



Walter Jacob architects

PROJECT TEAM

CLIENT
Jill Adler
10 Rolleston Road
Marblehead, MA 01945

ARCHITECT
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Marblehead, MA 01945
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SURVEYOR
North Shore Survey
14 Brown St
Salem, MA 01970
t: 978.744.4800
e: northshoresurvey@outlook.com

ZONING INFORMATION

Zoning District:
This project has been approved by...

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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A.10	Proposed Elevations

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CS.1

	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

GENERAL NOTES:

1.

Reviewed by
Building Department
For Zoning Board
Of Appeals

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.



Private Residence

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Cover Sheet

05.20.25 Marblehead Zoning Board of Appeals

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	18,619±	18,619±
FRONTAGE	100	95.04'	95.04'
FRONT	20	42.6'	42.6'
SIDE	15	16.1'	6'±
REAR	15	31.9'	15'±
BLDG HEIGHT	35	36.8'	37.2'*

MAP 27 LOT 21
SEA BREEZE CONDOMINIUM
13 HATHAWAY RD.



PROPERTY OF
JILL ADLER
SCALE 1"= 20' APRIL 1, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. -- SALEM, MA
(978) 744-4800

5765

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FRONT VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

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Existing Basement Level Plan
Existing Conditions



1

05.19.25_10 Rolleston Rd.pln 5/20/25

NEW SONO TUBE FOUNDATIONS
FOR SCREEN ROOM AND NEW
DECK AND PATIO ADDITION (TYP.)

AREA OVER 5' UNDER DECK
SHOWN IN GRAY (193 SF)

NEW FOUNDATION AND WALLS
FOR ADDITION

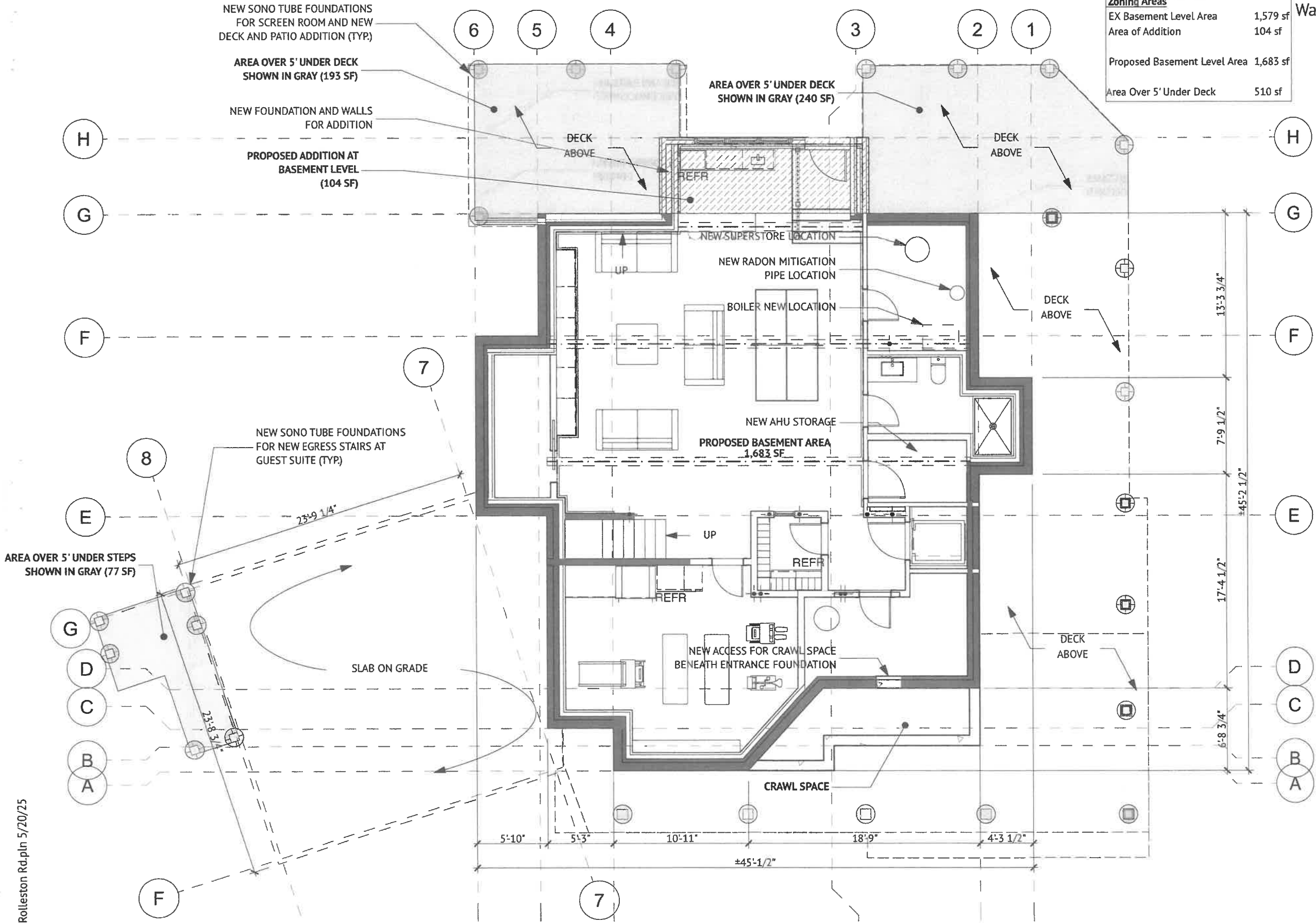
PROPOSED ADDITION AT
BASEMENT LEVEL
(104 SF)

AREA OVER 5' UNDER DECK
SHOWN IN GRAY (240 SF)

Zoning Areas	
EX Basement Level Area	1,579 sf
Area of Addition	104 sf
Proposed Basement Level Area	1,683 sf
Area Over 5' Under Deck	510 sf

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A.1



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Proposed Basement Level Plan

