



Walter Jacob architects

PROJECT TEAM

CLIENT

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Marblehead, MA 01945

ARCHITECT

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SURVEYOR

North Shore Survey
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Salem, MA 01970
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ZONING INFORMATION

Zoning District:

This project has been approved by...

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000 sf	± 18,619 sf	± 18,619 sf
FRONTAGE	100'	95.04'	95.04'
FRONT SETBACK	20'	42.6'	42.6'
SIDE SETBACK	15'	16.1'	16.1'
REAR SETBACK	15'	31.9'	23'±
HEIGHT/STORIES	35'	36.8'	37.2'

PROJECT LOCATION

10 Rolleston Road
Marblehead, MA 01945

PROJECT DESCRIPTION:

This project includes This project consists of additions to the existing house which exceeds the 10% expansion limit on a non-conforming building that exceeds the maximum height and on a non-conforming lot with less than the required frontage. The proposed work also includes a new stair, which encroaches on the side-yard setback; a patio greater than 2' above grade which encroaches on the side- and rear-yard setback; and new decks and a screened porch. We are also seeking additional dimensional relief for height due to the proposed low spot which is lower than the existing. The elevation of the peak of the building will not change.

SYMBOLS

ROOM
100



ROOM/AREA DESIGNATION



WINDOW TAG
EXTERIOR ELEVATION REFERENCE



NORTH ARROW



DOOR AND DOOR DIMENSION
(WIDTH & HEIGHT)



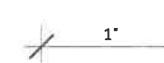
NEW WALL



EXISTING WALL TO REMAIN



WALL TO BE DEMOLISHED



DIMENSION STRING

DRAWING INDEX

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ZONING DISTRICT – SINGLE RESIDENCE

REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	18,619±
FRONTAGE	100	95.04'
FRONT	20	42.6'
SIDE	15	16.1'
REAR	15	31.9'
BLDG HEIGHT	35	36.8'

*THE ELEVATION OF THE PEAK OF THE BUILDING IS NOT CHANGING. THE PROPOSED LOW SPOT IS LOWER THAN THE EXISTING.

MAP 27 LOT 21
SEA BREEZE CONDOMINIUM
13 HATHAWAY RD

ONTARIO HATHAWAY ROAD

Architectural site plan for a residential development on Lots 11 and 12 of Map 27, Rolleston Rd.

Key Features and Dimensions:

- LOT 11:** Depth 95.32', Frontage 172.40'. Includes a DWELLING (No. 10), PROPOSED 1ST FL & BASEMENT, PROPOSED 1ST FL & BASEMENT, PROPOSED 1ST FL, PROPOSED DECK & BASEMENT, PROPOSED SCREENED PORCH, and an EXISTING DECK.
- LOT 12:** Depth 40.00', Frontage 105' ±. Includes a DWELLING, PROPOSED PATIO (GREATER THAN 2' ABOVE GRADE), PROPOSED DECK, and PROPOSED EGRESS STAIRS.
- Proposed Features:** POOL, PROPOSED PATIO (GREATER THAN 2' ABOVE GRADE), PROPOSED DECK, and PROPOSED EGRESS STAIRS.
- Setbacks:** Various setbacks are indicated, including 15' rear setback, 15' side setback, 20' front setback, and 34' side setbacks.
- Orientation:** The plan includes a coordinate system with S 36°38'00" E and S 33°55'30" E.
- Neighboring Lots:** MAP 27 LOT 11 (SAHAN IQBAL & NICHOLAS WARD) and MAP 27 LOT 12 (ELIAS DEMAKES).
- Roads:** 13 HATHAWAY RD., 6 ROLLESTON RD., and 8 ROLLESTON RD.

Reviewed by
Building Department
For Zoning Board
Of Appeals

**ZONING BOARD OF APPEALS PLAN
10 ROLLESTON ROAD
MARBLEHEAD**

JILL ADLER
1" = 20' ABP

PROPERTY OF

SCALE 1" = 20' APRIL 1, 2025
NORTH SHORE SURVEY CORPORATION

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

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.



FRONT VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

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Private Residence

Existing Conditions Photographs
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X.1

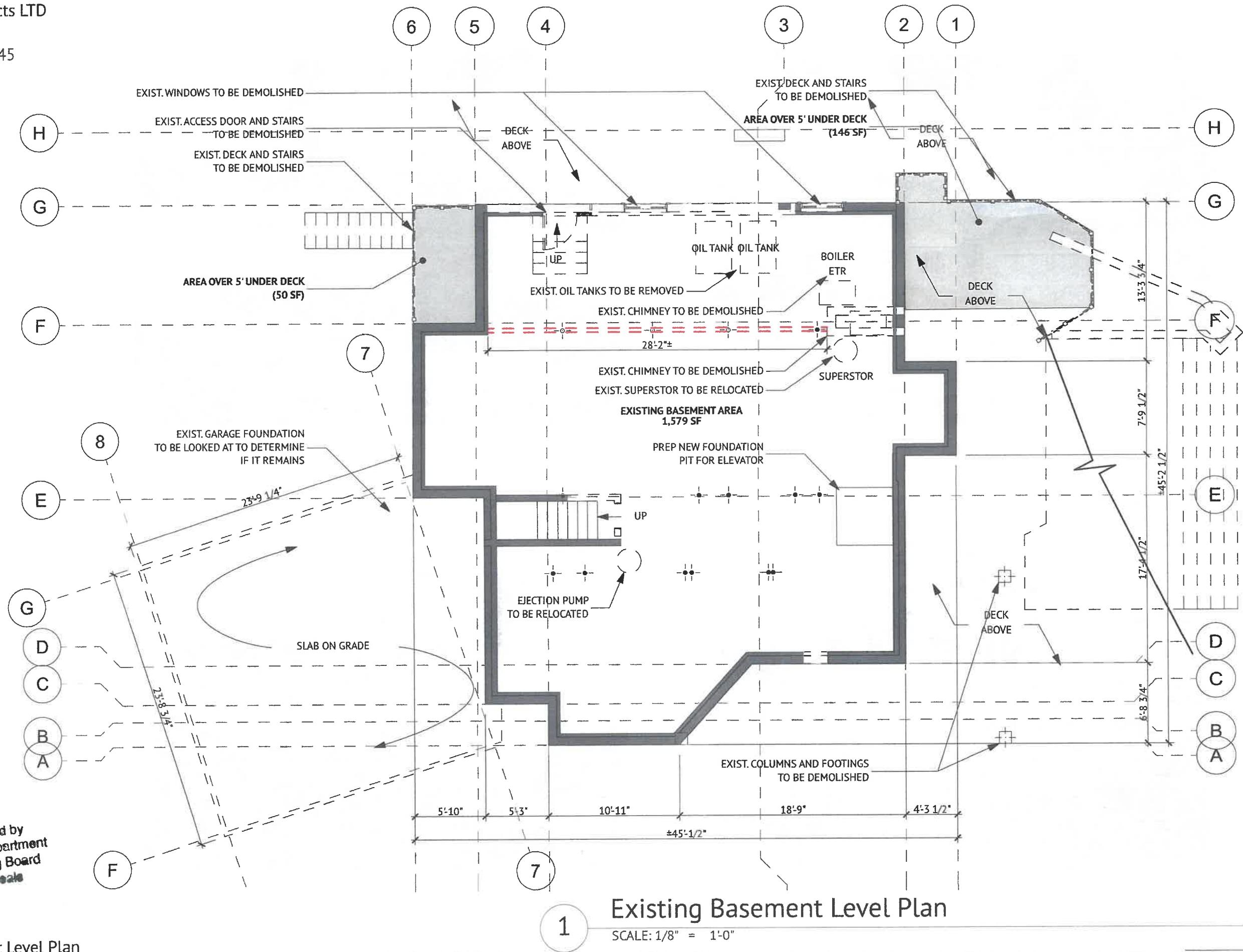
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Existing Basement Level Plan
Existing Conditions



