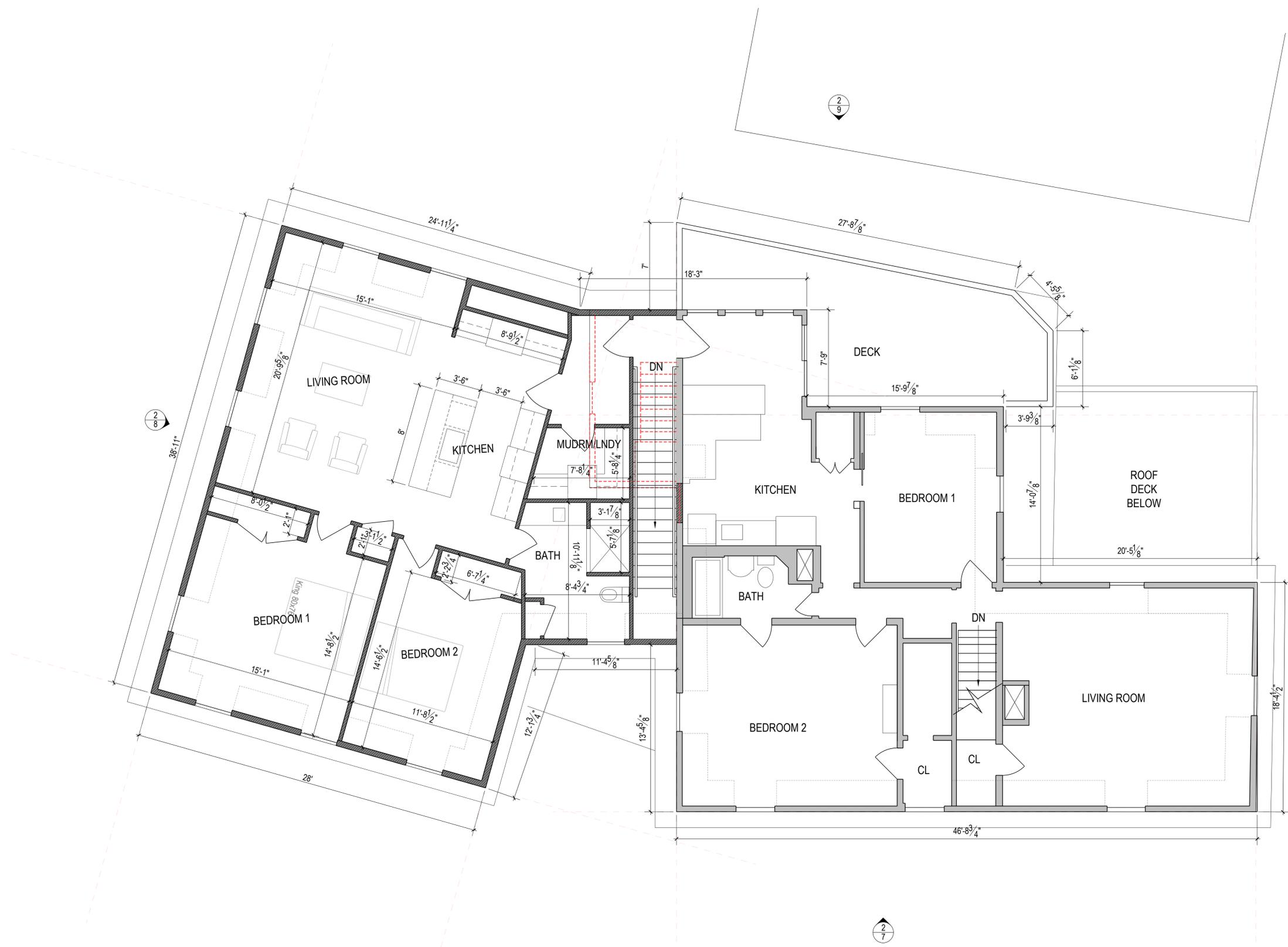
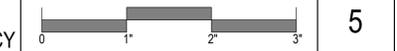
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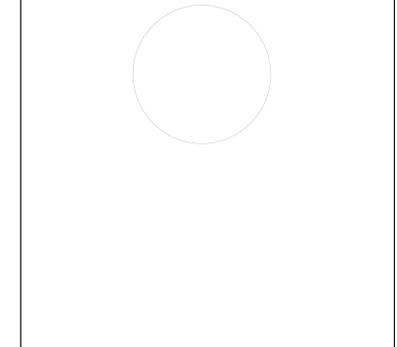
1-3 Essex St.
 Marblehead, MA

Proposed Third Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE PAGE NO.