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

Proposed Basement Level Plan

05.20.25 Marblehead Zoning Board of Appeals

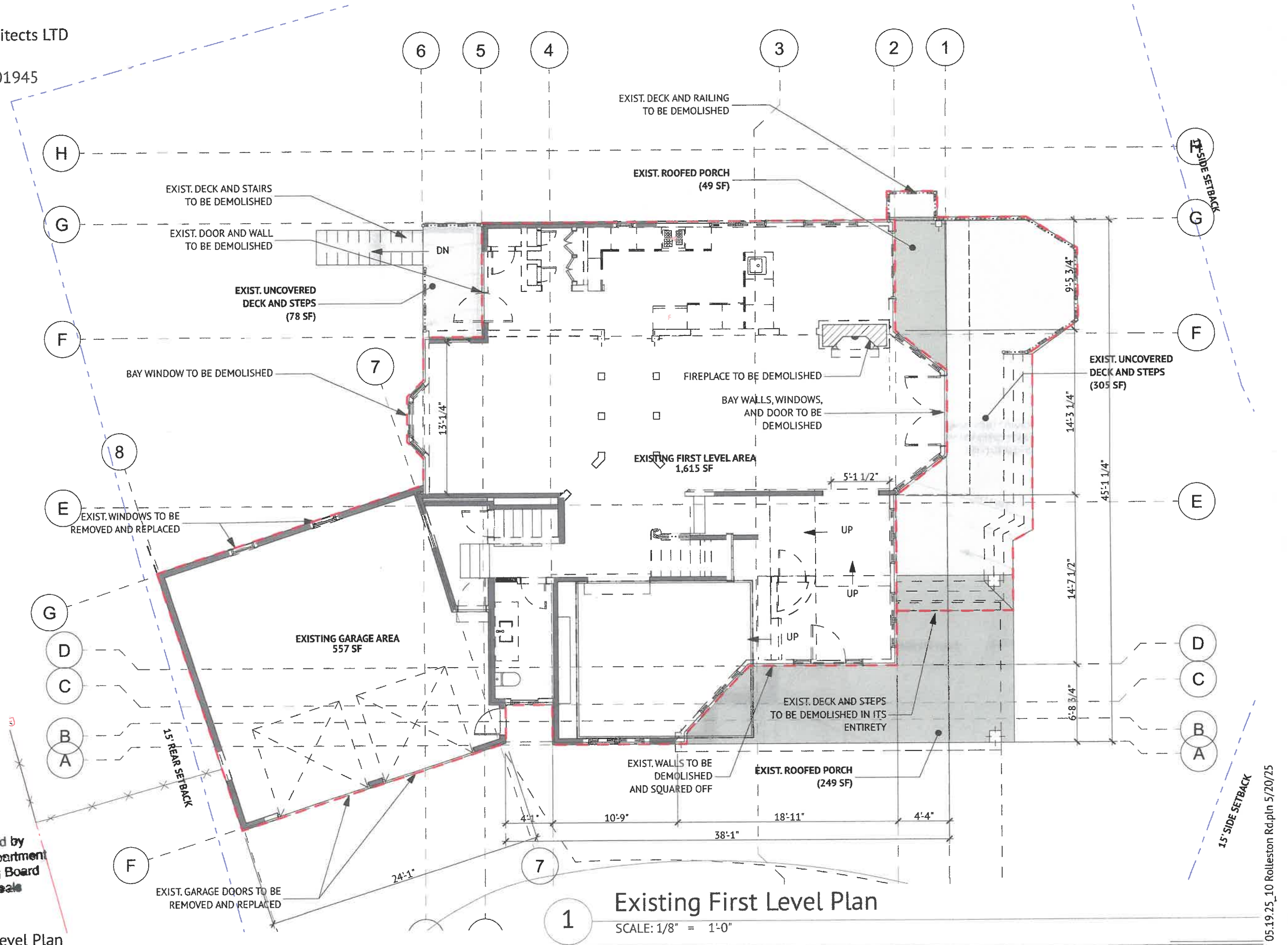
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Existing First Level Plan
Existing Conditions

