

April 23, 2025

Marblehead Zoning Board of Appeals

Dear Board Members:

I have requested an administrative review for an alteration to my approved plans for 13 Cloutmans Lane. The alteration results in a smaller project with an addition being added only to the rear of the property.

With the current economic uncertainty and vastly changing playing field regarding building materials and costs, I am unable to undertake the full scope of the project as originally proposed.

The revised drawings reflect NO change in the foot print of the plans that the Board previously approved but reflect the following:

- removal of the second-floor addition
- extension, by appx 6 feet, of an existing shed dormer in the Master bedroom on the back of the house
- first floor addition, as previously approved, on the back of the house (not visible from the street.)

This change will result in the current front view of the house remaining essentially unchanged (with the exception of an existing chimney which will be removed.) The previous plan would have resulted in appx. a 20% increase in the sq. footage of the house while this revised plan will result in appx an 8% increase in sq. footage.

I completed the process of filing the Board's prior approval and have included a copy. Given the smaller addition, and the reduced overall impact, I am hopeful that an administrative review will suffice to garner immediate approval for this revised smaller project.

I appreciate your work and look forward to answering any questions you may have on May 27.

Thank you,

Karin McCarthy, Trustee

CHMcCarthy Trust (Owner 13 Cloutmans)

*RECEIVED*  
BY: APR 29 2025



Town of Marblehead  
**ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building  
7 Widger Road, Marblehead, MA 01945

TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-02-20

**ZBA APPLICATION**

PAGE 1 of 3

Town Clerk

Project Address 13 CLOUTMAN'S LANE

Assessor Map(s) 176 Parcel Number(s) 41

**OWNER INFORMATION**

Signature Karin McCaughy date 4/19/25

Name (printed) Karin McCaughy

Address 15 CLOUTMAN'S LANE

Phone Numbers: home 781-631-9708 work \_\_\_\_\_

E-mail KMCC@comcast.net fax \_\_\_\_\_

**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)

REMOVAL OF EXISTING COVERED PORCH FOR ADDITION OF A  
ONE-STORY BEDROOM, AND EXTENSION OF AN EXISTING SHED  
DORMER WITHIN REAR AND SIDE YARD SETBACKS.

- 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) \_\_\_\_\_

2. Town Clerk's stamp (upper right corner) \_\_\_\_\_

View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org/](http://www.marblehead.org/)

Town of Marblehead  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 13 CLOUTMAN'S LANE Map(s) / Parcel(s) 176 / 41

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>10,028</u>	<u>10,028</u>
Area of features		
footprint of accessory building(s)	<u>75</u>	<u>75</u>
footprint of building	<u>981</u>	<u>1,156</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>63</u>	<u>—</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		
other areas (explain) _____		
Sum of features = B	<u>1,443</u>	<u>1555</u>
Net Open Area (NOA) = (A - B)	<u>8,585</u>	<u>8,473</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>75</u>	<u>75</u>
basement or cellar (area >5' in height)	<u>252</u>	<u>252</u>
1st floor (12' or less in height) <small>NOTE: [for heights exceeding 12' see definition</small>	<u>981</u>	<u>1,156</u>
2nd floor (12' or less in height)	<u>593</u>	<u>641</u>
3rd floor (12' or less in height) <small>of STORY §200-7]</small>		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)	<u>63</u>	<u>—</u>
Gross Floor Area (GFA) = sum of the above areas	<u>1964</u>	<u>2,124</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>160</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>8</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>4.37</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>3.99</u>

This worksheet applies 1. plan by/dated SITE PLAN - NORTH STORE SURVEY 4/18/25  
 to the following plan(s): 2. plan by/dated X1-X5, A1-A5 NILSSON + SIDEN ASSOC 3/1/24, 4/11/25  
 3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_ Date \_\_\_\_\_

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

Project Address 13 CLOUTMAN'S LANE Map(s) / Parcel(s) 176/41

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) SINGLE-FAMILY RESIDENCE

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

Yes        No ✓ (explain) LESS THAN SIDE AND REAR YARD SETBACK

**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 ✓  
Historic District Commission Yes        No ✓  
Planning Board Yes        No ✓

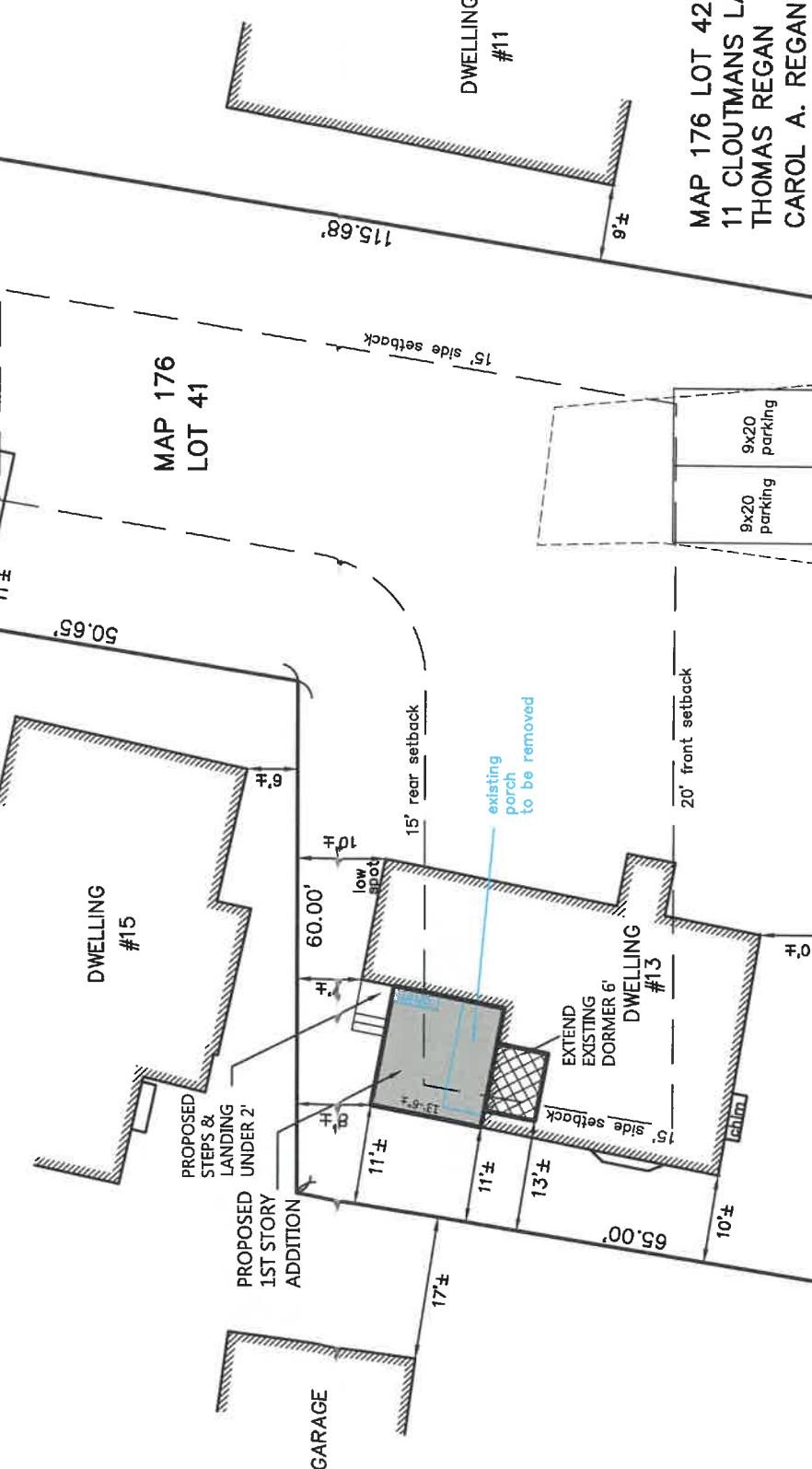
**DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C))

