

BALLAST
LANE
STREET

OCEAN AVENUE

#433 OCEAN AVENUE
MARBLEHEAD TRUSTS
CENTRAL 1 LOGGERS TRUSTS
TRUST OF 2020
MAR 2300 PARCEL 6
BRANDEN, S 9305

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(Zoning Districts)

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(Zoning Districts)

ZONING DISTRICT: SESR & ESR			
(Expanded Single-Residence and Shoreline Expanded Single-Residence)			
LOT AREA	REQUIRED	EXISTING	PROPOSED
	35,000±SF	79,000±SF***	79,000±SF***
FRONTAGE	100 feet	182.99 feet	182.99 feet
	20 feet	36.7±feet	31.6±feet
SIDE YARD*	25 feet	25.0 feet	25.0/7±feet
	25 feet	298±feet	290±feet
REAR YARD***	30 feet	51 feet	52.5±feet
	30 feet		
* 25 feet = required waterfront setback (applies for this project)			
*** measured from lowest point (existing or proposed elevation, whichever is lower,			
to be confirmed by the Marblehead Building Inspector)			
Measured from Mean High Water			

SITE PLAN

PROPOSED SCOPE OF WORK

SITE PLAN APPLICATION

to the

Marblehead Planning Board

for the

demolition of an existing house

and

construction of a new

House

Site Work & Landscaping

#349 Ocean Avenue

Marblehead, MA

August 13, 2024

Plan Scale: 1" = 20'

Sheet 2 of 2

LAND DEVELOPMENT ENGINEERING

PATROWITZ

14 School St., Suite 200, Marblehead, MA 01955

(781) 836-4540 fax 01970

scott.patrowitz@patrowitz.net

010924-109

(built mostly on top of the existing house footprint) and

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