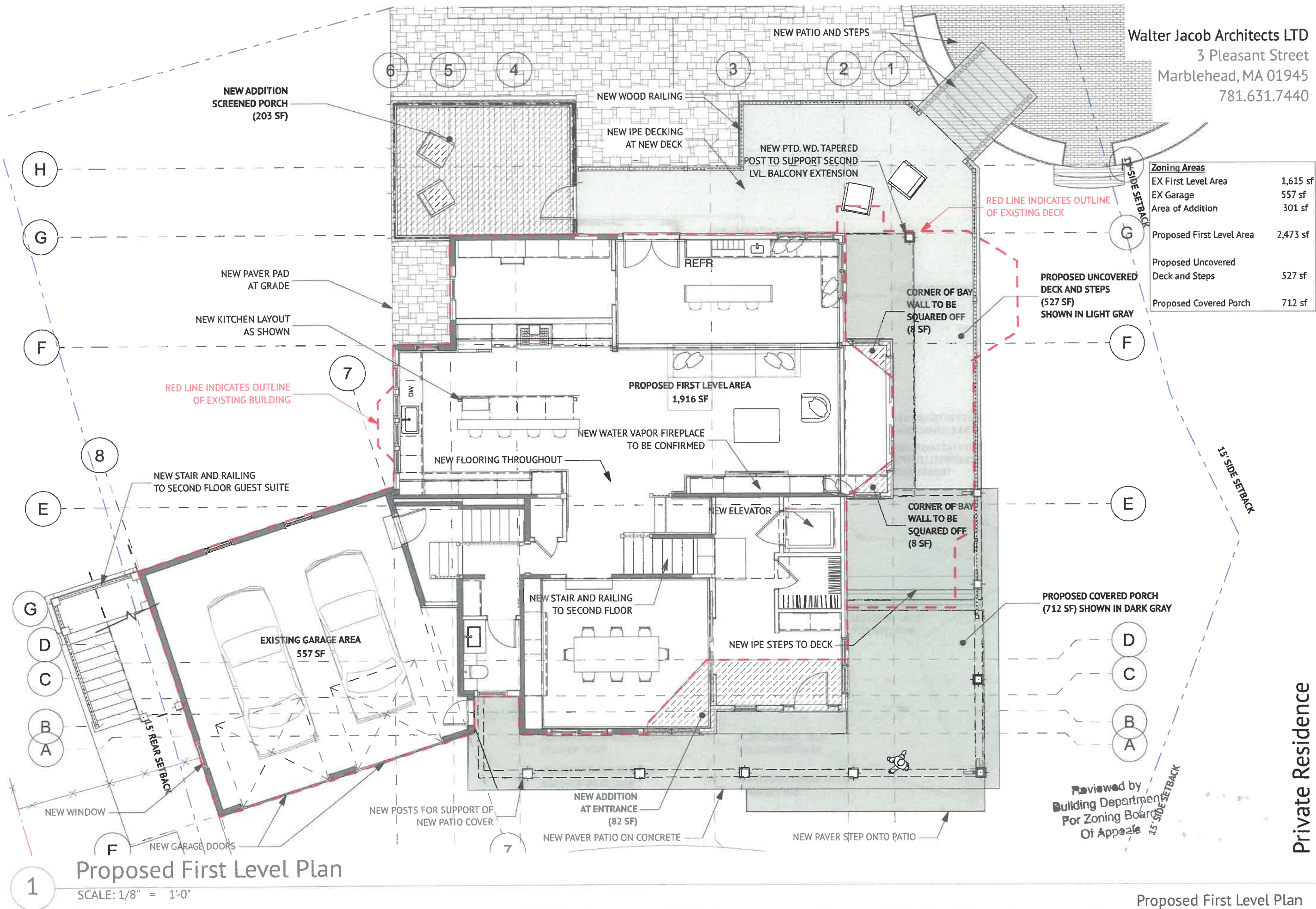


1

Existing First Level Plan

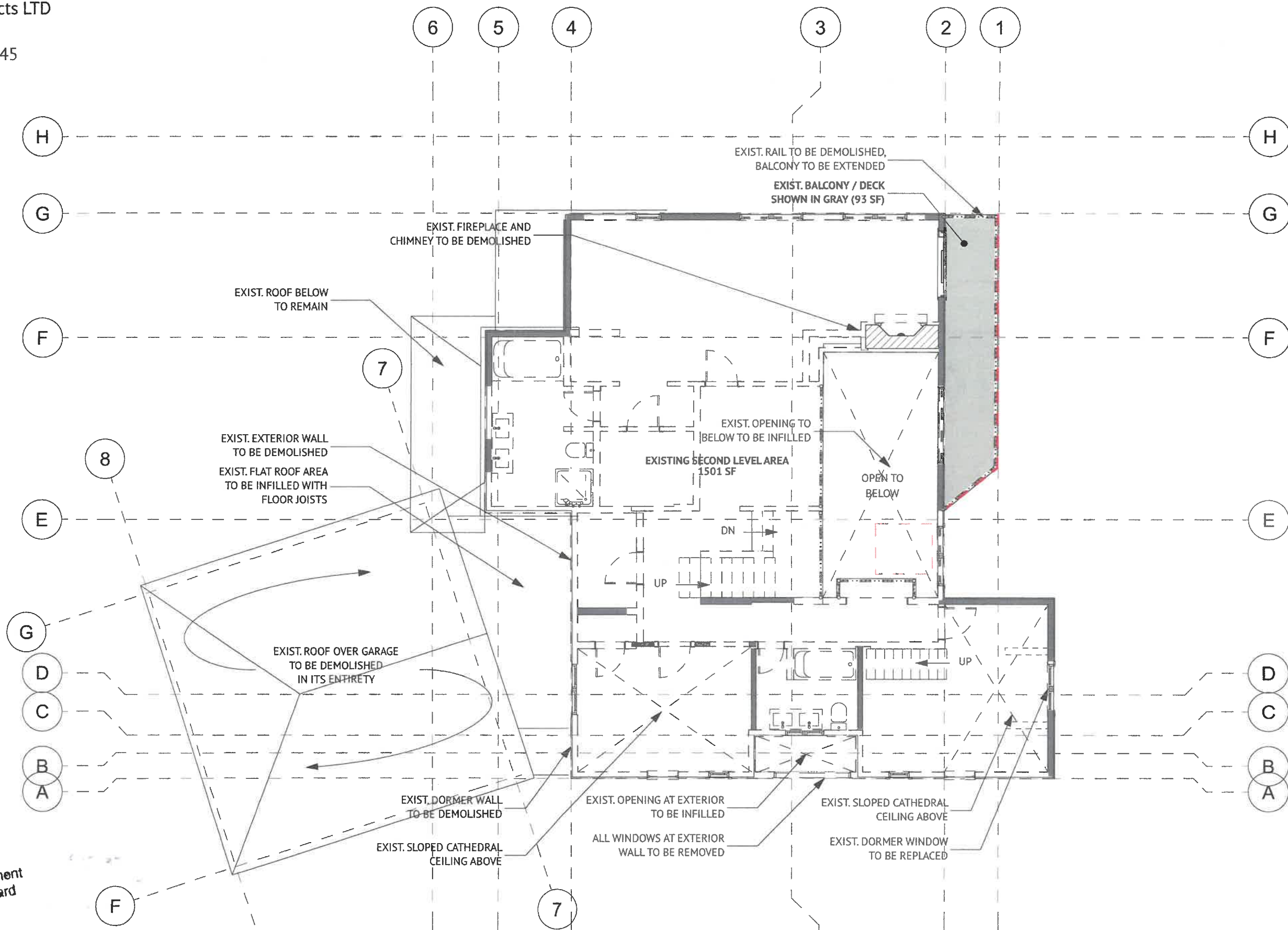
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A.2

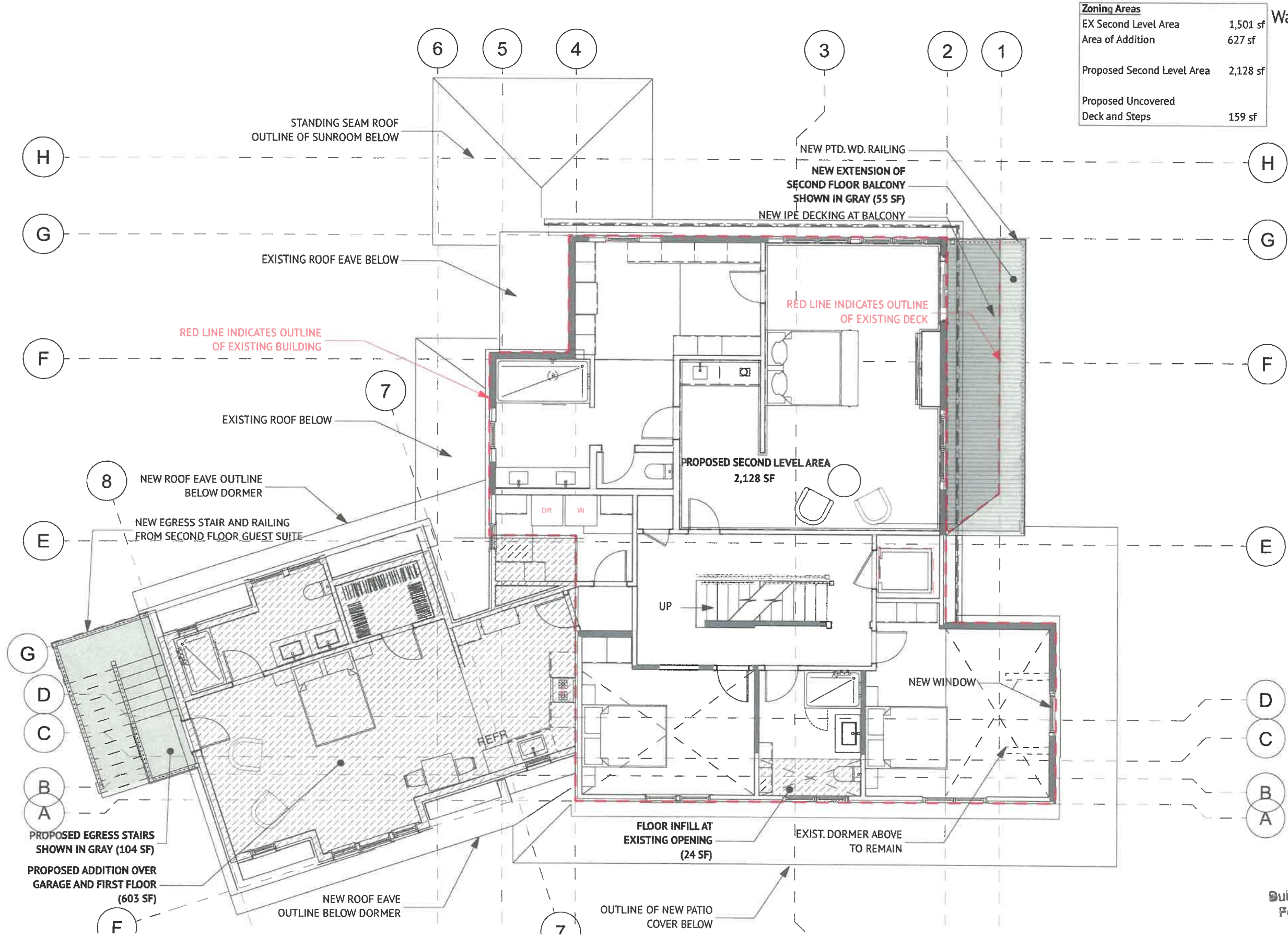
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Existing Second Level Plan