Yes        No        (explain) \_\_\_\_\_

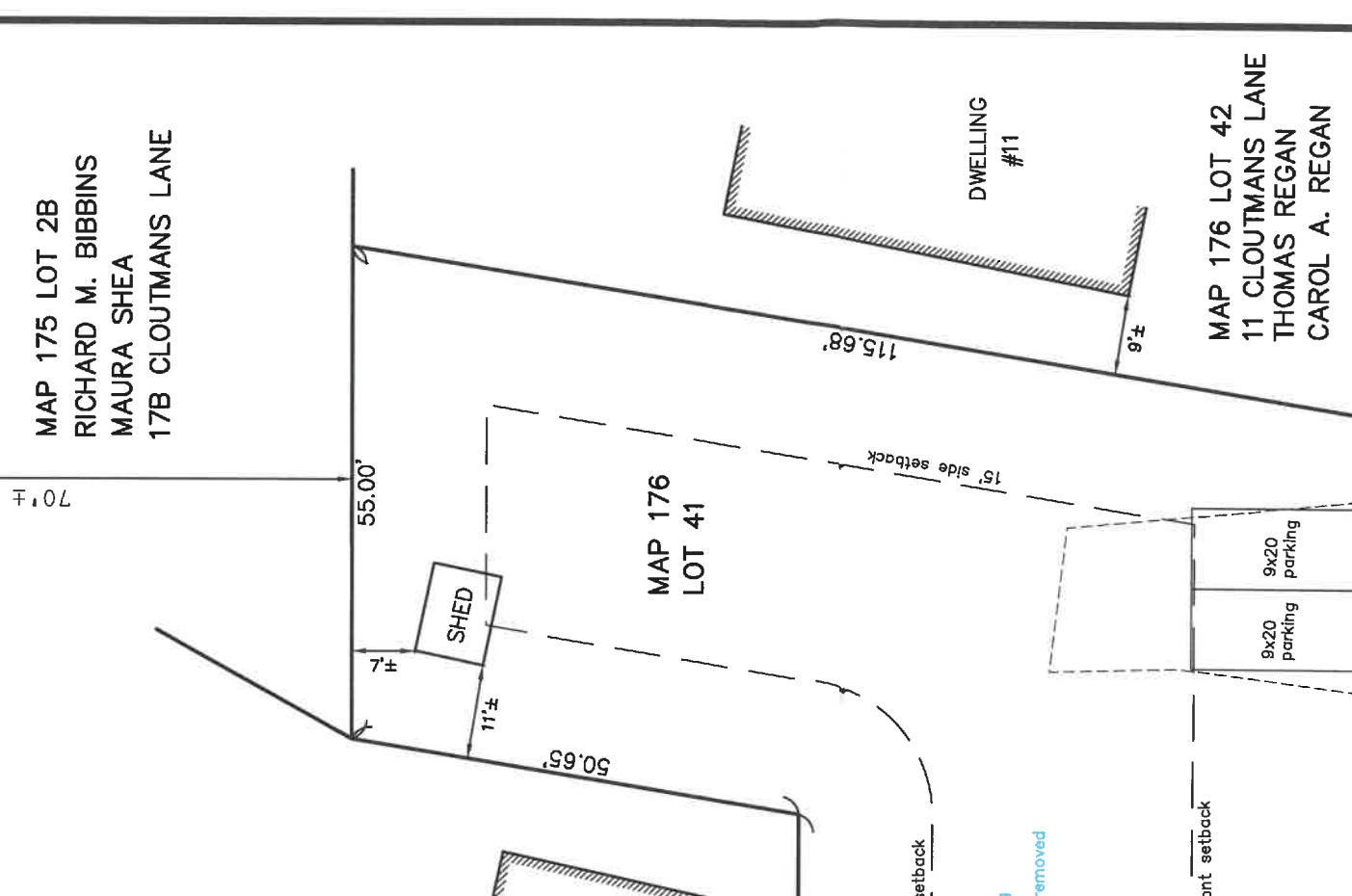
ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10,028±	10,028±
FRONTAGE	100	115'	115'
FRONT	20	10'±	N/A
SIDE	15	10'±	11'±
REAR	15	7'±	8'±
BLDG HEIGHT	35	26.0'	26.0'

MAP 176 LOT 40  
GORDON D. ATKINSON III  
KARIN L. MCCARTHY  
15 CLOUTMANS LANE



MAP 176 LOT 40  
RICHARD M. BIBBINS  
MAURA SHEA  
17B CLOUTMANS LANE

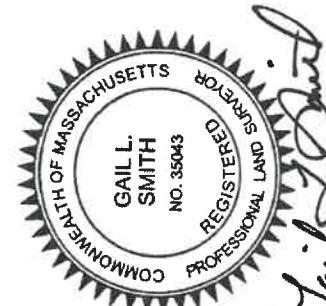


CLOUTMANS

LANE

ZONING BOARD OF APPEALS PLAN  
13 CLOUTMANS LANE  
MARBLEHEAD

PROPERTY OF  
KARIN L. MCCARTHY, TRUSTEE OF THE  
CHRISTINA H. MCCARTHY REVOCABLE TRUST  
SCALE 1" = 20'  
NORTH SHORE SURVEY CORPORATION  
(978) 744-4800



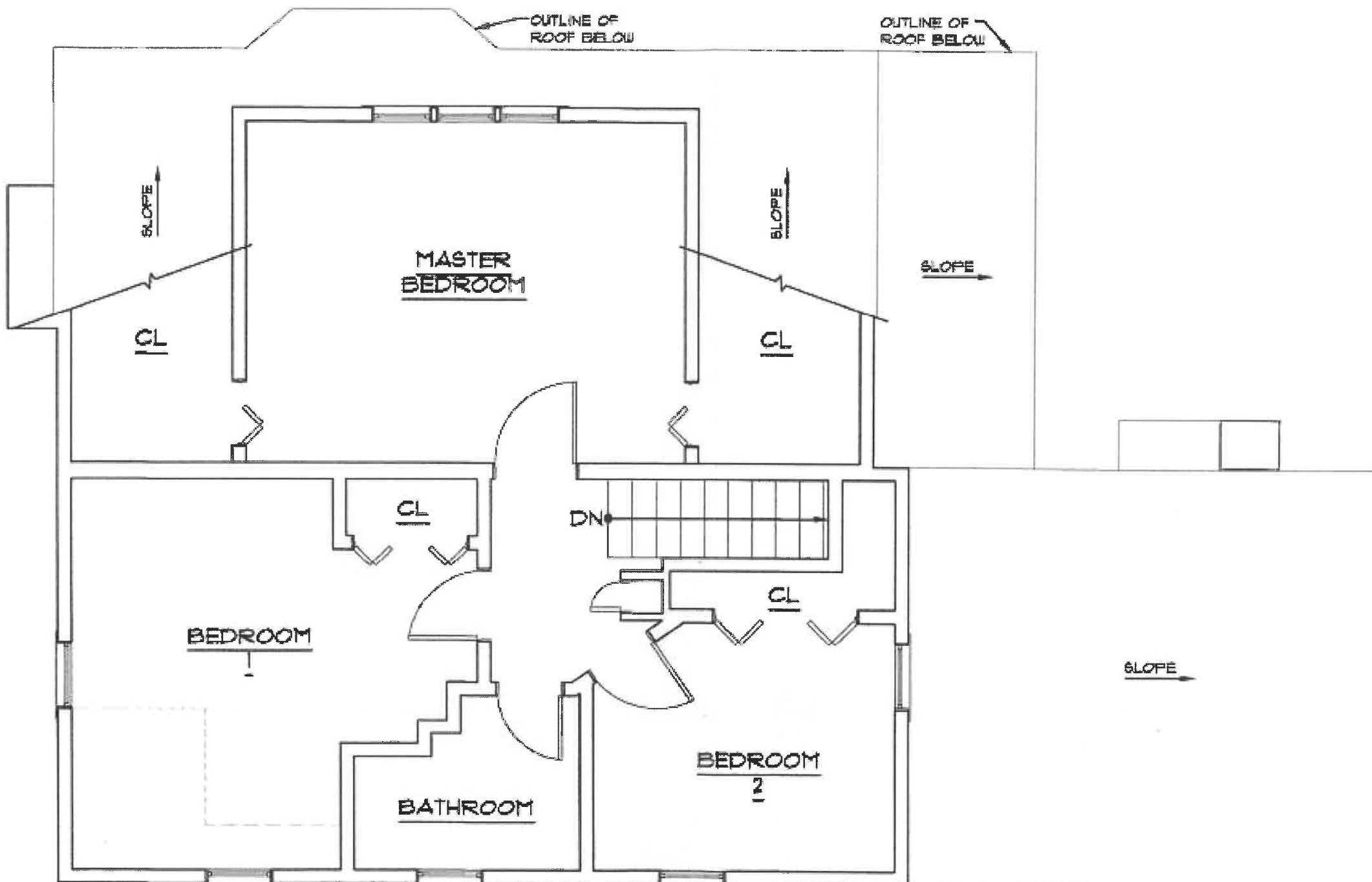
*Gail Smith*

0 20 40  
#4563

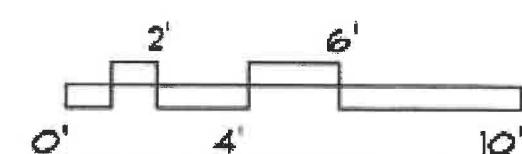
ZONING BOARD OF APPEALS PLAN  
13 CLOUTMANS LANE  
MARBLEHEAD

PROPERTY OF  
KARIN L. MCCARTHY, TRUSTEE OF THE  
CHRISTINA H. MCCARTHY REVOCABLE TRUST  
SCALE 1" = 20'  
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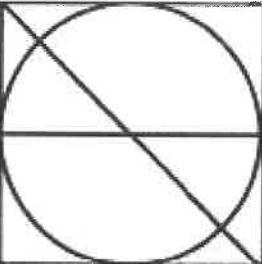
0 20 40  
#4563