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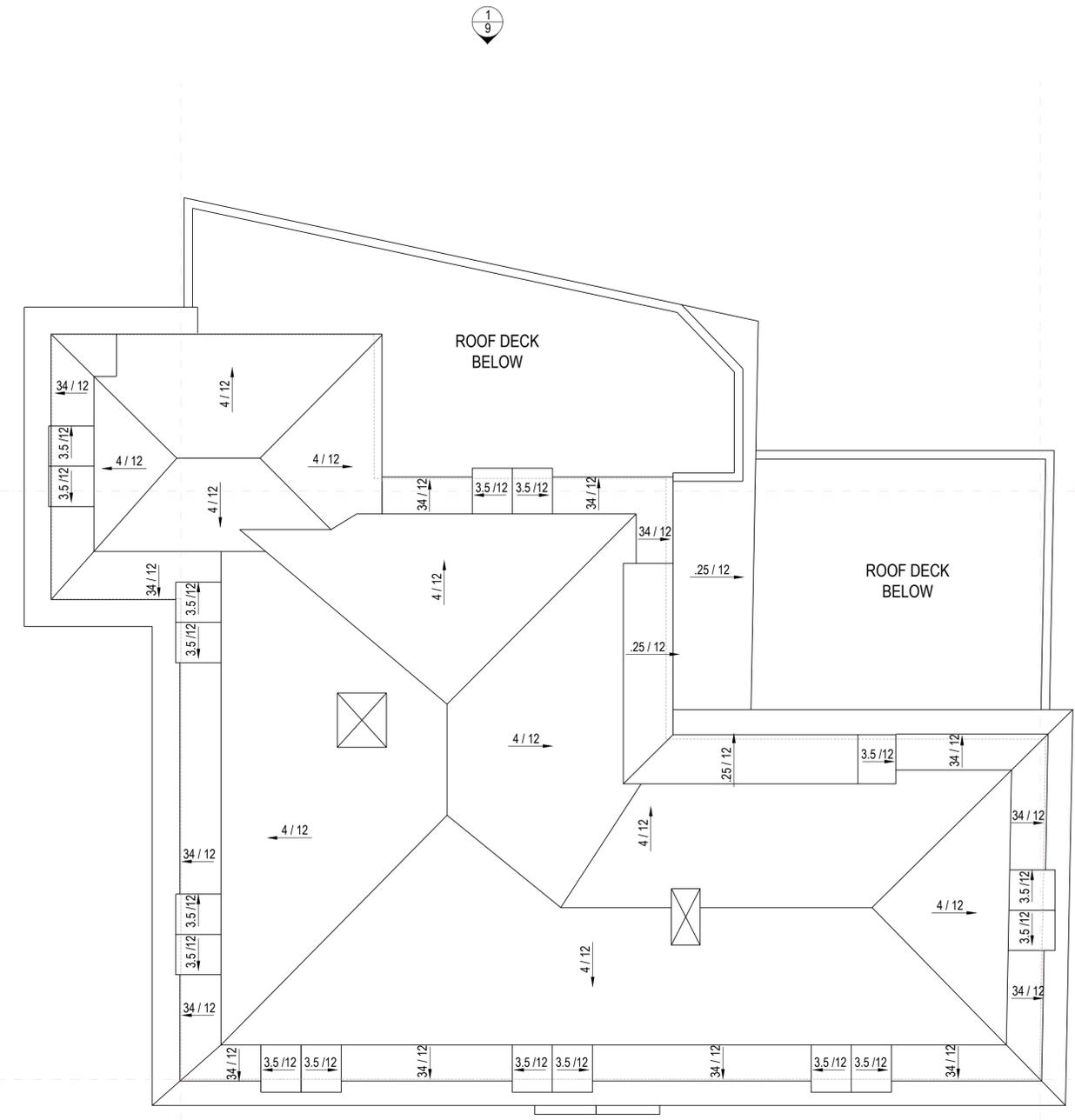
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Existing Conditions
Roof Plan