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

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A.3

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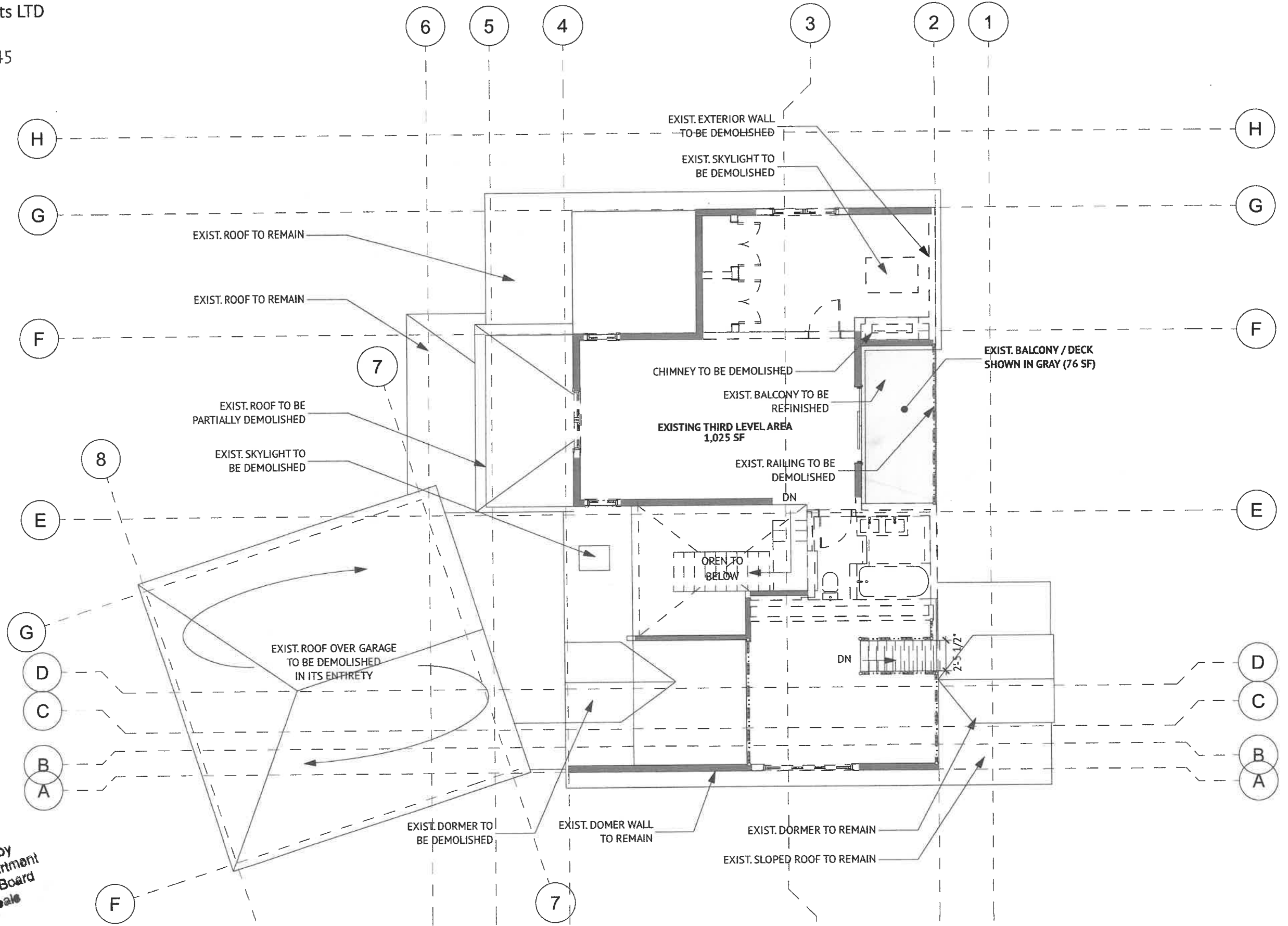
Proposed Second Level Plan

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

Proposed Second Level Plan

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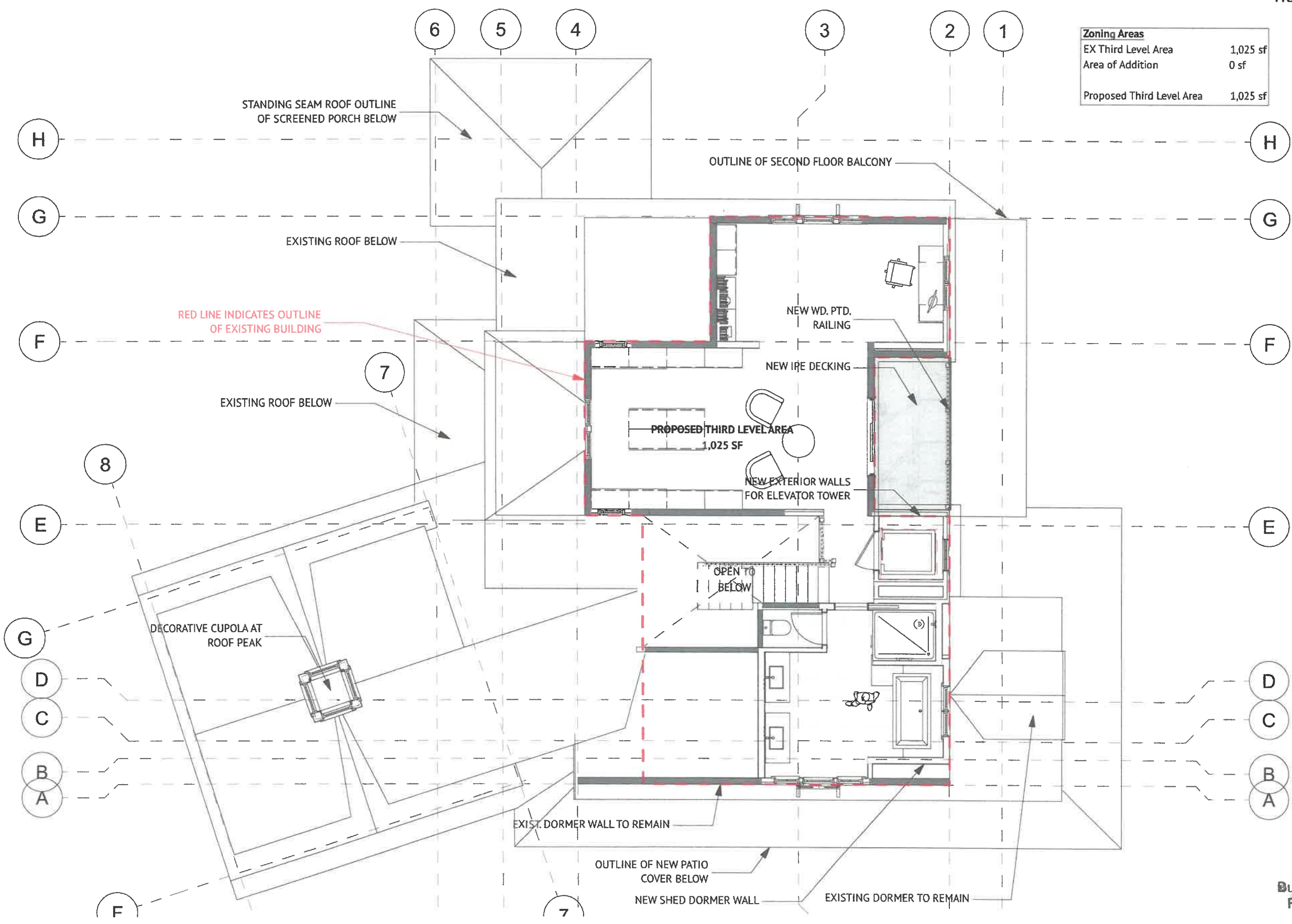
Existing Third Level