1 **SECOND FLOOR**  
SCALE: 1/4" = 1' - 0"



X-2



**NILSSON+SIDEN  
ASSOCIATES INC.**

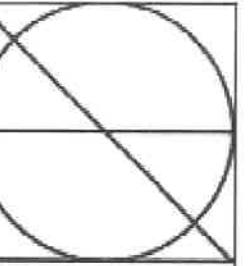
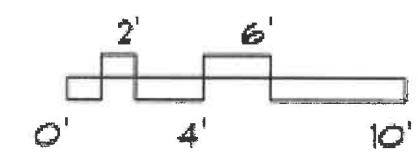
Architecture  
Interior Design  
Planning  
262 Essex Street  
Salem, MA 01970  
Tel: (978) 741-5777  
Fax: (978) 741-0557

**13 CLOUTMAN'S LANE  
RENOVATION**

MARBLEHEAD, MA.  
01945

ARCHITECTS  
PROJECT  
NUMBER: 2016.05  
DRAWN BY: OAH  
SCALE: 1/4"=1'-0"  
DATE: 3. 1. 24  
REVISIONS:

DRAWING TITLE:  
SECOND  
FLOOR PLAN



**NILSSON + SIDEN  
ASSOCIATES INC.**  
Architecture  
Interior Design  
Planning  
262 Essex Street  
Salem, MA, 01970  
Tel: (978) 741-5777  
Fax: (978) 741-0557

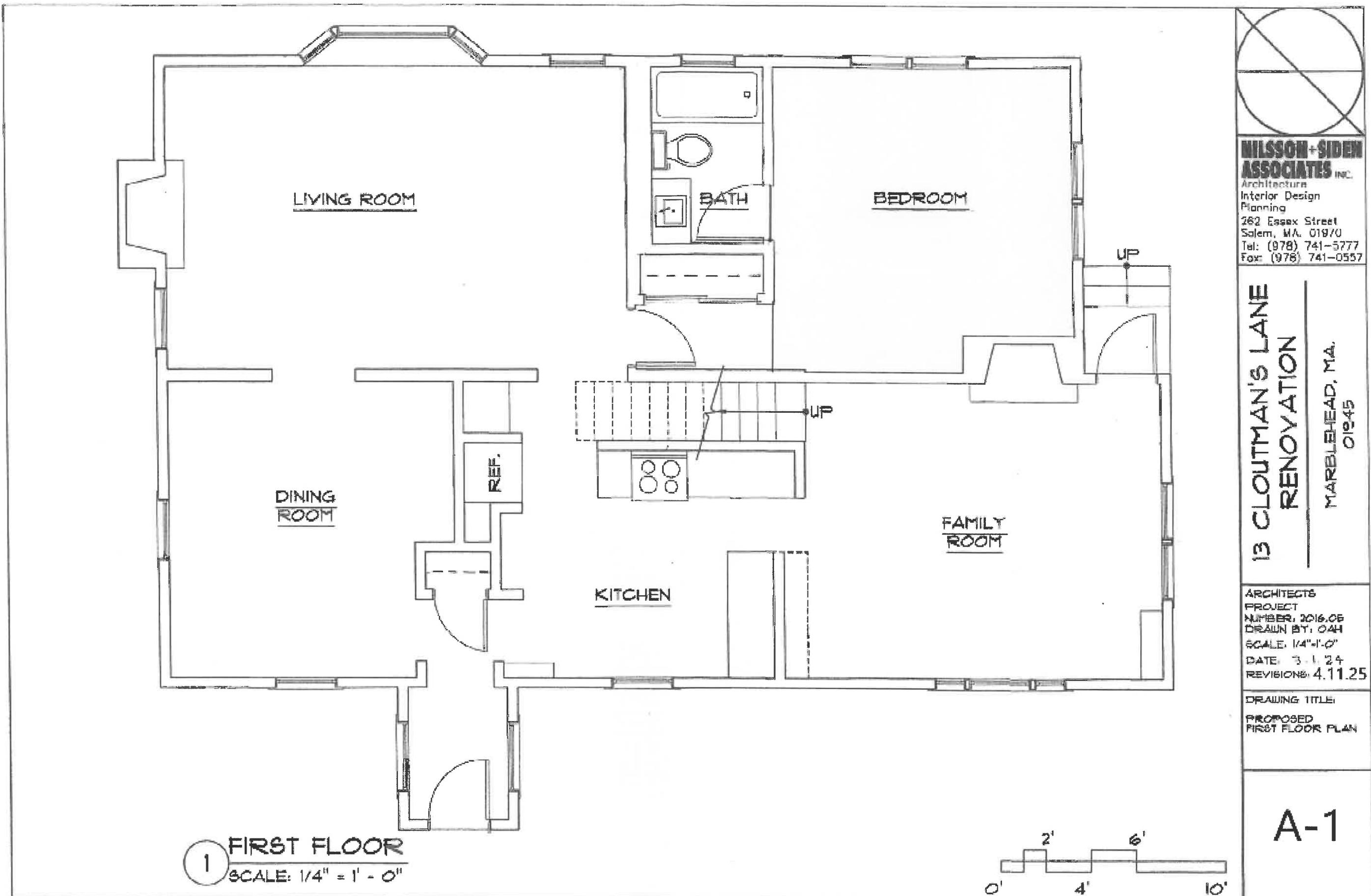
13 CLOUTMAN'S LANE  
RENOVATION

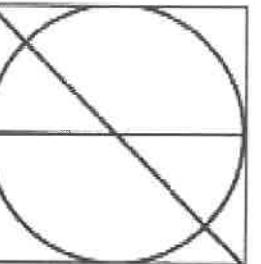
MARBLEHEAD, MA.  
01945

ARCHITECTS  
PROJECT  
NUMBER: 2016-05  
DRAWN BY: DAH  
SCALE: 3/16"=1'0"  
DATE: 3-1-24  
REVISIONS:

DRAWING TITLE:  
EXISTING NORTH  
ELEVATION

X-4





**WILSON + SIDEN  
ASSOCIATES INC.**

Architecture  
Interior Design  
Planning  
262 Essex Street  
Salem, MA 01970  
Tel: (978) 741-5777  
Fax: (978) 741-0557

**13 CLOUTMAN'S LANE  
RENOVATION**  
MARBLEHEAD, MA.  
01945

ARCHITECTS  
PROJECT  
NUMBER: 2016.05  
DRAWN BY: OAH  
SCALE: 3/16" = 1'-0"  
DATE: 3.1.14  
REVISIONS: 4.11.25

DRAWING TITLE:  
EXISTING SOUTH  
ELEVATION

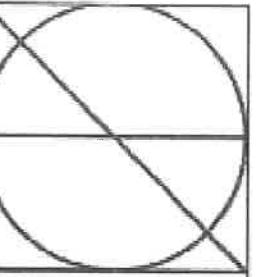
**A-3**



**1** SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

2'  
4'  
6'  
0' 10'



**MILSON+SIDEN  
ASSOCIATES INC.**

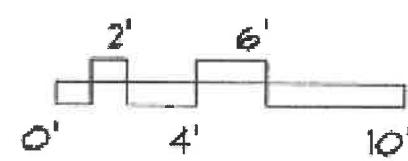
Architecture  
Interior Design  
Planning  
262 Essex Street  
Salem, MA. 01970  
Tel: (978) 741-5777  
Fax: (978) 741-0557

**13 CLOUTMAN'S LANE  
RENOVATION**

MARBLEHEAD, MA.  
01945



**1 EAST ELEVATION**  
SCALE: 3/16" = 1' - 0"



**A-5**

ARCHITECTS  
PROJECT  
NUMBER: 2018.05  
DRAWN BY: OAH  
SCALE: 3/16" = 1'-0"  
DATE: 3.1.24  
REVISIONS: 4.11.25

DRAWING TITLE:  
PROPOSED  
EAST  
ELEVATION

This space reserved for the Registry of Deeds

**TOWN OF MARBLEHEAD  
DECISION OF  
THE BOARD OF APPEALS**  
on  
Application of  
**Karin McCarthy, Trustee of CH McCarthy Trust  
For a Special Permit for the Property Located At  
13 Cloutman's Lane  
Marblehead, MA**

Report of Facts, Findings, and Decision of the Board of Appeals on the petition of:

**Karin McCarthy**  
(the "Petitioner")

Requesting a Special Permit under the Zoning By-Laws approving the addition to an existing dwelling on a nonconforming lot with less than the required front, rear, and side yard setback and exceed the 10% expansion limits for non-conforming buildings. The property is located at 13 Cloutman's Lane in a Single Residence District. The proposed new construction would be in the side yard and rear yard setback.

