

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.

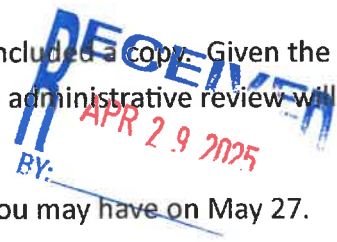
I completed the process of filing the Board's prior approval and have included a copy. Given the smaller addition, and the reduced overall impact, I am hopeful that an administrative review will suffice to garner immediate approval for this revised smaller project.

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)





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

Town Clerk

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

OWNER INFORMATION

Signature Karin McCarthy date 4/19/25
Name (printed) Karin McCarthy
Address 15 CLOUTMAN'S LANE
Phone Numbers: home 781-631-9708 work _____
E-mail Kmc@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/

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 3 of 3

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>1,555</u>
Net Open Area (NOA) = (A - B)	<u>8,585</u>	<u>8,473</u>

<u>GROSS FLOOR AREA (GFA)</u>		
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) NOTE: [for heights exceeding	<u>981</u>	<u>1,156</u>
2nd floor (12' or less in height) 12' see definition	<u>593</u>	<u>641</u>
3rd floor (12' or less in height) of STORY §200-7]		
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>1,964</u>	<u>2,124</u>
Proposed total change in GFA = (proposed GFA - existing GFA)	=	<u>160</u>
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>8</u> %
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	=	<u>4.37</u>
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	=	<u>3.99</u>

This worksheet applies 1. plan by/dated SITE PLAN - NORTH SHORE 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

Revision Date: 12-02-2020

Page 2 of 3

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

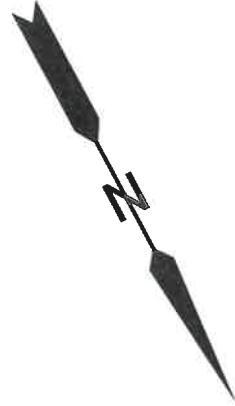
Conservation Commission	Yes _____	No <u>✓</u>
Historic District Commission	Yes _____	No <u>✓</u>
Planning Board	Yes _____	No <u>✓</u>