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

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A.4



Zoning Areas	
EX Third Level Area	1,025 sf
Area of Addition	0 sf
Proposed Third Level Area	1,025 sf

1 Proposed Third Level Plan

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

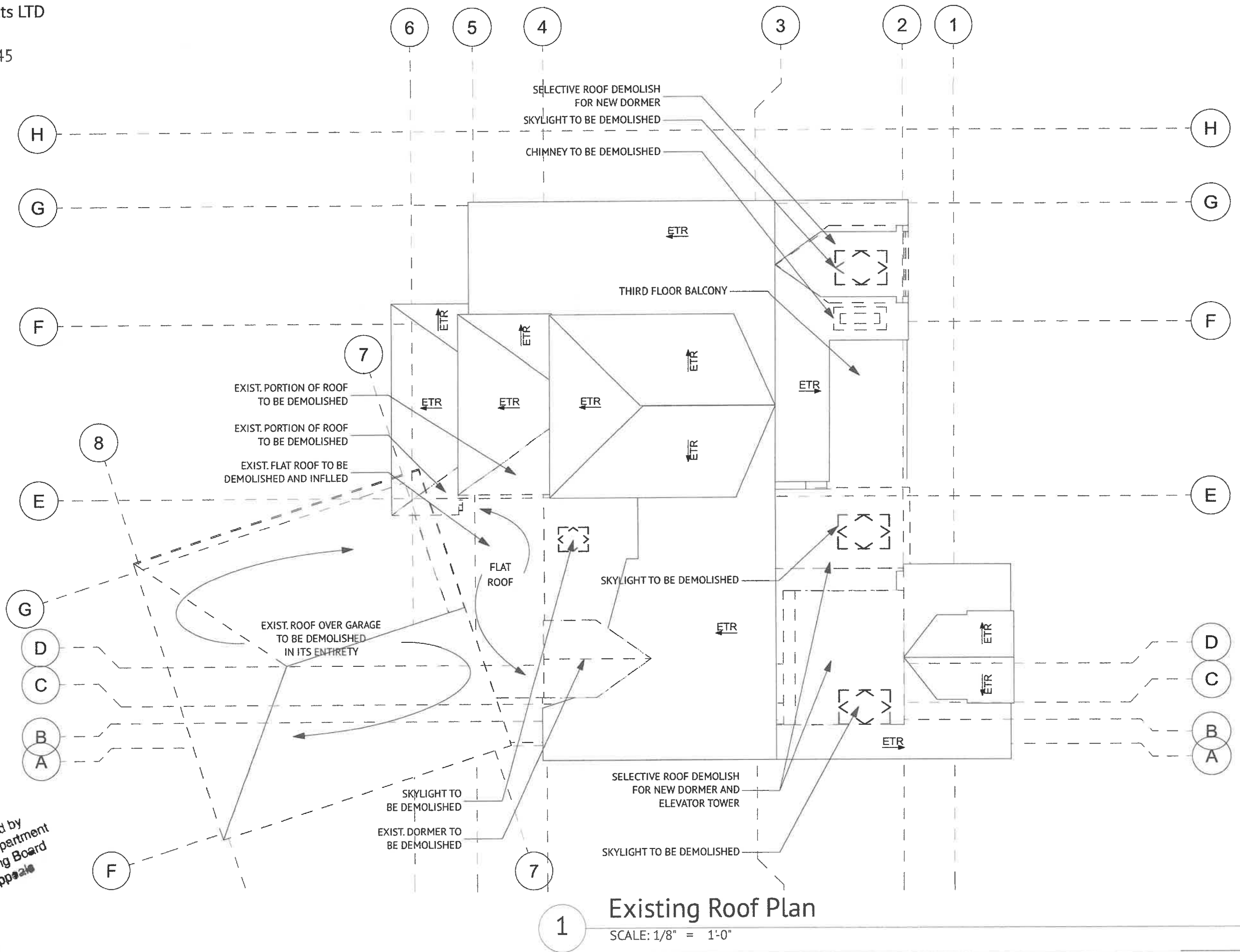
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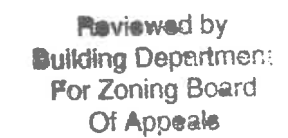
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Existing Roof Plan
Existing Conditions