All statutory requirements relating to publication and notice were duly complied with, including timely publication in the Marblehead Current, a local newspaper. Notice to all persons deemed by the Board to be affected by the petition, as required by Section 17 of Chapter 40A of the General Laws of the Commonwealth and the provisions of the Marblehead Zoning By-Laws, was given.

The Public Hearing was called to order at or after 8:00 PM during a ZOOM CONFERENCE MEETING due to COVID 19 restrictions, on July 23, 2024. The following Board Members sitting at the hearing were:

Chairman: William Moriarty  
Members: Leon Drachman  
William Barlow  
Benjamin Labrecque  
William Rudolph

The following documents were filed with the Petition and constitute a part of the permanent record of the Board:

- a. The general purposes and intent of the By-Law are met; the zoning district provides for a dimensional relief by Special Permit.
- b. The specific site is an appropriate location for such use or building in the Single Residence District.
- c. The use as developed will not adversely affect the neighborhood as the dwelling is in keeping with the size and design of houses in the neighborhood; and,
- d. There will be no nuisance or serious hazard to vehicles or pedestrians as there is adequate parking on the premises and there will be no change to vehicle access; and
- e. Adequate and appropriate facilities will be provided for the proper operation of the proposed use. All necessary utilities presently exist on the property.

#### **Decision**

Whereupon the Board, after discussion and comments that the project met the Special Permit criteria, voted: To grant a Special Permit with the following conditions:

- This Special Permit is issued on the condition that there shall be no construction at any time following the vote of the Board of Appeals which either differs from the construction set forth on the drawings approved and stamped by the Board of Appeals by that vote, or which is inconsistent with this Decision and these conditions, without the Petitioner obtaining prior written approval from the Board of Appeals for such construction.
- This Special Permit is issued on the condition that no demolition, building or occupancy permit, whether temporary, conditional or permanent, shall issue for the proposed work approved by this Decision unless and until a copy of this four (4) page Decision, in its entirety, and not merely the conditions, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and either that no appeal has been filed, or that an appeal has been filed within such time, has been recorded in the Essex South District Registry of Deeds and indexed in the Grantor Index under the name of the owner of record or is filed for registration, if the land is registered, and noted on the Owner's Certificate of Title, all as required by Massachusetts General Laws Chapter 40A. The application for and/or issuance of any such permit prior to the recording of the endorsed copy of this Decision shall render the Special Permit granted herein null and void.
- This Special Permit is issued on the condition that no Certificate of Occupancy shall be issued by the office of the Building Inspector if any of the construction either differs from the construction set forth on the drawings approved and stamped by the Board of Appeals by that vote, or which is inconsistent with this Decision and these conditions, without the Petitioner obtaining prior written approval from the Board of Appeals for such construction.
- If the Petitioner shall exercise any rights of construction under a duly appealed Special Permit such rights shall be at the Petitioner's sole risk that a court will

**TOWN OF MARBLEHEAD  
ZONING BOARD OF APPEALS**

**Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945  
Telephone: 781-631-1529**

**September 17, 2024**

**NOTICE OF DECISION**

The Board of Appeals, after notice and public hearing on **Tuesday July, 2024** on the application of **Karen McCarthy, Trustee of C H McCarthy Trust** voted to **approve** the request for a Special Permit with conditions at **13 Cloutman's Lane**.

The written Decision was filed with the Town Clerk on **September 17, 2024**.

A copy of the Decision is available for inspection at the Town Engineering Department, 7 Widger Road, Marblehead, MA, 01945.

*This notice is being sent in compliance with Massachusetts General Laws Chapter 40A section 9 and does not require action by the recipient. Appeals, if any, shall be made pursuant to Chapter 40A, section 17, and shall be filed within 20 days from the date which the decision was filed with the Town Clerk.*



TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617  
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**  
PAGE 1 of 3

2024 APR -2 PM 3:53  
Town Clerk

Project Address 13 CLOUTMAN'S LANE

Assessor Map(s) 176 Parcel Number(s) 41

RECEIVED  
APR 04 2024  
Town Clerk

**OWNER INFORMATION**

Signature Karen McCarron Trustee CHM Corp date 4/11/24

Name (printed) Karen McCarron, Trustee CHM Corp

Address 15 Cloutman's Lane

Phone Numbers: home 631-9708 work

E-mail KMcCarthy@KinscailLC.com fax

**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)

REMOVAL OF EXISTING COVERED PORCH FOR ADDITION OF A  
ONE-STORY BEDROOM AND ADDITION OF A SECOND STORY BEDROOM  
WITH REAR YARD AND SIDE YARD SETBACKS, AND WHICH EXPANDS  
A PRE-EXISTING NON-CONFORMING STRUCTURE BY MORE THAN 10%

- 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 of the Building Department scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3) kg kg 4-2-2024
2. Town Clerk's stamp (upper right corner)

Town of Marblehead  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 13 CLOUTMAN'S LANE Map(s) / Parcel(s) 176/41

**NET OPEN AREA (NOA)**

Lot area = A

	<u>EXISTING</u>	<u>PROPOSED</u>
--	-----------------	-----------------

Area of features

footprint of accessory building(s)

footprint of accessory building(s)	<u>75</u>	<u>75</u>
------------------------------------	-----------	-----------

footprint of building

footprint of building	<u>1044</u>	<u>1167</u>
-----------------------	-------------	-------------

footprint of deck(s), porch(es), step(s), bulkhead(s)

footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>324</u>	<u>324</u>
---	------------	------------

number of required parking spaces        x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) \_\_\_\_\_

Sum of features = B

Sum of features = B	<u>1508</u>	<u>1566</u>
---------------------	-------------	-------------

Net Open Area (NOA) = (A - B)

Net Open Area (NOA) = (A - B)	<u>8520</u>	<u>8462</u>
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**GROSS FLOOR AREA (GFA)**

accessory structure(s)

accessory structure(s)	<u>75</u>	<u>75</u>
------------------------	-----------	-----------

basement or cellar (area >5' in height)

basement or cellar (area >5' in height)	<u>252</u>	<u>252</u>
---	------------	------------

1st floor (12' or less in height) NOTE: [for heights exceeding

1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1044</u>	<u>1167</u>
---	-------------	-------------

2nd floor (12' or less in height) 12' see definition

2nd floor (12' or less in height) <u>12' see definition</u>	<u>584</u>	<u>857</u>
---	------------	------------

3rd floor (12' or less in height) of STORY §200-7]

3rd floor (12' or less in height) <u>of STORY §200-7]</u>	_____	_____
---	-------	-------

4th floor (12' or less in height)

4th floor (12' or less in height)	_____	_____
-----------------------------------	-------	-------

attic (area >5' in height)

attic (area >5' in height)	_____	_____
----------------------------	-------	-------

area under deck (if >5' in height)

area under deck (if >5' in height)	_____	_____
------------------------------------	-------	-------

roofed porch(es)

roofed porch(es)	_____	_____
------------------	-------	-------

Gross Floor Area (GFA) = sum of the above areas

Gross Floor Area (GFA) = sum of the above areas	<u>1955</u>	<u>2351</u>
---	-------------	-------------

Proposed total change in GFA = (proposed GFA - existing GFA)

= 396

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100

= 20 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA)