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

Yes _____ No _____ (explain) _____

Building Official

Date

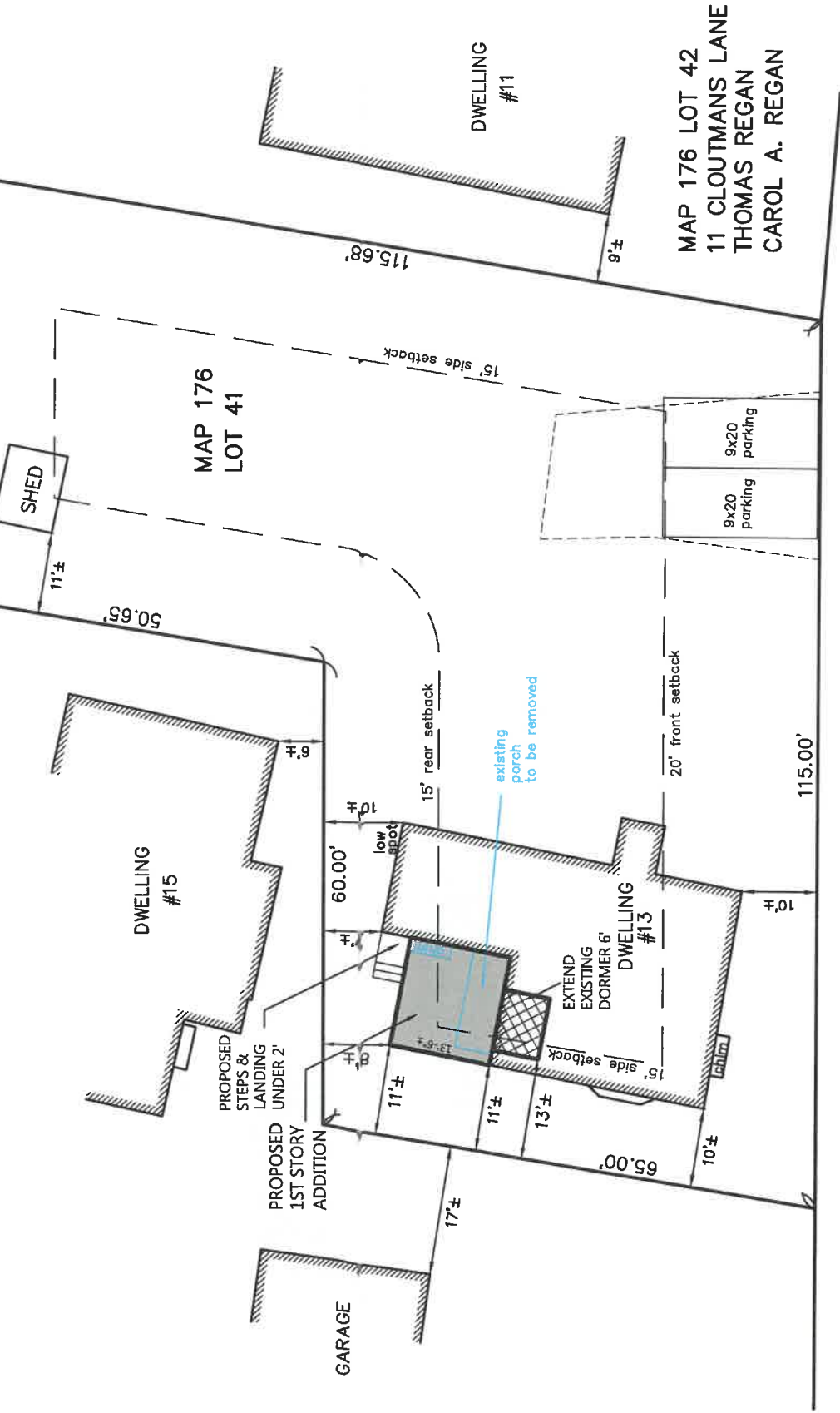


ZONING DISTRICT – SINGLE RESIDENCE

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

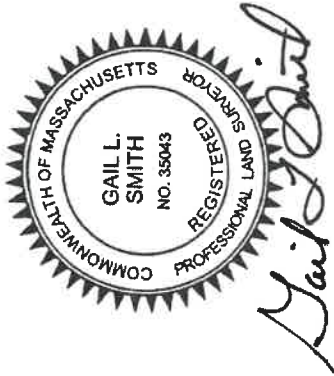
MAP 176 LOT 40
GORDON D. ATKINSON III
KARIN L. MCCARTHY
15 CLOUTMANS LANE

MAP 175 LOT 2B
RICHARD M. BIBBINS
MAURA SHEA
17B CLOUTMANS LANE



CLOUTMANS

LANE



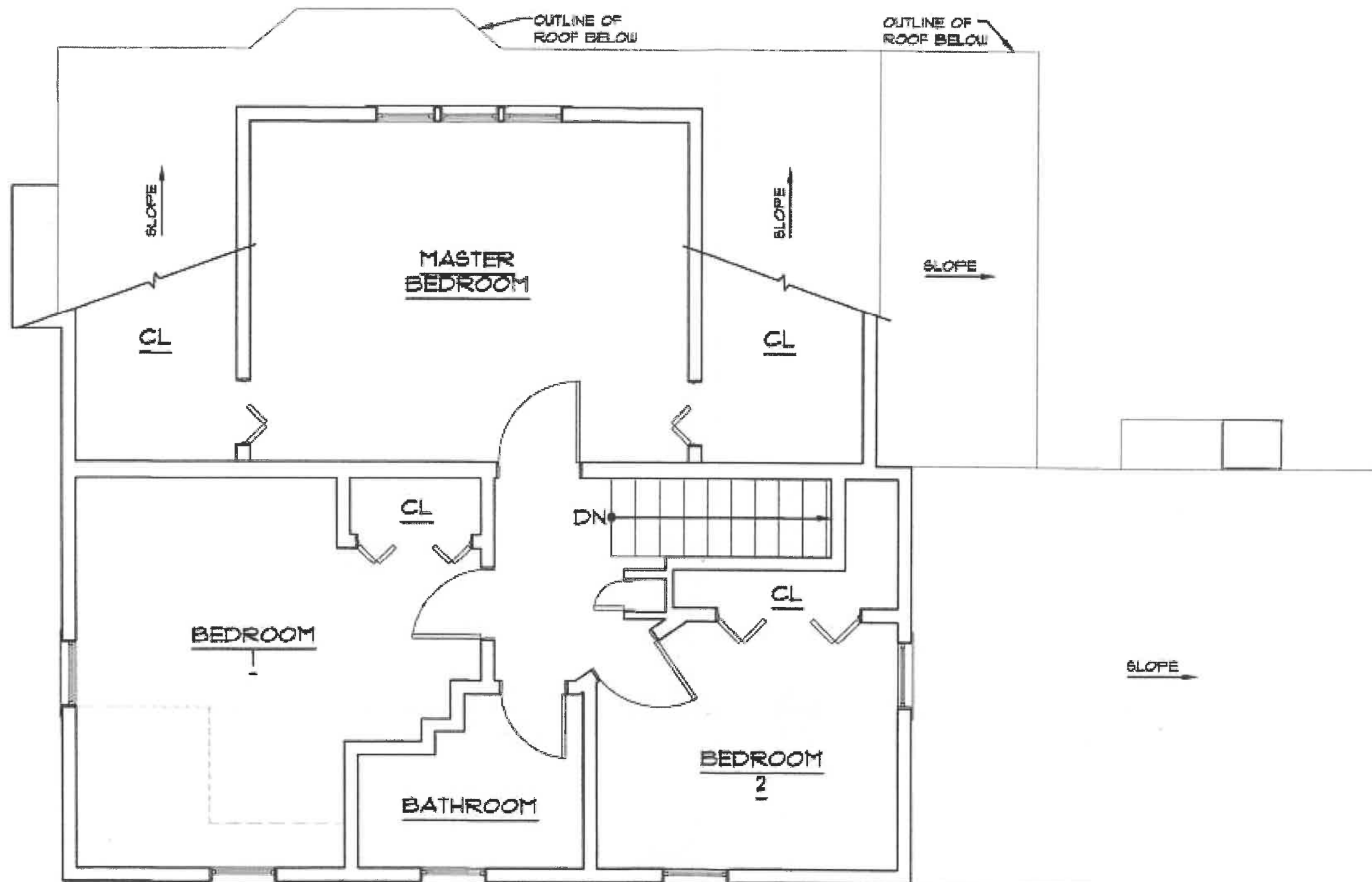
ZONING BOARD OF APPEALS PLAN
13 CLOUTMANS LANE
MARBLEHEAD