Existing Roof Plan

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



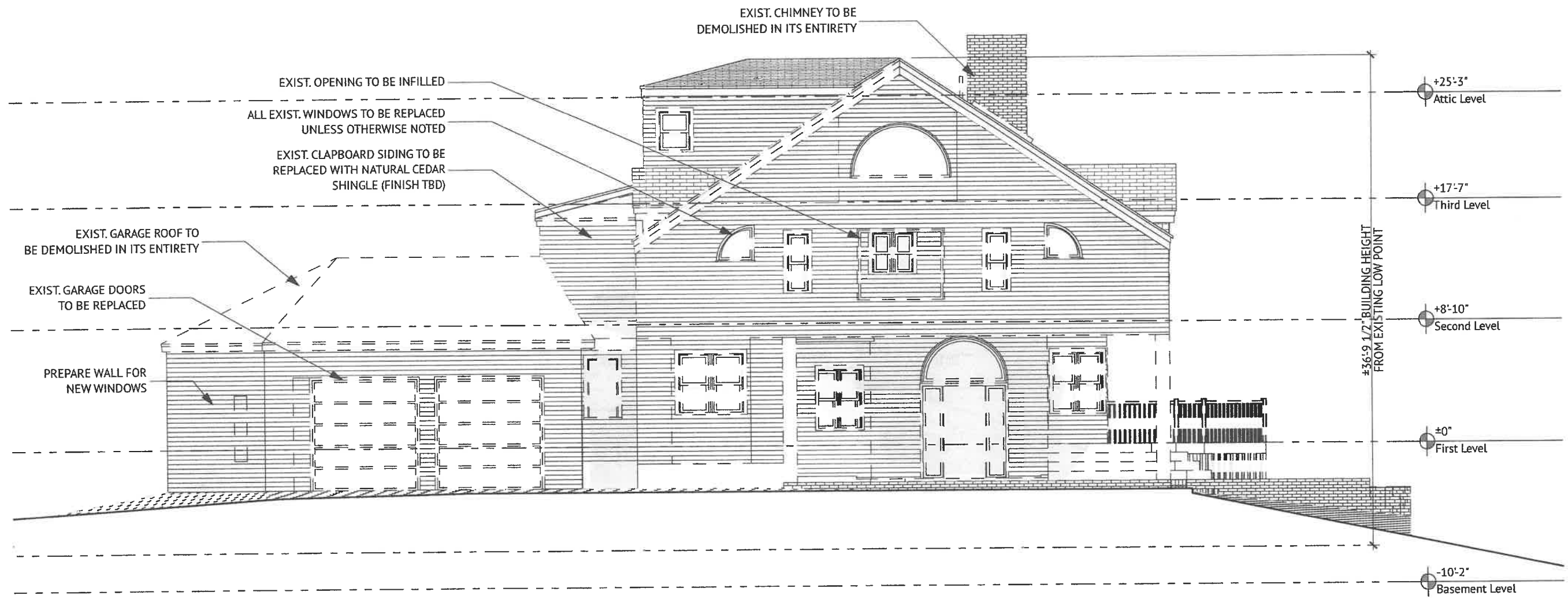
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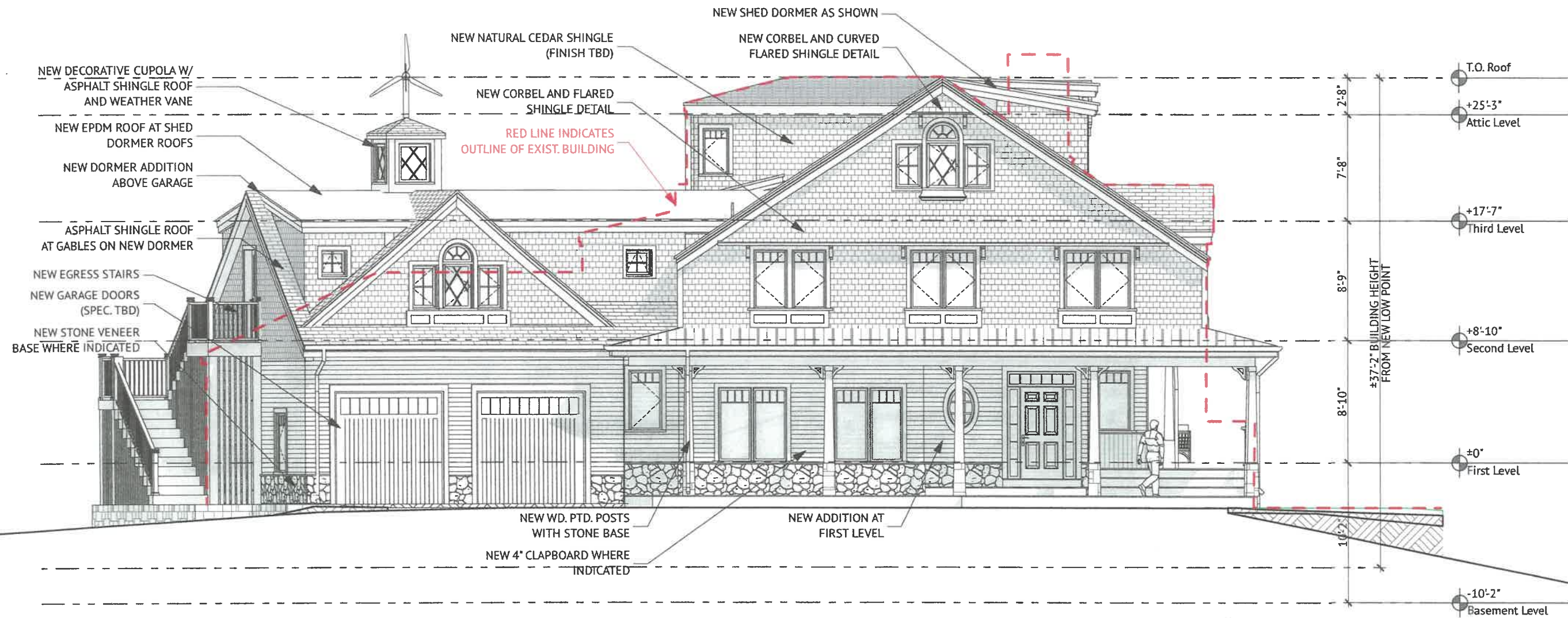
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1 Existing South Elevation
SCALE: 1/8" = 1'-0"

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Existing Elevations
Existing Conditions