= 4.36

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

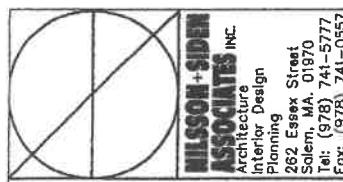
= 3.60

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

Reviewed by  
 Building Department  
 For Zoning Board  
 Of Appeals

Building Official       

Date 4-2-2024



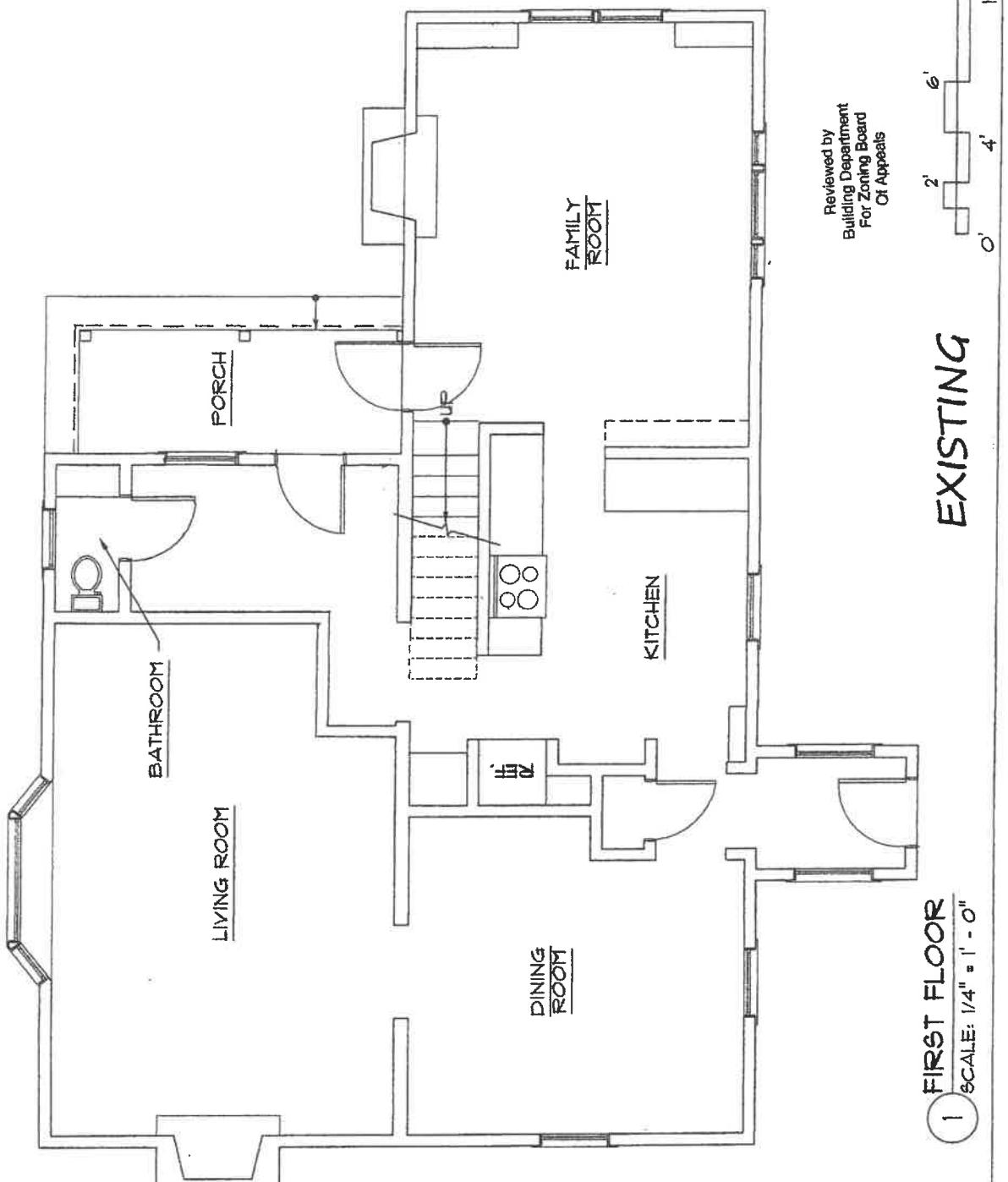
MISiON-SiDE  
ASSOCIATES INC.

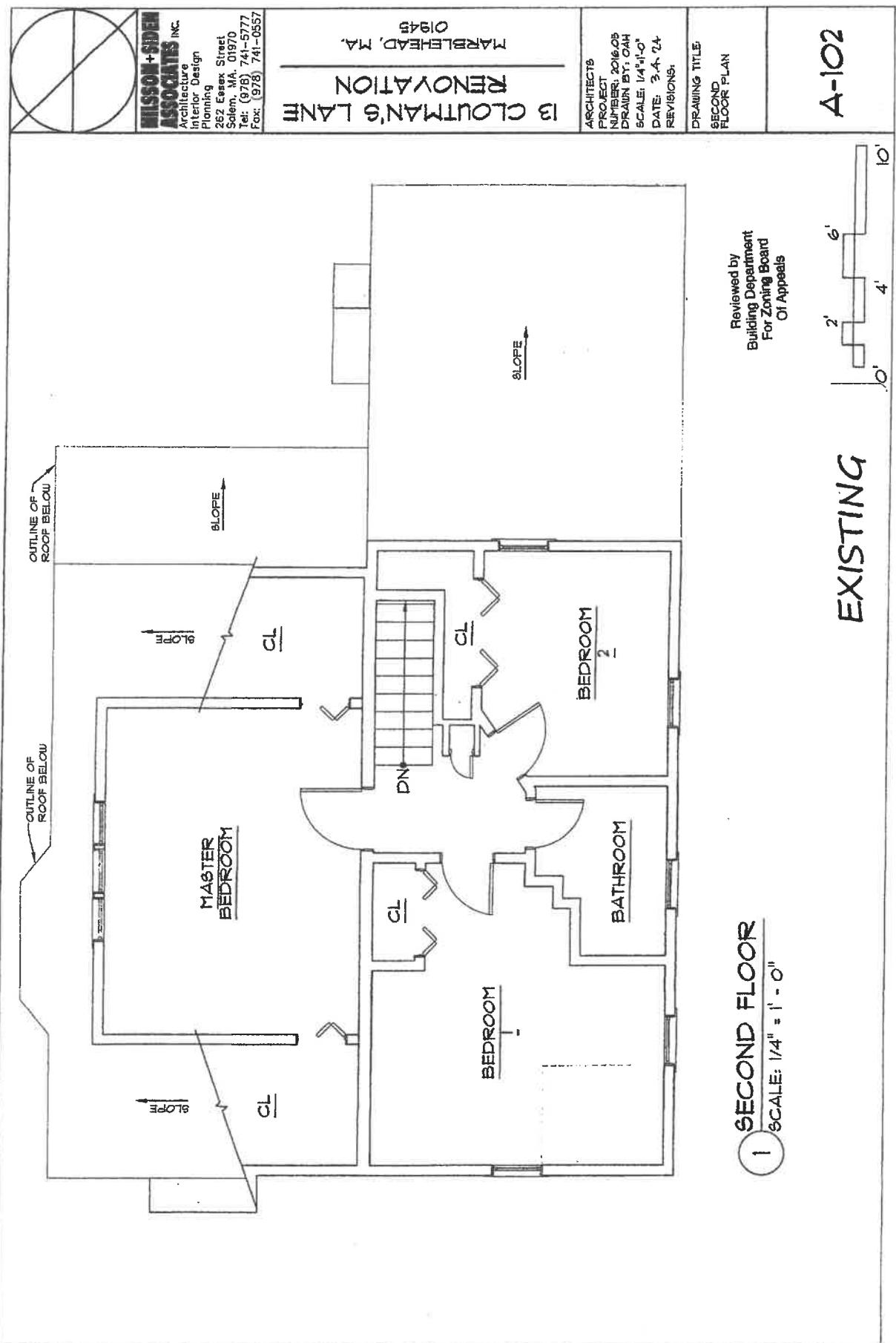
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RENOVATION  
13 CLOUTMAN'S LANE  
MARBLEHEAD, MA  
01945

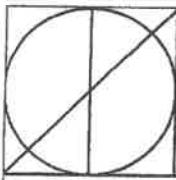
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PROJECT  
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DRAWN BY: OAH  
SCALE: 1/4"=1'-0"  
DATE: 3-4-24  
REVISIONS:  
DRAWING TITLE:  
FIRST FLOOR PLAN