PROPERTY OF
KARIN L. MCCARTHY, TRUSTEE OF THE
CHRISTINA H. MCCARTHY REVOCABLE TRUST

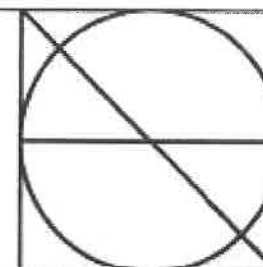
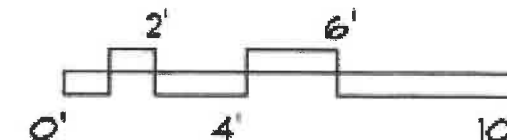
SCALE 1" = 20' APRIL 18, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. – SALEM, MA
(978) 744-4800



#4563



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



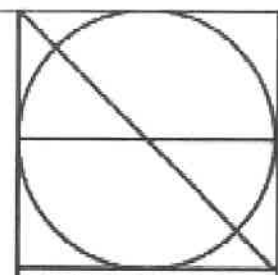
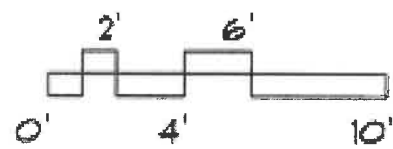
MILSSON+SIDEN
ASSOCIATES INC.
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA 01970
Tel: (978) 741-5777
Fax: (978) 741-0557