Existing Basement Level Plan

SCALE: 1/8" = 1'-0"

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Existing First Level Plan

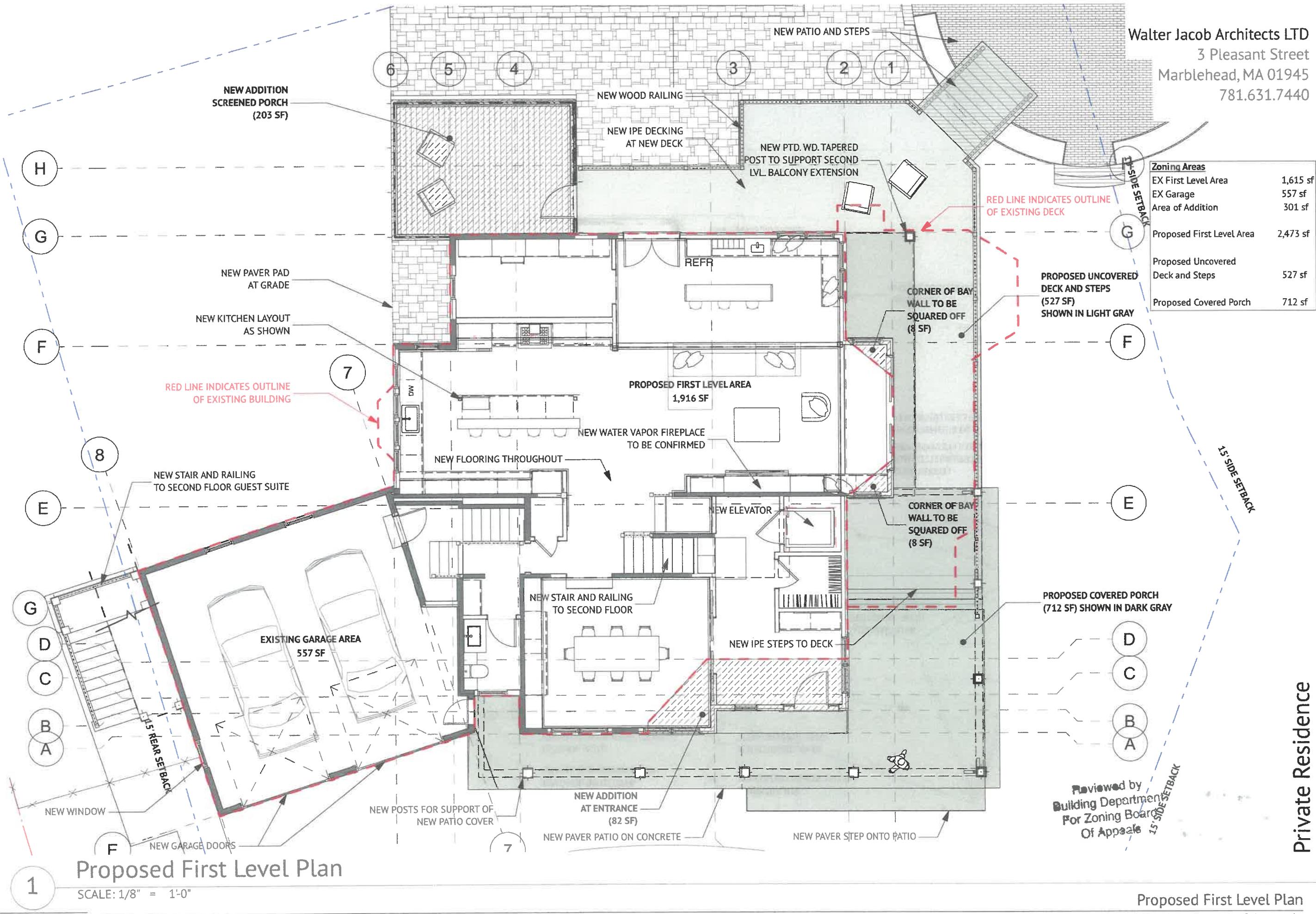
SCALE: 1/8" = 1'-0"

Testing First Level Plan Testing Conditions

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Testing First Level Plan Testing Conditions