A-101



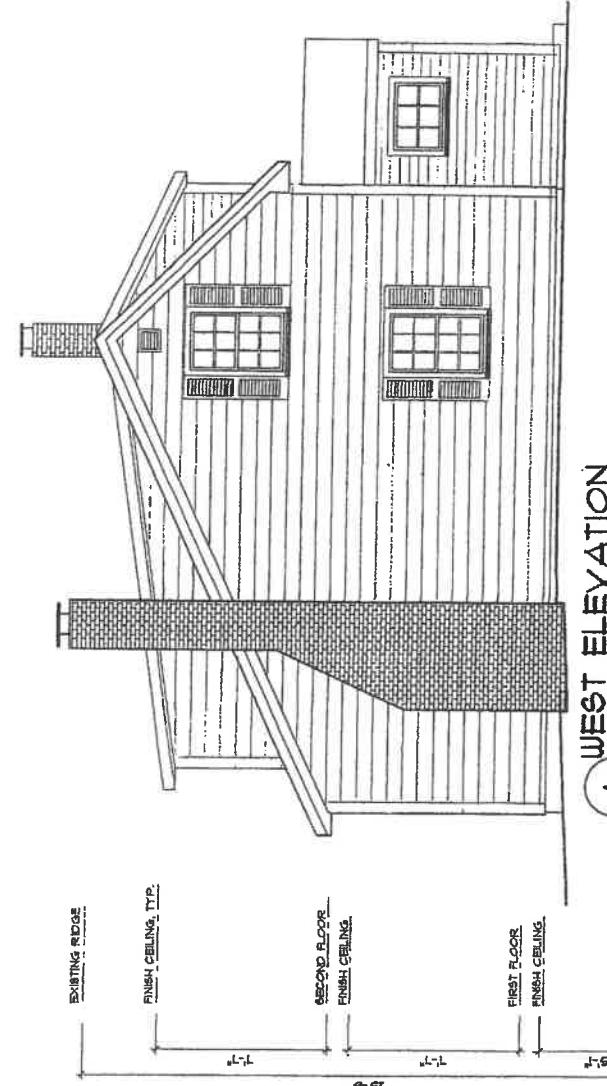






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RENOVATION  
13 CLOUDMAN'S LANE  
MARBLEHEAD, MA  
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1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

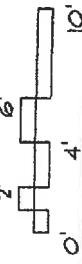
GARAGE SLAB ON GRADE

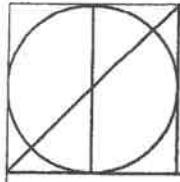
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PROJECT: 2016-05  
NUMBER: 01945  
DRAWN BY: OAH  
SCALE: 3 1/2"=1'-0"  
DATE: 3-4-14  
REVISIONS:  
DRAWING TITLE:  
EXISTING WEST  
ELEVATION

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EXISTING





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RENOVATION  
13 CLOUDMAN'S LANE

**NORTH ELEVATION**

1 SCALE:  $3/16'' = 1'-0''$

EXISTING RIDGE  
SECOND FLOOR  
FINISH CEILING

FIRST FLOOR  
FINISH CEILING

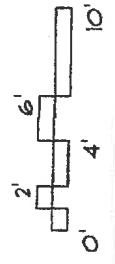
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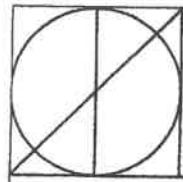
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PROJECT NUMBER: 2016-05  
DRAWN BY: OAH  
SCALE: 3/16"=1'-0"  
DATE: 3-4-24  
REVISIONS:  
DRAWING TITLE:  
EXISTING NORTH ELEVATION

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Of Appeals

**EXISTING**

**A-105**

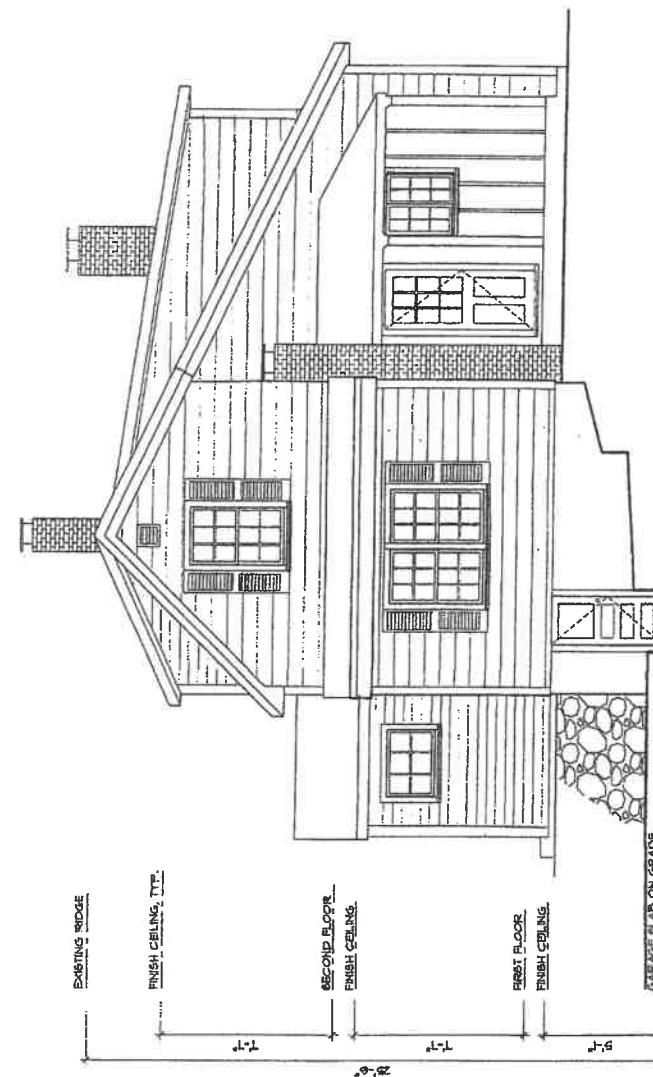




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RENOVATION  
13 CLOUTMAN'S LANE  
MARBLEHEAD, MA  
01945



1 EAST ELEVATION

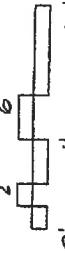
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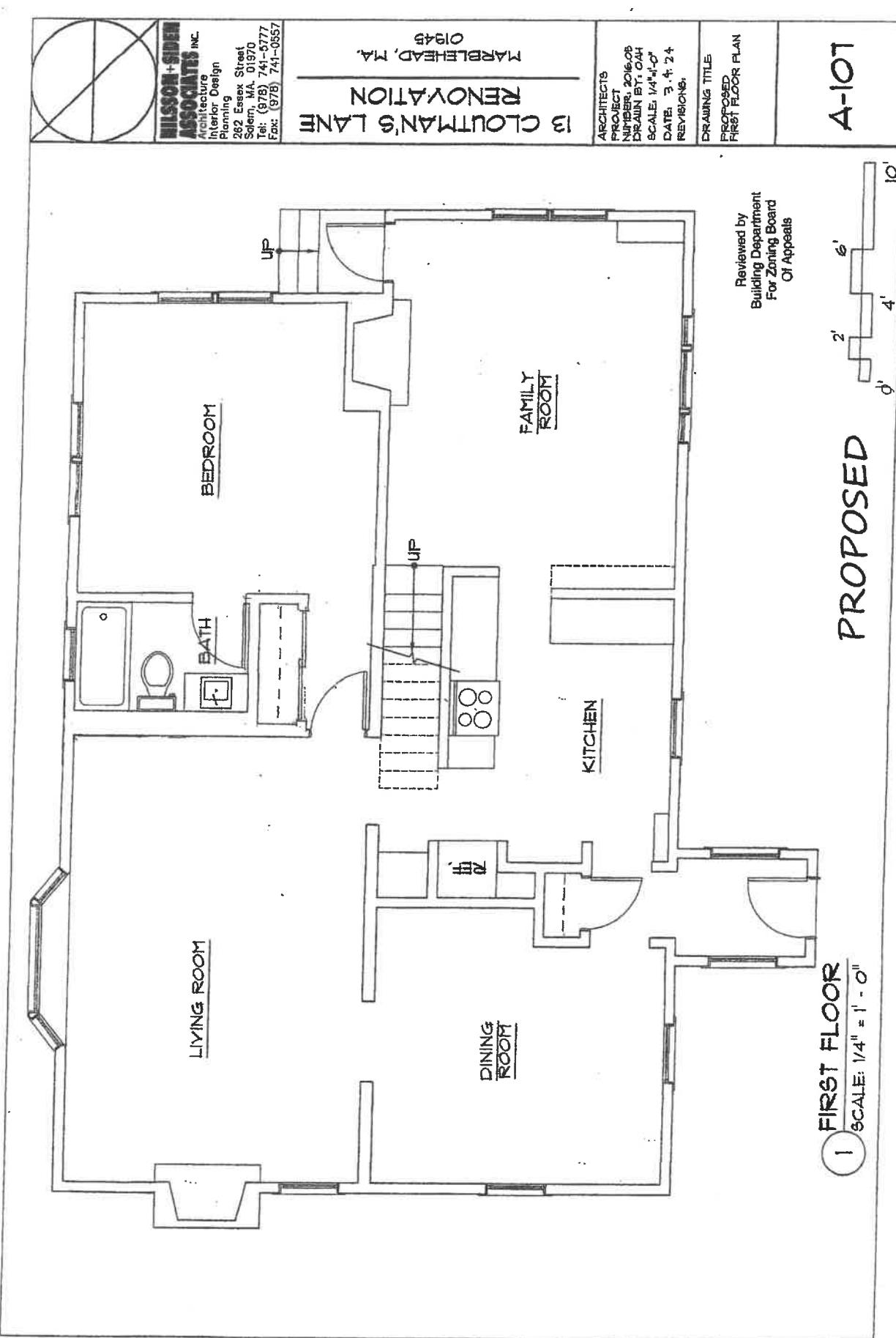
Reviewed by  
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For Zoning Board  
Of Appeals