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X6



1 Roof Plan
 Scale: 1/4"=1'-0"

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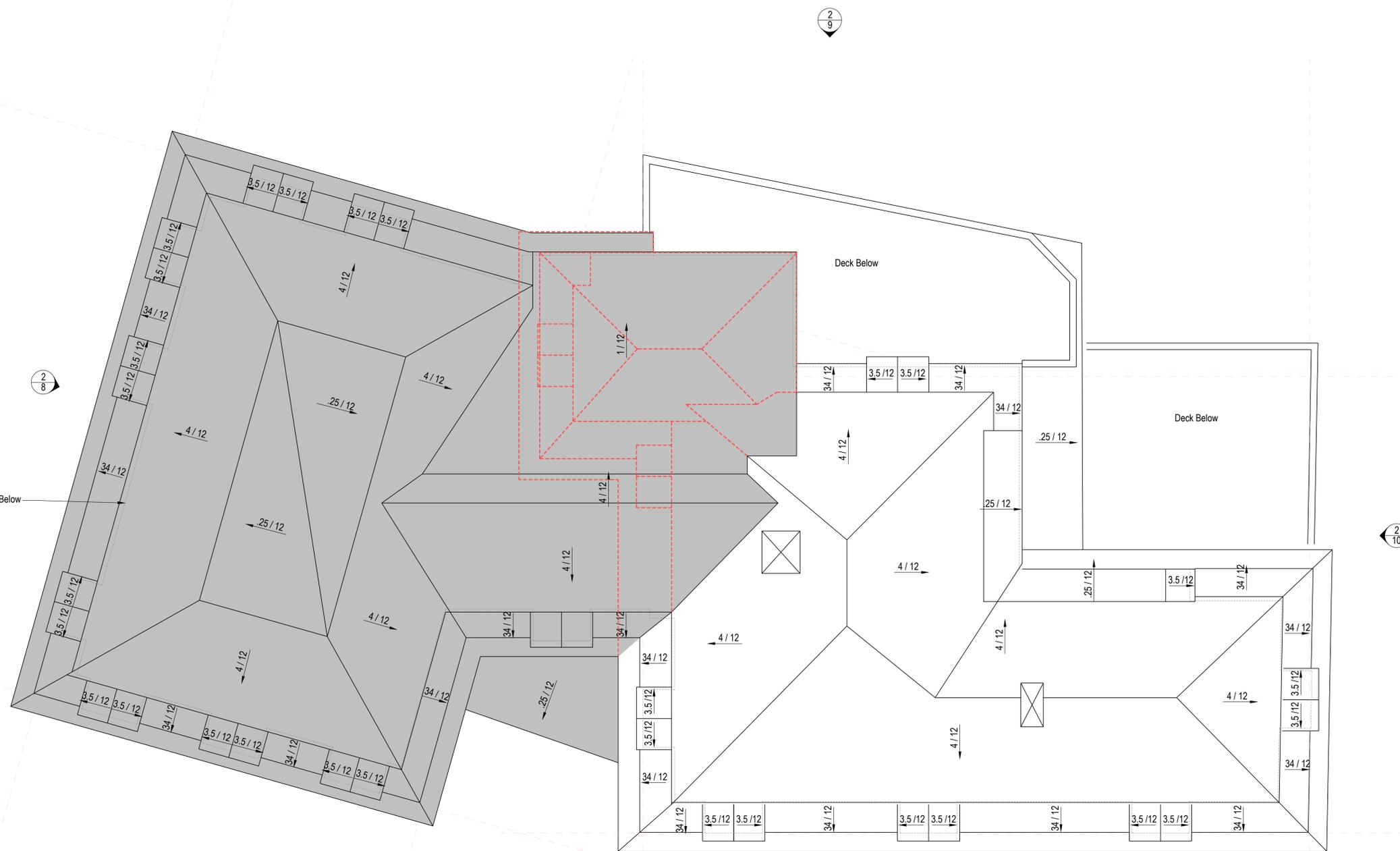
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Roof Plan

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6



Outline of Wall Below

1 Proposed Roof Plan
Scale: 1/4"=1'-0"

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Existing Top of Ridge
Elevation: 32'-7 1/2"

Third Floor Elevation
Elevation: 19'-9"

Second Floor Elevation
Elevation: 10'-1"

First Floor Elevation
Elevation: 0'-0"

Existing Low Spot

Proposed Low Spot

Basement Floor Slab
Elevation: -6'-3 1/2"

① West Elevation
Scale: 1/4"=1'-0"

Existing Top of Ridge
Elevation: 32'-7 1/2"

Third Floor Elevation
Elevation: 19'-9"

Second Floor Elevation
Elevation: 10'-1"

First Floor Elevation
Elevation: 0'-0"

Existing Low Spot

Proposed Low Spot

② West Elevation
Scale: 1/4"=1'-0"



35'-2 5/8" Existing Low Spot to Existing Top of Ridge



35'-2 5/8" Existing Low Spot to Existing Top of Ridge

35'-7 1/4" Proposed Low Spot to Existing Top of Ridge

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Existing Conditions Building Elevations

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7

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Building Elevations



① North Elevation
Scale: 1/4"=1'-0"



② North Elevation
Scale: 1/4"=1'-0"

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1 East Elevation
Scale: 1/4"=1'-0"



2 East Elevation
Scale: 1/4"=1'-0"


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Existing Conditions
 Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE
 0 1' 2' 3'
 PAGE NO. 9

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1 South Elevation
Scale: 1/4"=1'-0"



2 South Elevation
Scale: 1/4"=1'-0"

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Building Elevations

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PAGE NO.
10