05.19.25_10 Radleston Rd.phn 5/20/25
15' SIDE SETBACK



X.3

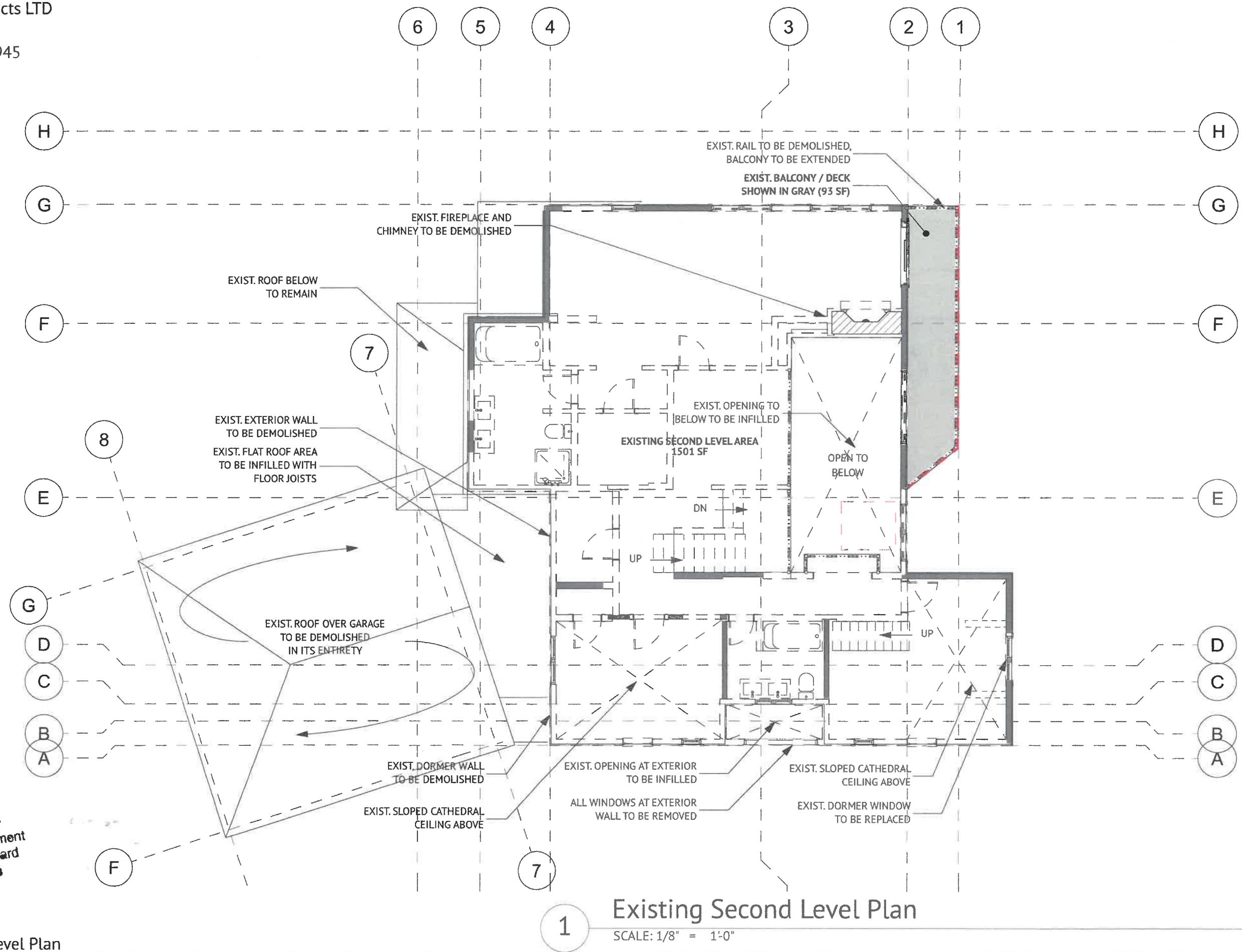
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Existing Second Level Plan
Existing Conditions



Proposed Second Level Plan

SCALE: 1/8" = 1'-0"

05.19.25_10 Rolleston Rd.p1n 5/20/25

Zoning Areas

EX Second Level Area	1,501 sf
Area of Addition	627 sf
Proposed Second Level Area	2,128 sf
Proposed Uncovered Deck and Steps	159 sf

Legend:

- W: Existing Wall
- W: New Wall
- W: Existing Column
- W: New Column
- W: Existing Opening
- W: New Opening
- W: Existing Stair
- W: New Stair
- W: Existing Deck
- W: New Deck
- W: Existing Eave
- W: New Eave
- W: Existing Roof
- W: New Roof
- W: Existing Window
- W: New Window
- W: Existing Door
- W: New Door
- W: Existing Stairs
- W: New Stairs
- W: Existing Wall (Hatched)
- W: New Wall (Hatched)
- W: Existing Column (Hatched)
- W: New Column (Hatched)
- W: Existing Opening (Hatched)
- W: New Opening (Hatched)
- W: Existing Stair (Hatched)
- W: New Stair (Hatched)
- W: Existing Deck (Hatched)
- W: New Deck (Hatched)
- W: Existing Eave (Hatched)
- W: New Eave (Hatched)
- W: Existing Roof (Hatched)
- W: New Roof (Hatched)
- W: Existing Window (Hatched)
- W: New Window (Hatched)
- W: Existing Door (Hatched)
- W: New Door (Hatched)
- W: Existing Stairs (Hatched)
- W: New Stairs (Hatched)

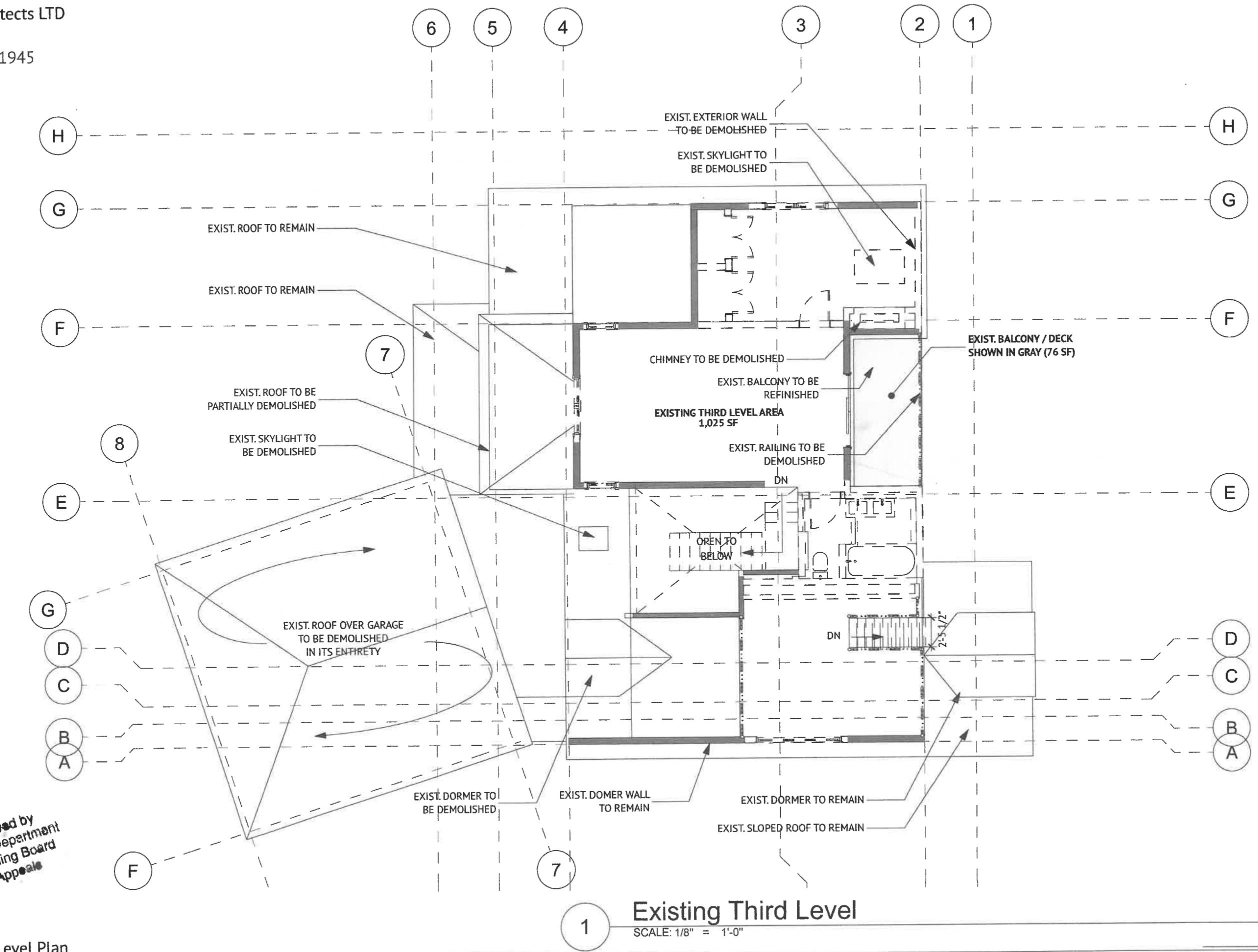
Annotations:

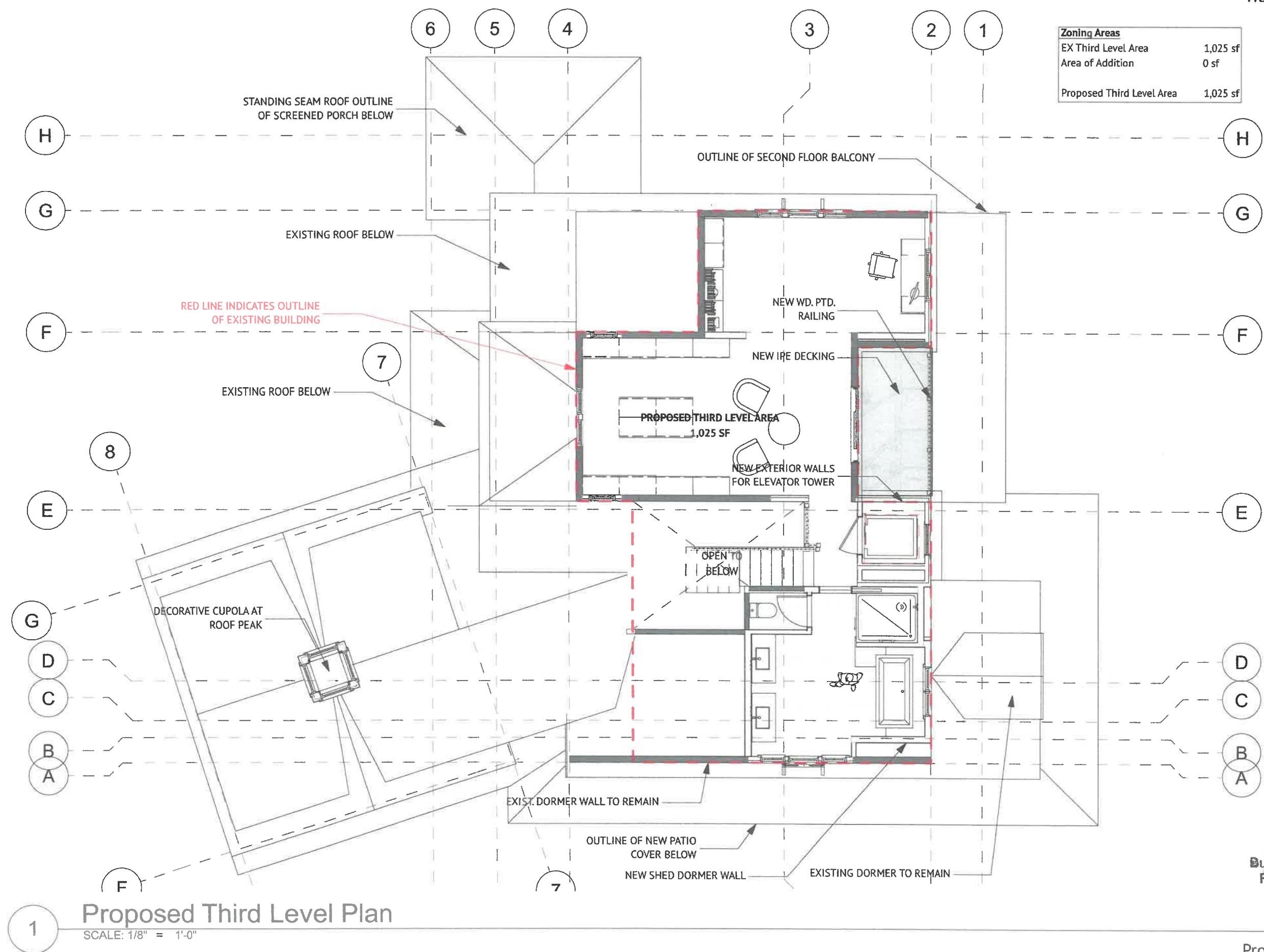
- STANDING SEAM ROOF OUTLINE OF SUNROOM BELOW
- NEW PTD. WD. RAILING
- NEW EXTENSION OF SECOND FLOOR BALCONY SHOWN IN GRAY (55 SF)
- NEW IPE DECKING AT BALCONY
- EXISTING ROOF EAVE BELOW
- RED LINE INDICATES OUTLINE OF EXISTING DECK
- RED LINE INDICATES OUTLINE OF EXISTING BUILDING
- EXISTING ROOF BELOW
- PROPOSED SECOND LEVEL AREA 2,128 SF
- UP
- NEW ROOF EAVE OUTLINE BELOW DORMER
- NEW EGRESS STAIR AND RAILING FROM SECOND FLOOR GUEST SUITE
- PROPOSED EGRESS STAIRS SHOWN IN GRAY (104 SF)
- PROPOSED ADDITION OVER GARAGE AND FIRST FLOOR (603 SF)
- NEW ROOF EAVE OUTLINE BELOW DORMER
- NEW WINDOW
- FLOOR INFILL AT EXISTING OPENING (24 SF)
- EXIST. DORMER ABOVE TO REMAIN
- OUTLINE OF NEW PATIO COVER BELOW
- 7

1

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Proposed Second Level Plan head Zoning Board of Appeals