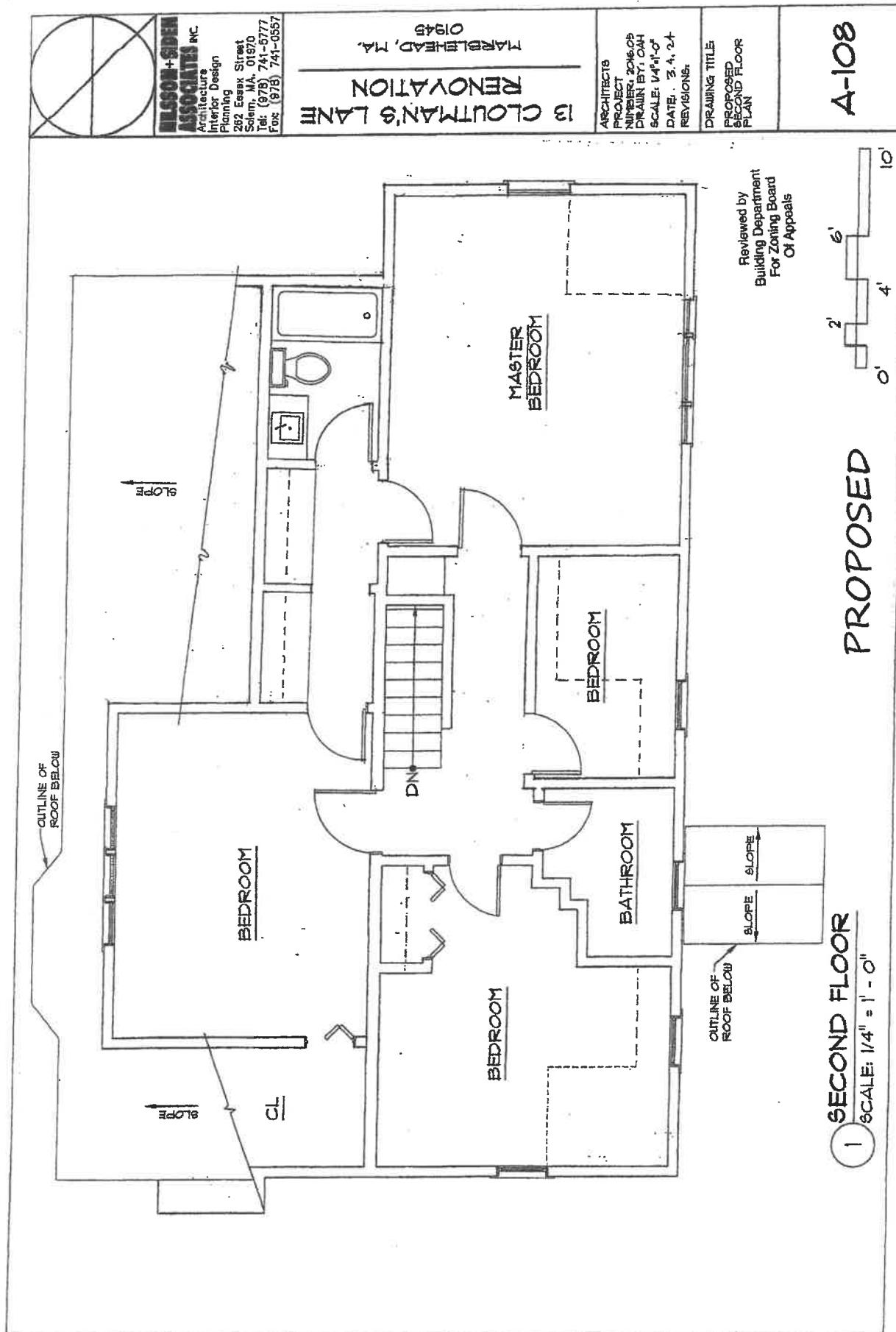
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NUMBER: 2016-08  
DRAWN BY: OAH  
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DATE: 3-4-24  
REVISIONS:  
DRAFTING TITLE:  
EXISTING, EAST  
ELEVATION

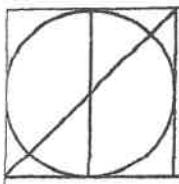
A-106

EXISTING



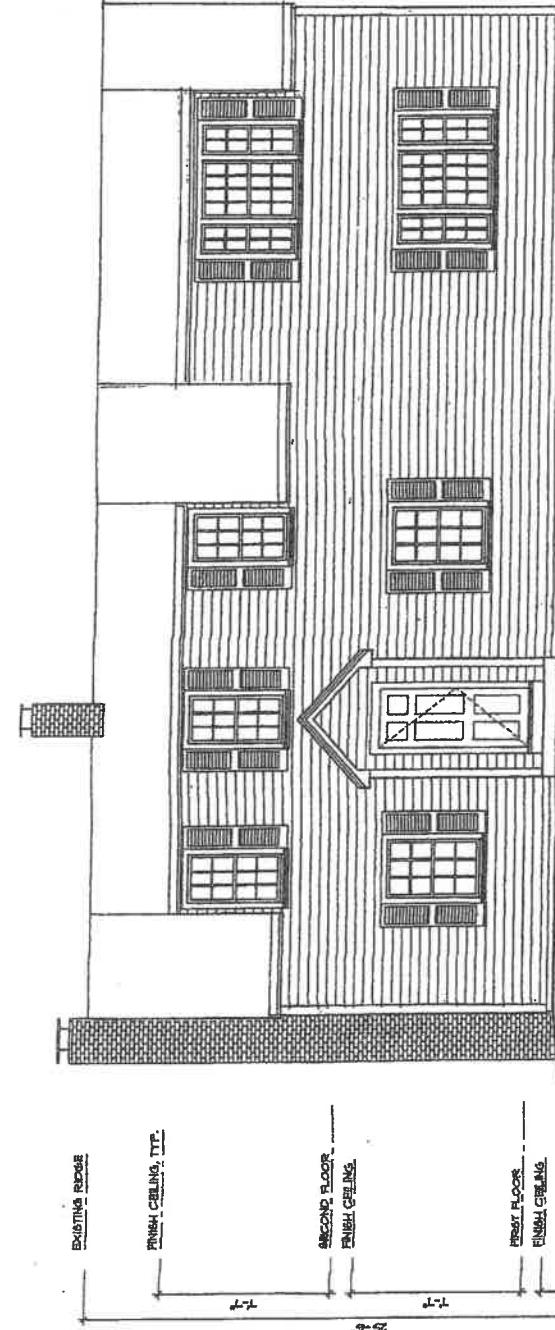






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MAPLEHEAD, MA  
13 CLOUTMAN'S LANE  
RENOVATION



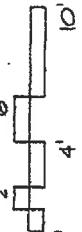
1 SOUTH ELEVATION

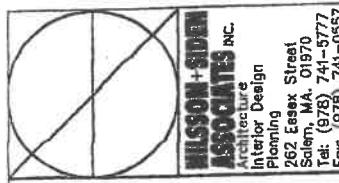
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GARAGE SLAB ON GRADE

ARCHITECTS  
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NUMBER: 2016-06  
DRAWN BY: CAH  
SCALE: 3/16"=1'-0"  
DATE: 3-4-24  
REVISIONS:  
DRAWING TITLE  
PROPOSED  
EDITION  
REVISIONS  
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