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1

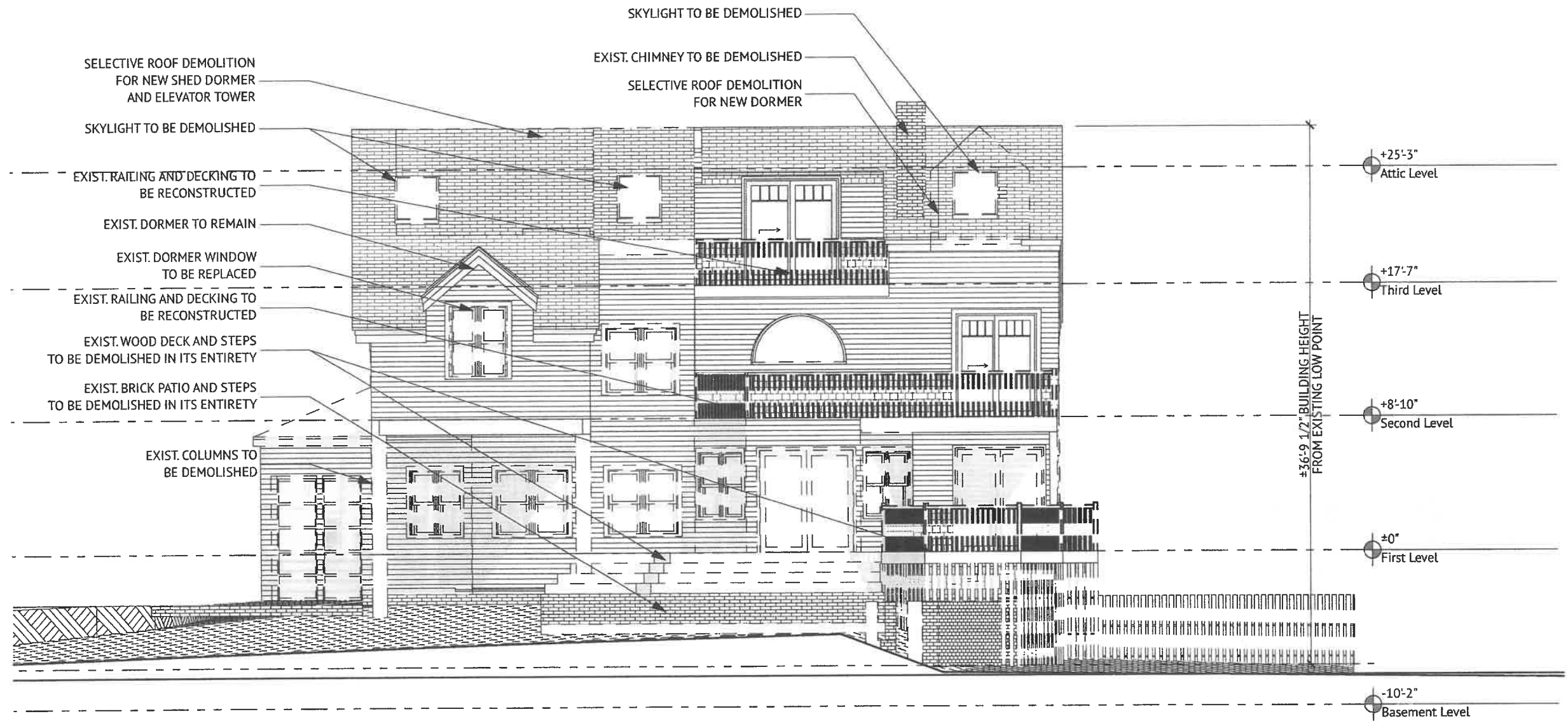
Proposed South Elevation

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

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1 Existing East Elevation
SCALE: 1/8" = 1'-0"

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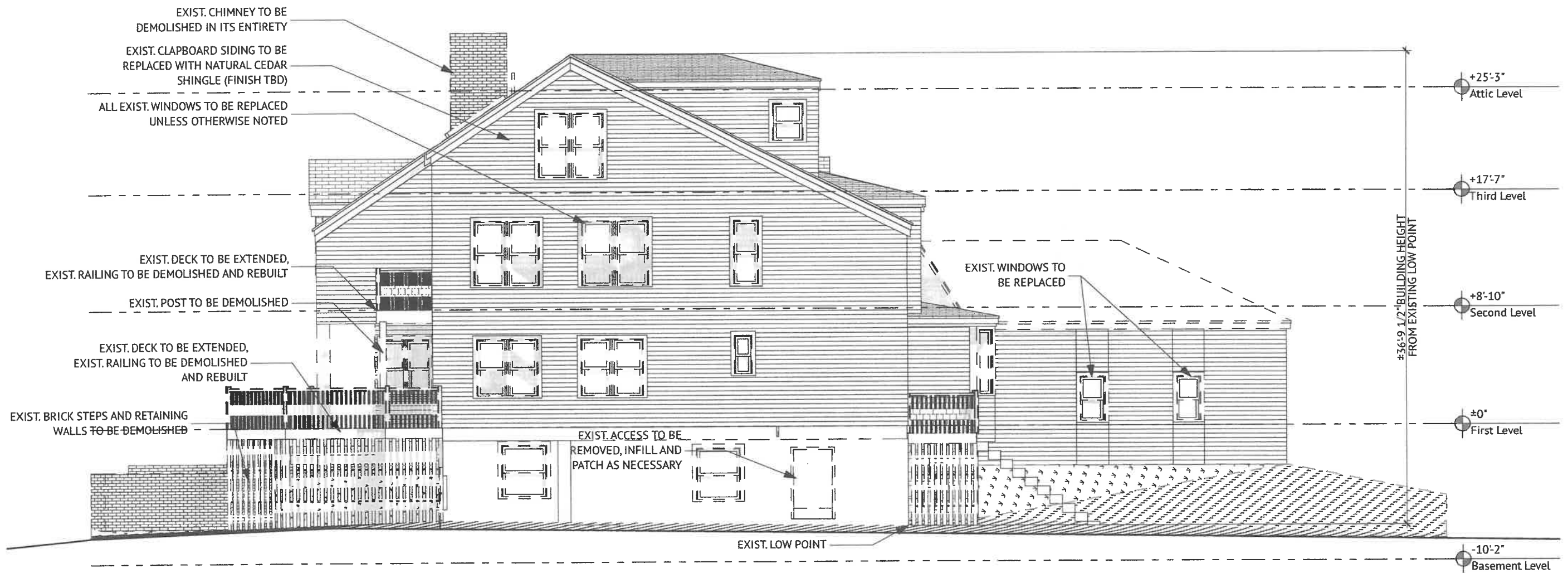


1 Proposed East Elevation
SCALE: 1/8" = 1'-0"

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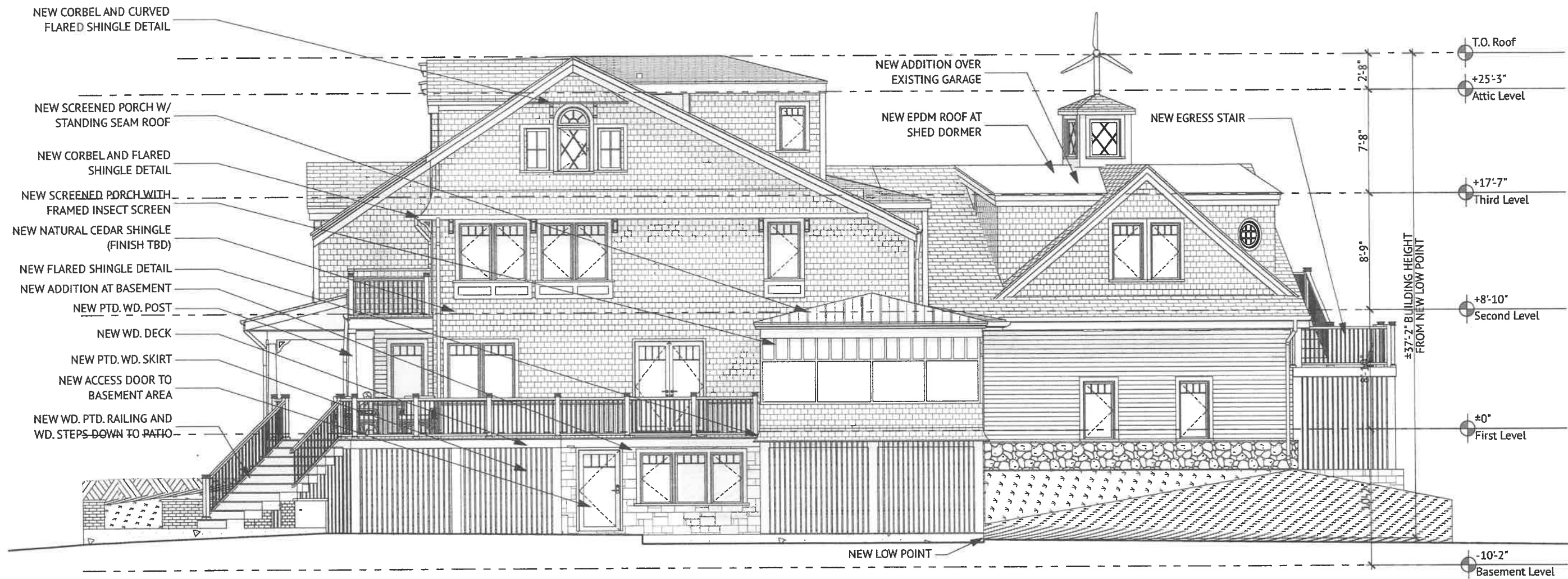
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Existing North Elevation