X.6

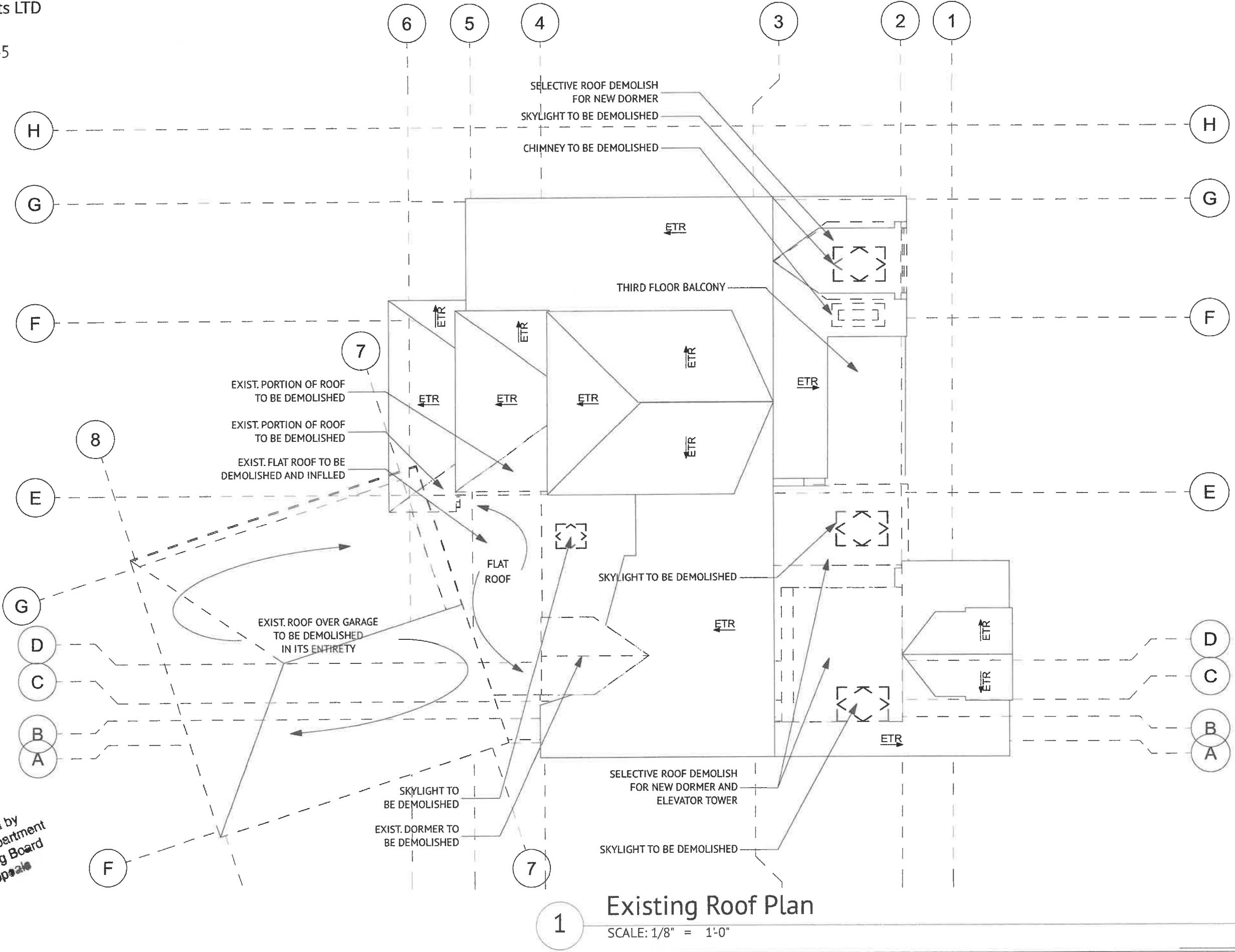
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Existing Roof Plan
Existing Conditions



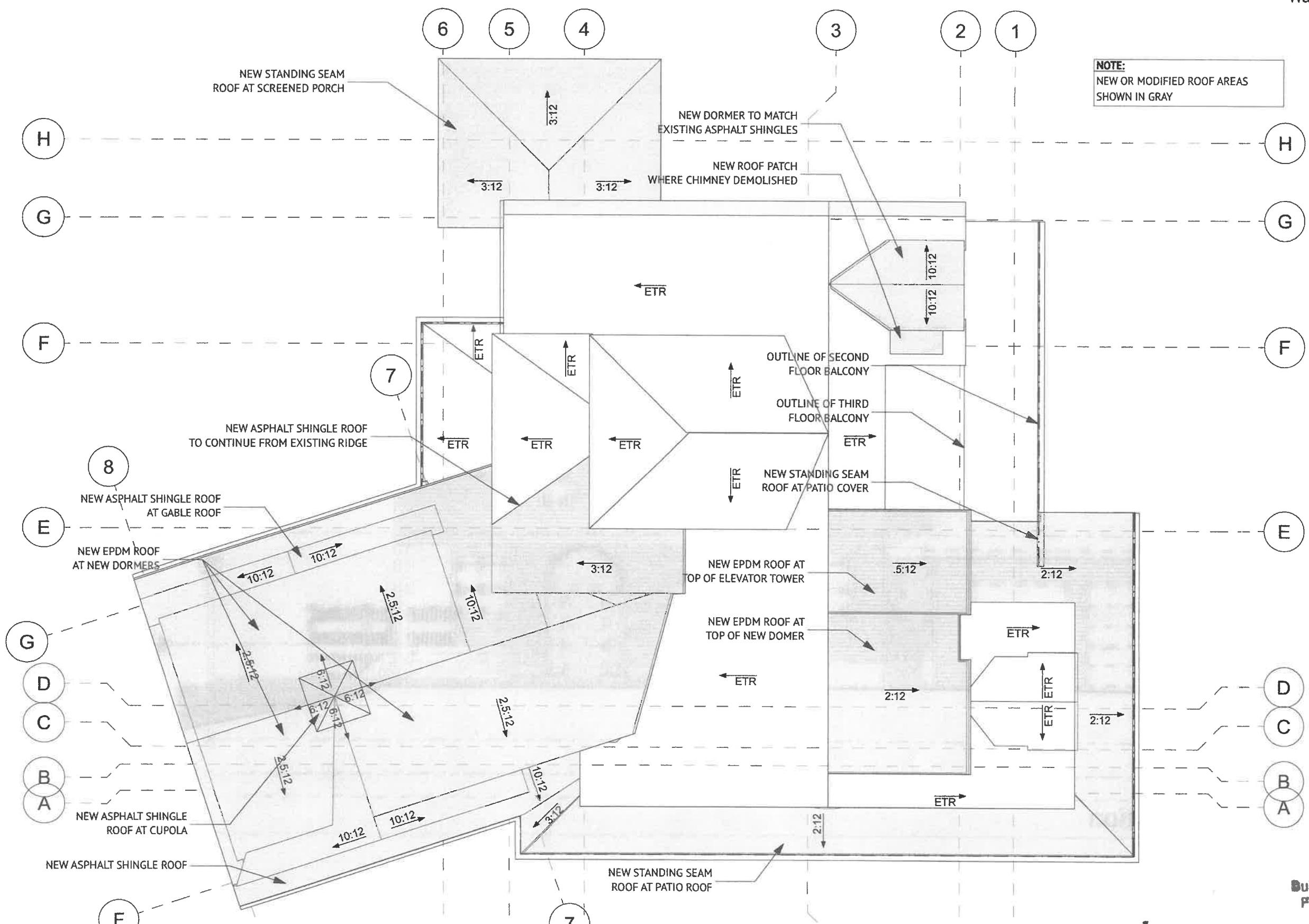
Existing Roof Plan

SCALE: 1/8" = 1'-0"