A-109  
PROPOSED

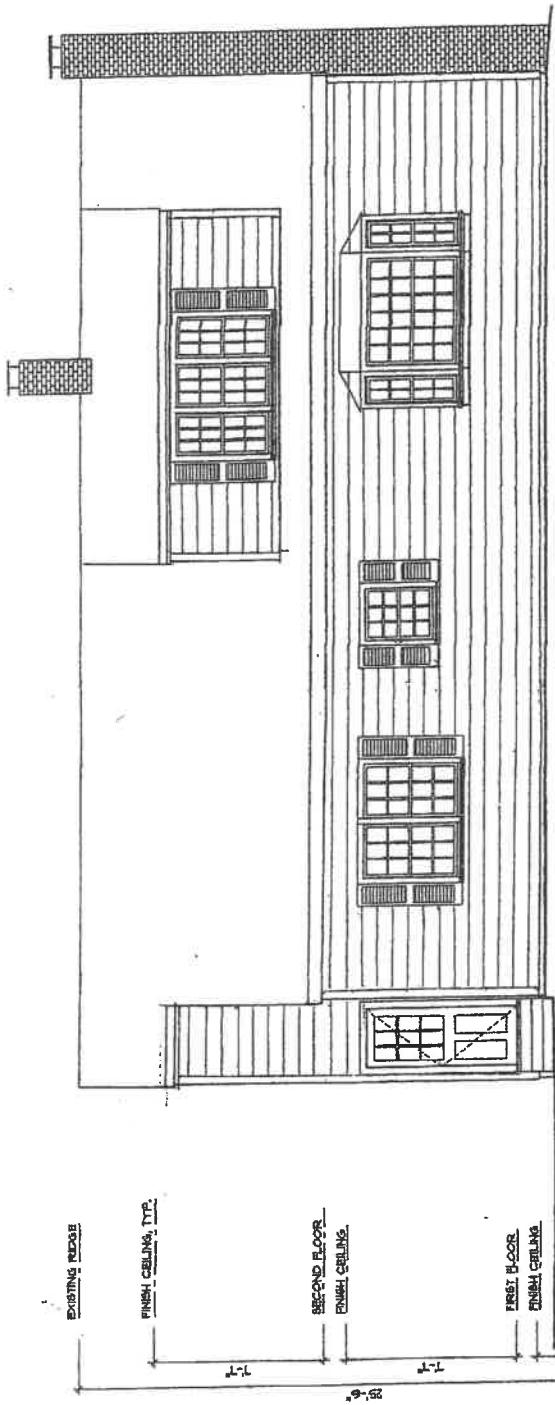




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MARBLEHEAD, MA.  
13 CLOUTMAN'S LANE  
RENOVATION



1 NORTH ELEVATION

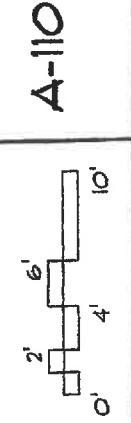
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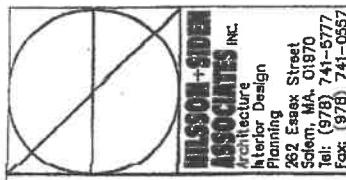
MAPLINE 55000 ON GRADE

ARCHITECTS  
PROJECT  
NUMBER: 2016-09  
DRAWN BY: OAH  
SCALE: 3/16"=1'-0"  
DATE: 3-24-16  
REVISIONS:

DRAWING TITLE:  
PROPOSED  
NORTH  
ELEVATION  
Reviewed by  
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PROPOSED





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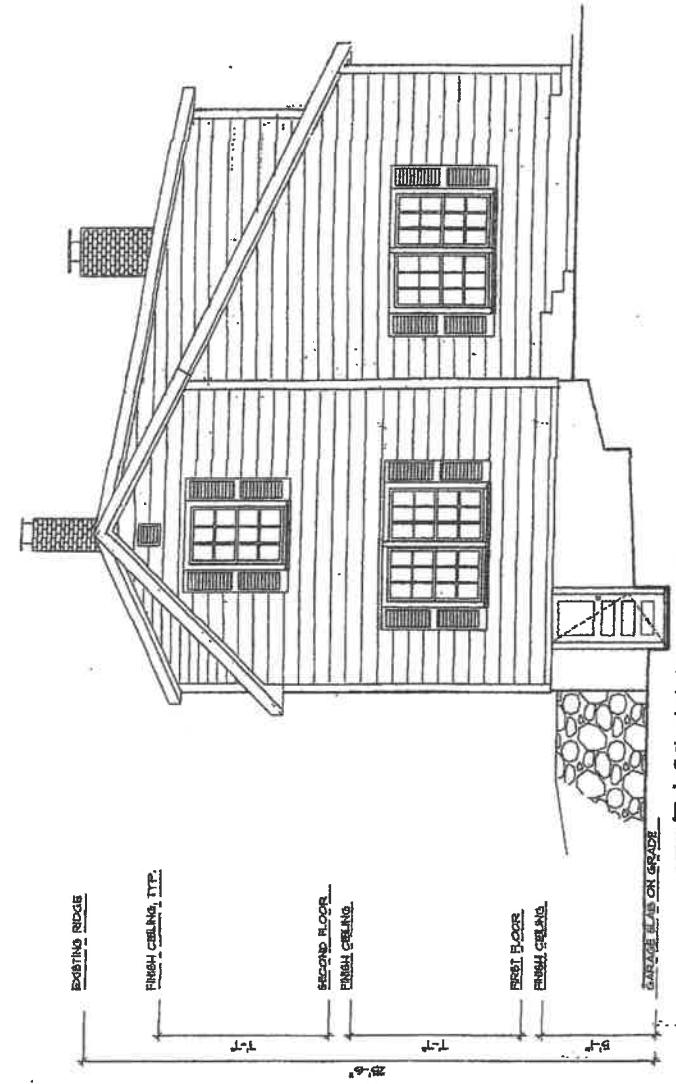
13 CLOUTMAN'S LANE  
RENOVATION  
MARBLEHEAD, MA  
01945

ARCHITECTS

PROJECT NUMBER: 2016-05  
DRAWN BY: OAH  
SCALE: 3 1/16" = 1'-0"  
DATE: 3-4-24  
REVISIONS:

DRAWING TITLE:  
PROPOSED  
EAST ELEVATION

A-111

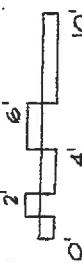


1 EAST ELEVATION

SCALE: 3 1/16" = 1'-0"

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PROPOSED

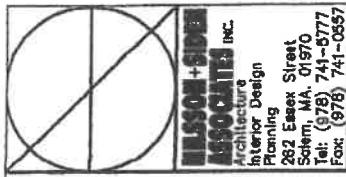


10'

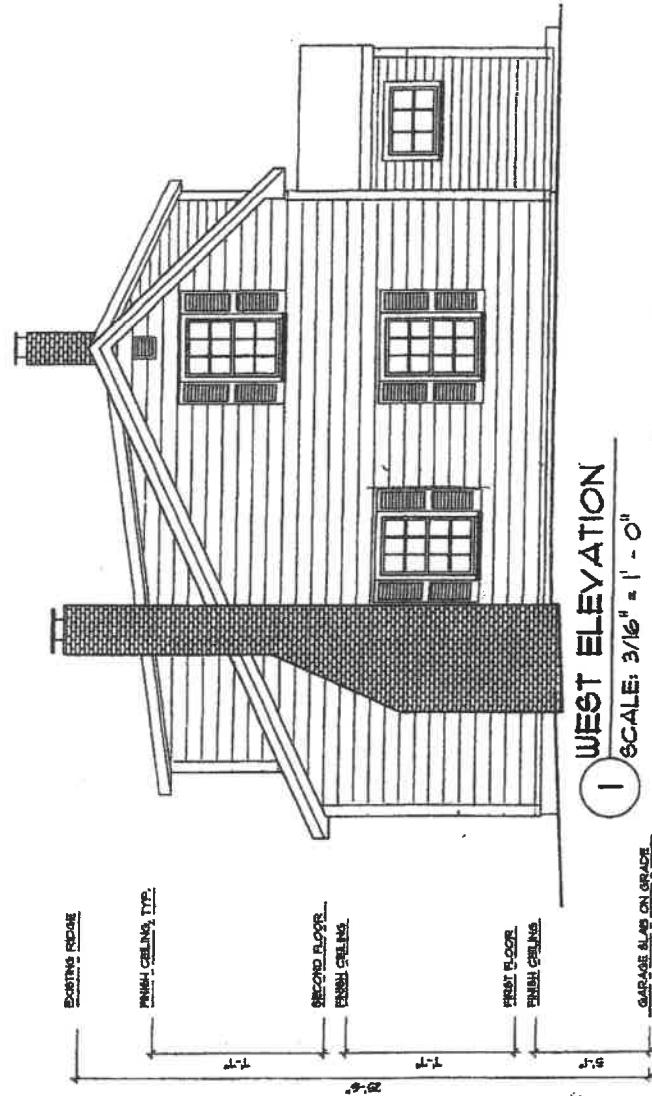
6'

4'

2'



13 CLOUTMAN'S LANE  
RENOVATION  
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1 WEST ELEVATION

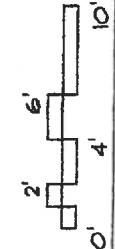
SCALE: 3/16" = 1'-0"

1'-0" GARAGE SLAB ON GRADE

ARCHITECT  
PROJECT  
NUMBER: 2016-05  
DRAWN BY: OAH  
SCALE: 3/16" = 1'-0"  
DATE: 3-1-24  
REVISIONS:

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PROPOSED



A-112

0' 4' 6' 10'