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

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1

Proposed North Elevation

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

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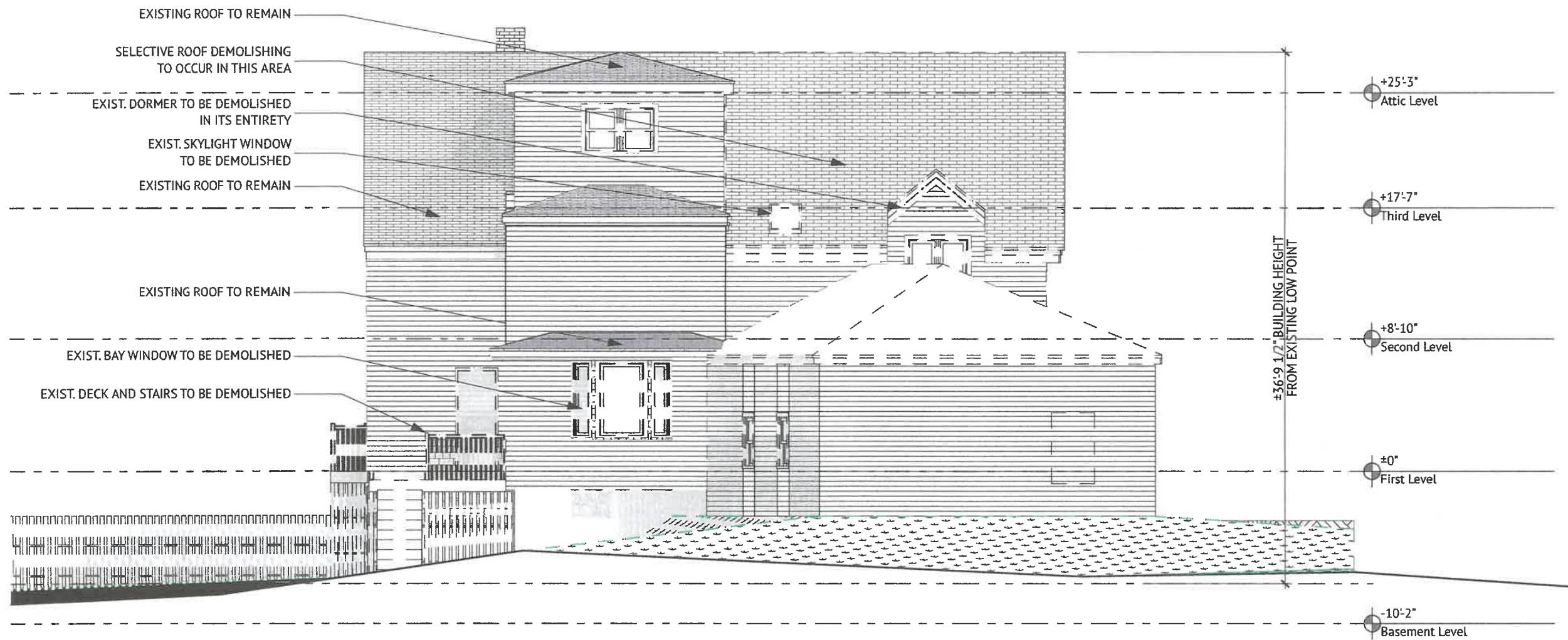
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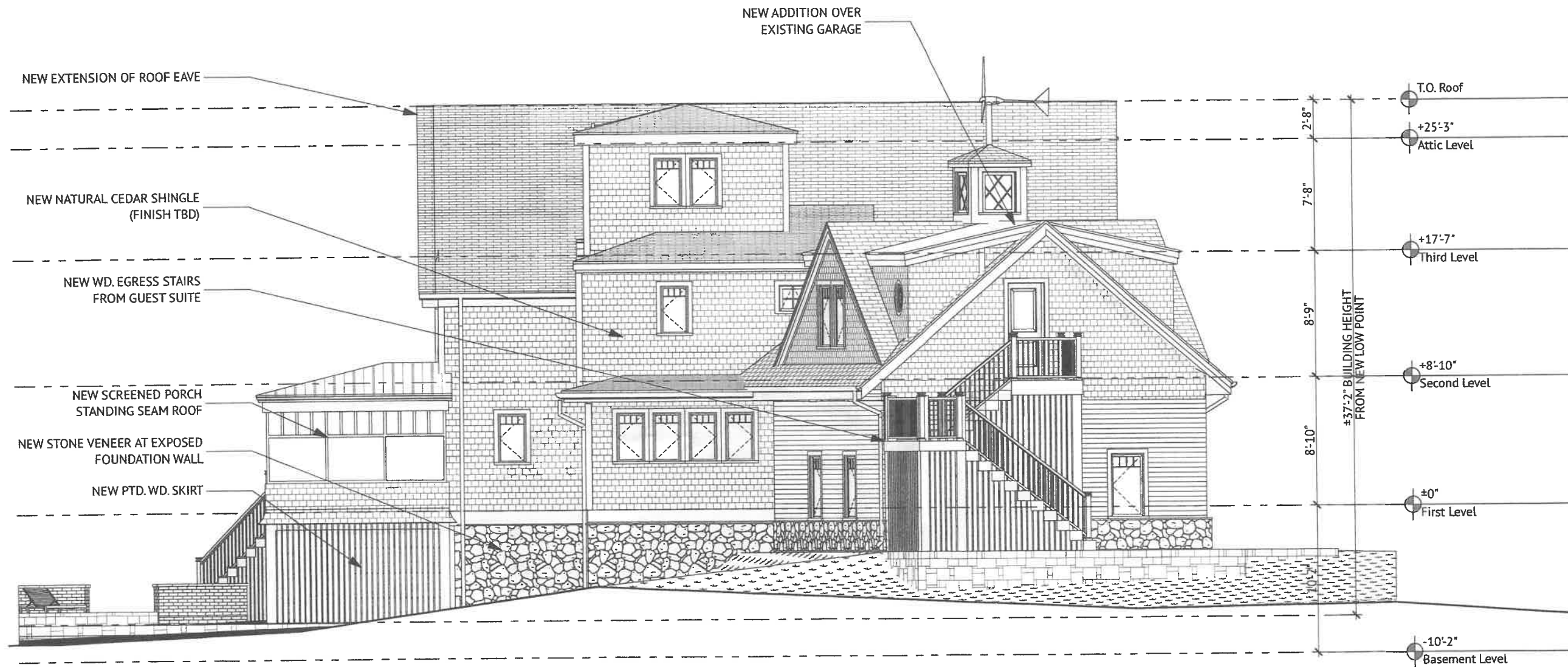
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1 Existing West Elevation
SCALE: 1/8" = 1'-0"

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Existing Elevations
Existing Conditions



Review
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