Proposed Roof Plan

SCALE: 1/8" = 1'-0"

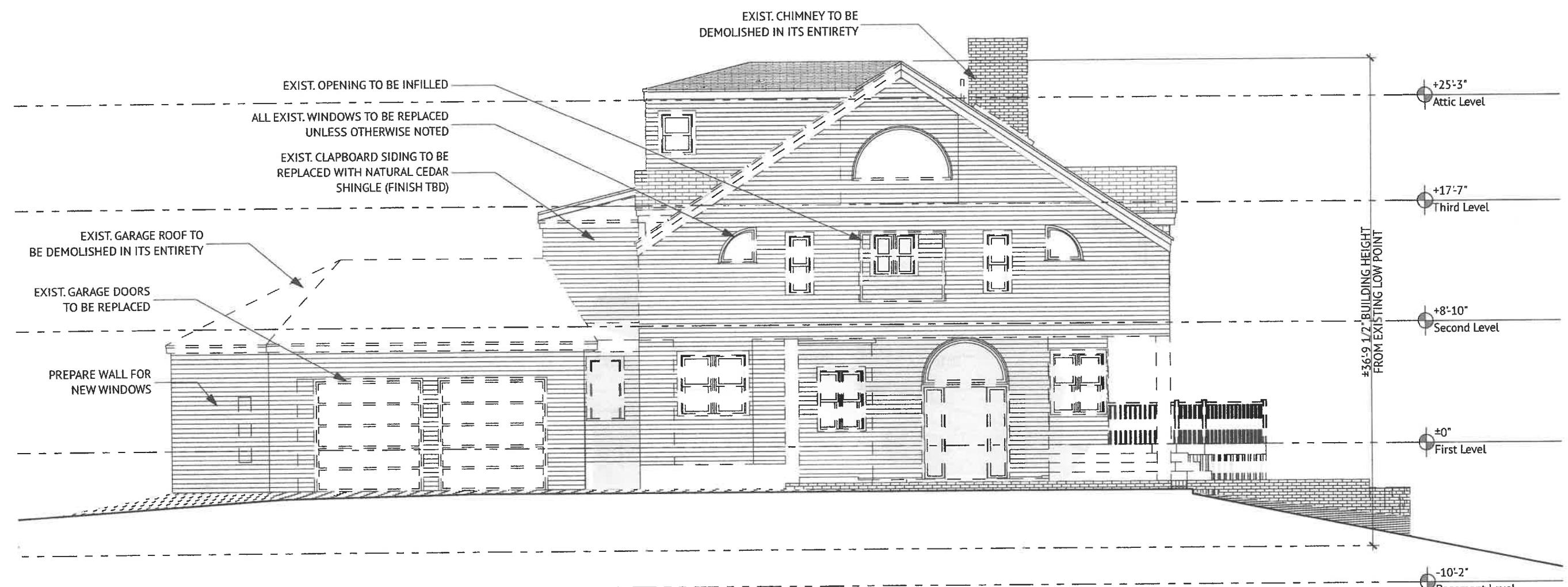
05.19.25_10 Rolleston Rd.p1n 5/20/25



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ing Department:
Zoning Board
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Proposed Roof Plan

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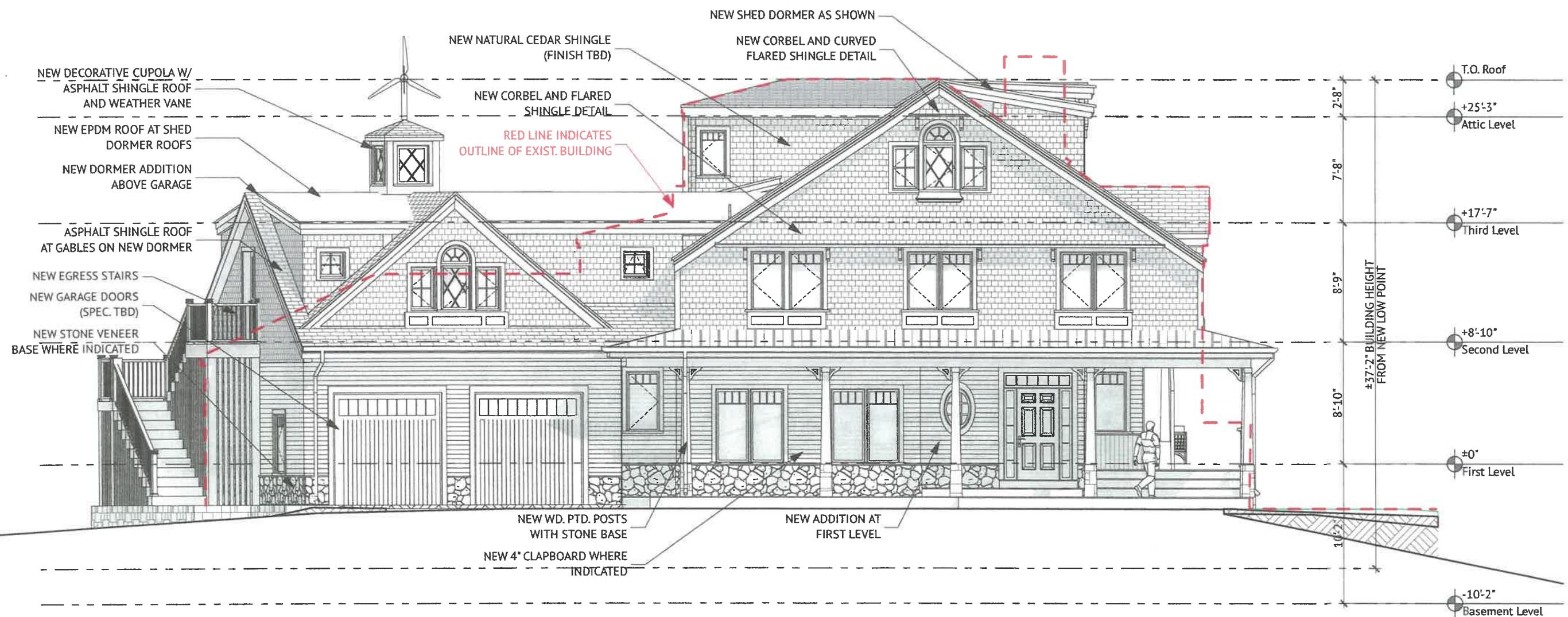
1 Existing South Elevation

SCALE: 1/8" = 1'-0"

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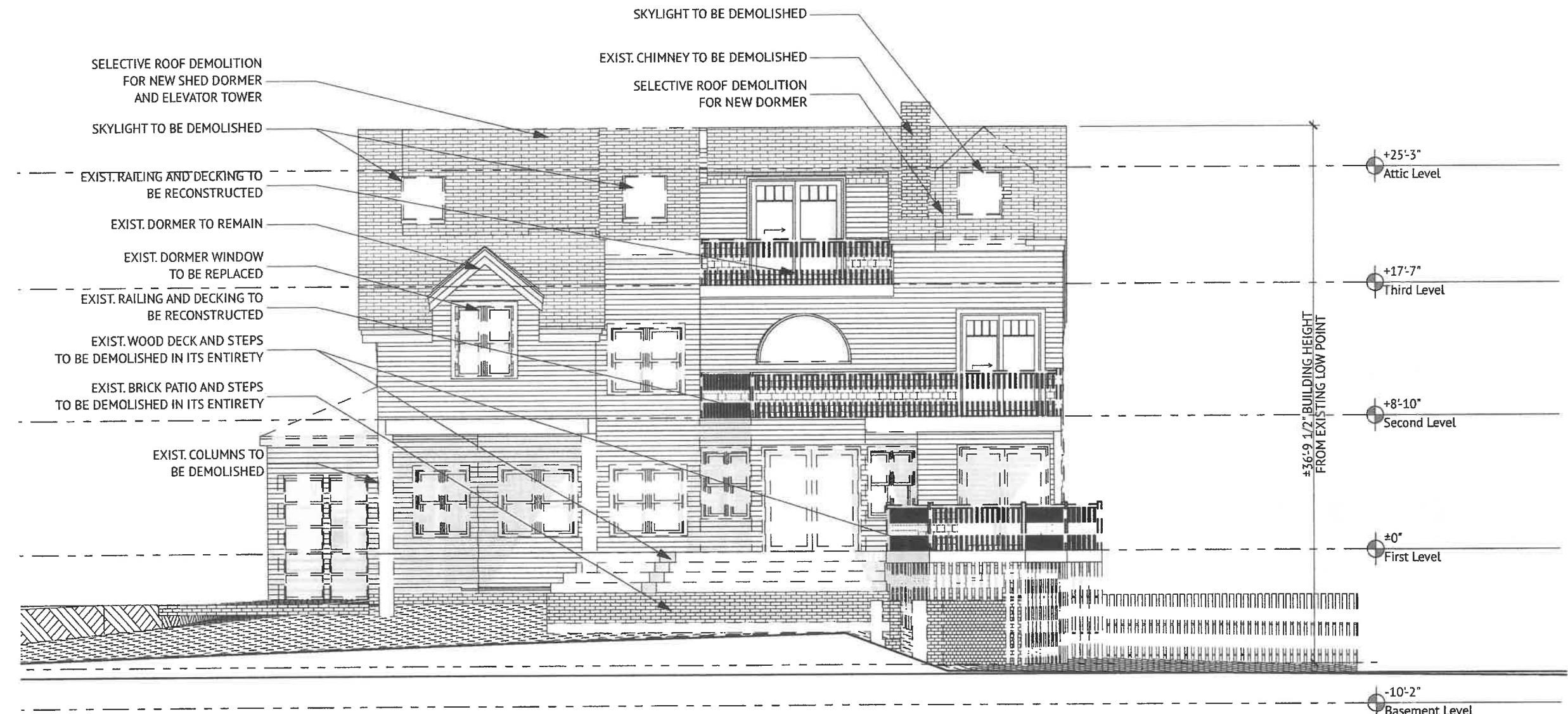
Proposed South Elevation

SCALE: 1/8" = 1'-0"

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Proposed Elevations

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1

Existing East Elevation

SCALE: 1/8" = 1'-0"

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Existing Elevations
 Existing Conditions



Private Residence

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Proposed Elevations

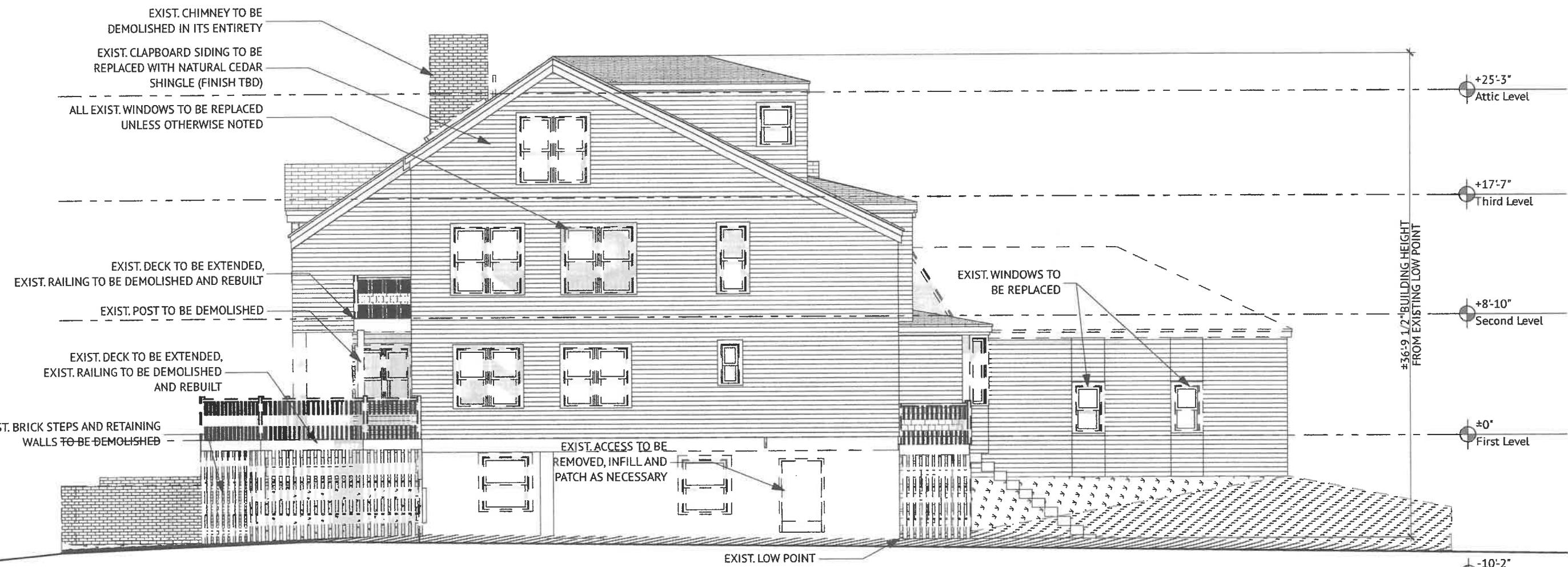
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X.9

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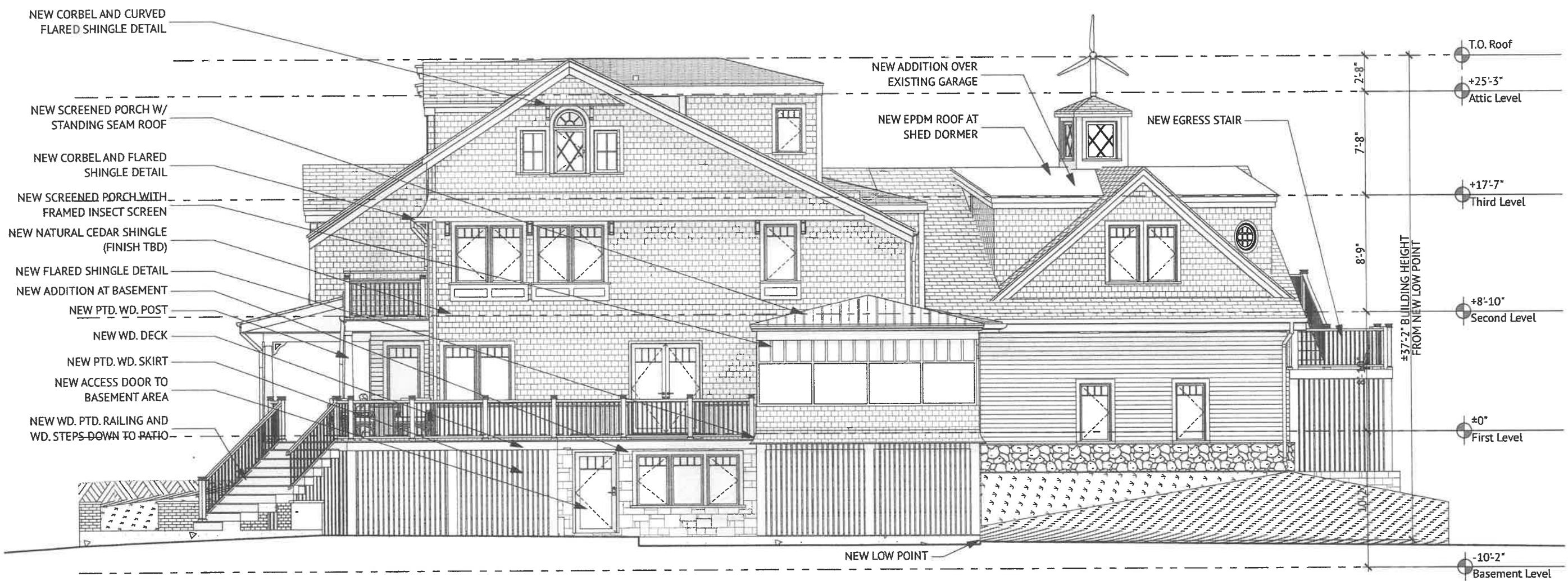


Existing North Elevation

SCALE: 1/8" = 1'-0"

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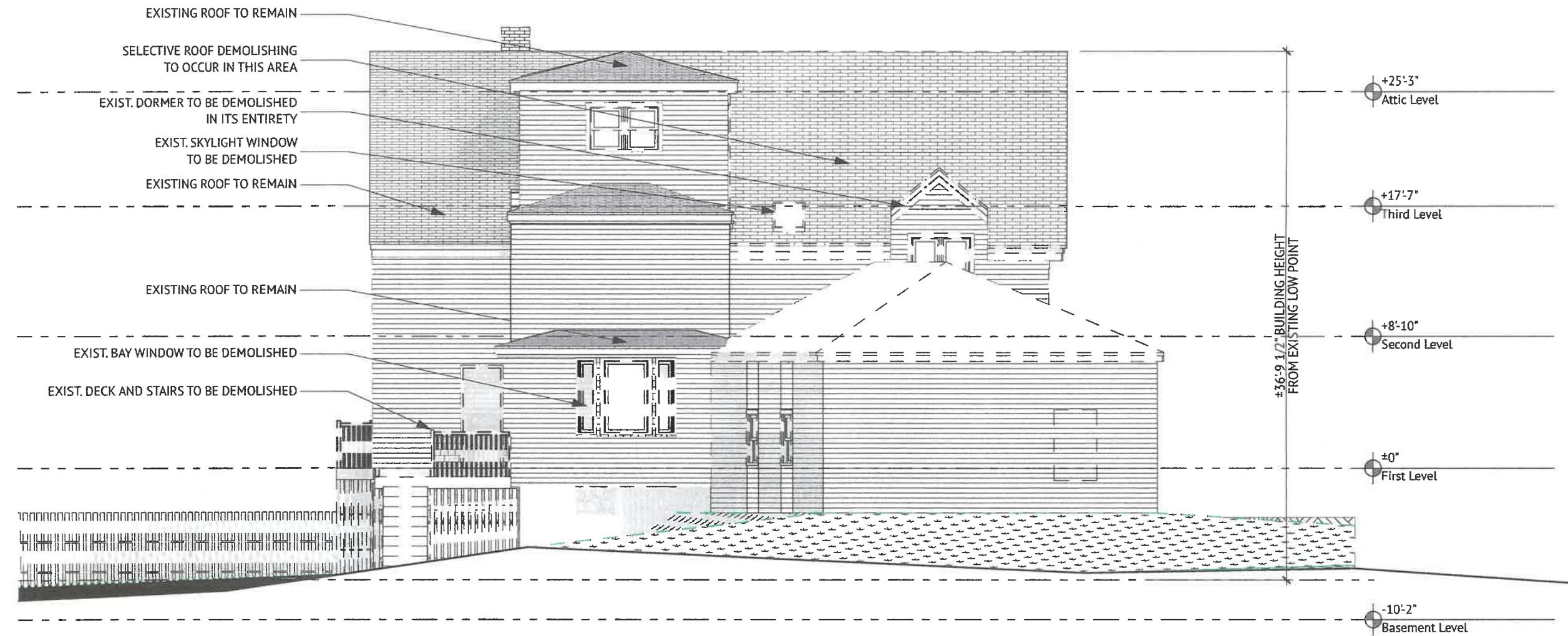
Existing Elevations
Existing Conditions



Proposed North Elevation

SCALE: 1/8" = 1'-0"

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1 Existing West Elevation

SCALE: 1/8" = 1'-0"

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