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

X-2



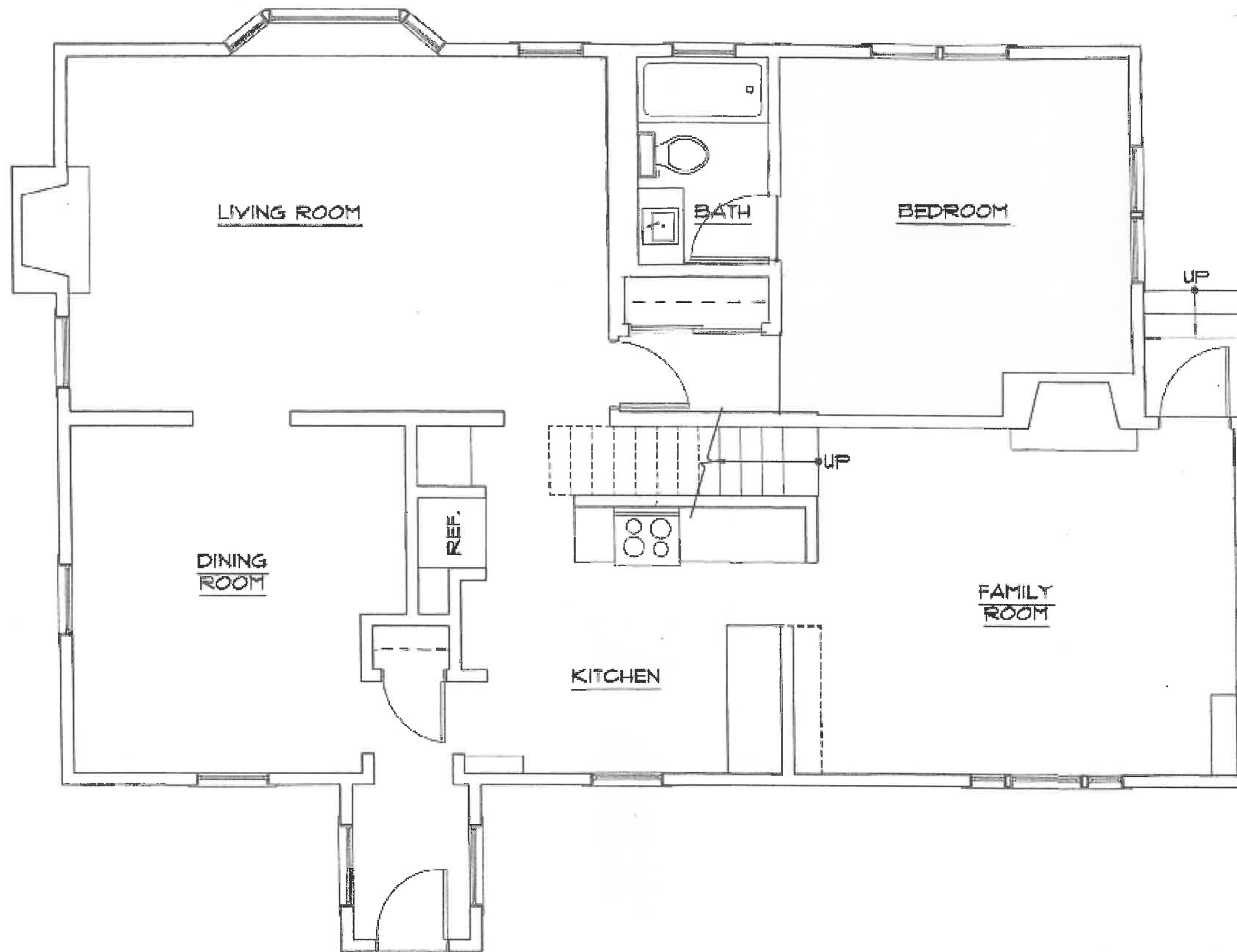
NILSSON+SIDEN ASSOCIATES INC.
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA, 01970
Tel: (978) 741-5777
Fax: (978) 741-0557

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

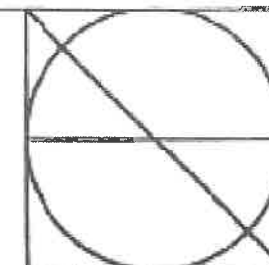
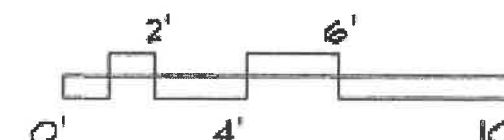
ARCHITECTS
PROJECT
NUMBER: 2016.05
DRAWN BY: OAH
SCALE: 3/16"=1'-0"
DATE: 3.1.24
REVISIONS:

DRAWING TITLE:
EXISTING NORTH
ELEVATION

X-4



1 FIRST FLOOR
SCALE: 1/4" = 1' - 0"



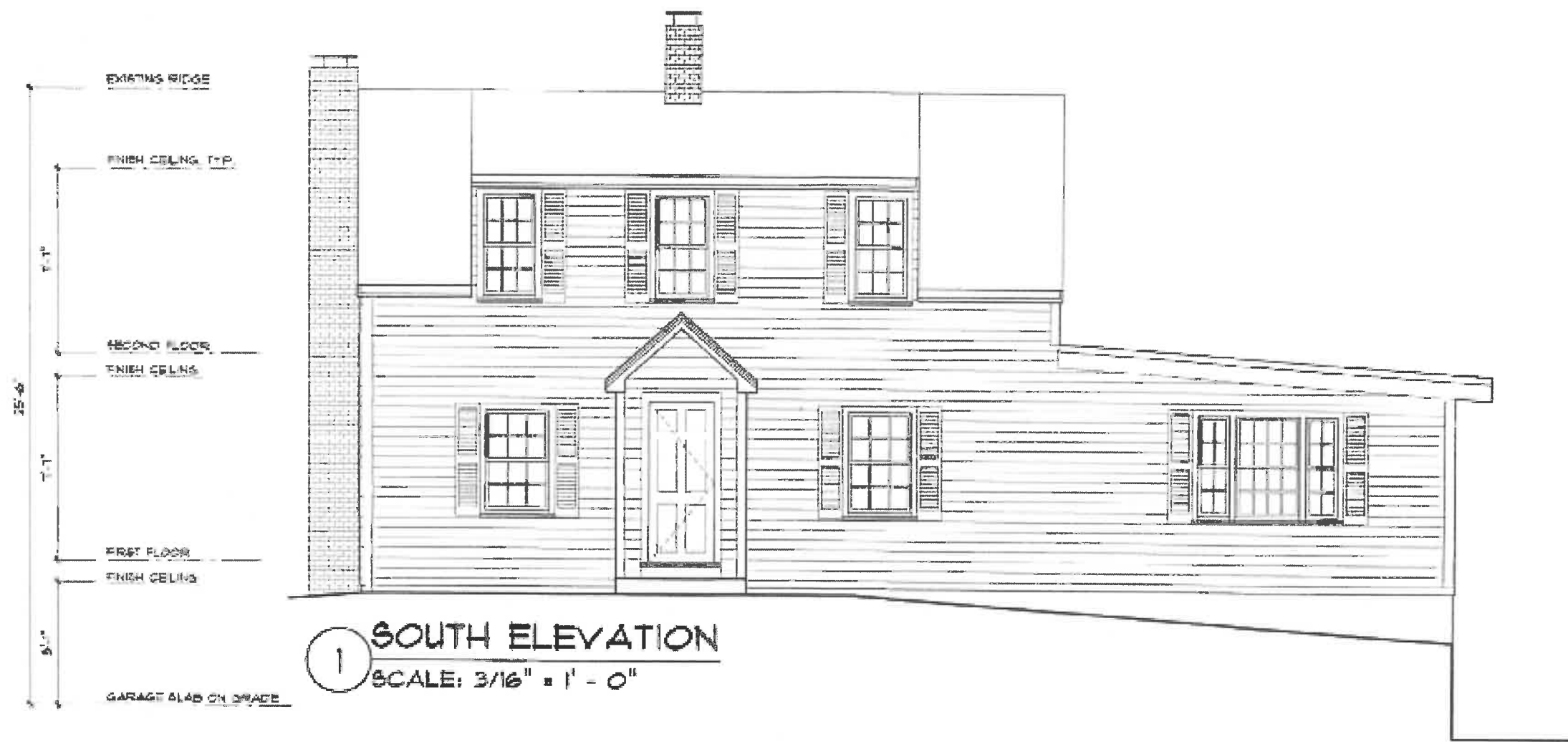
NILSSON + SIDEN
ASSOCIATES INC.
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA. 01870
Tel: (978) 741-5777
Fax: (978) 741-0557

13 CLOUTMAN'S LANE
RENOVATION
MARBLEHEAD, MA.
01945

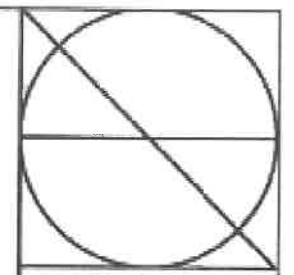
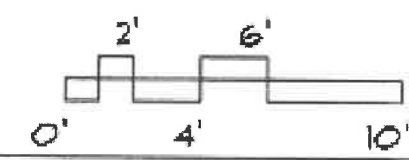
ARCHITECTS
PROJECT
NUMBER: 2016.06
DRAWN BY: OAH
SCALE: 1/4" = 1'-0"
DATE: 3.1.24
REVISIONS: 4.11.25

DRAWING TITLE:
PROPOSED
FIRST FLOOR PLAN

A-1



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



MILSSON + 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

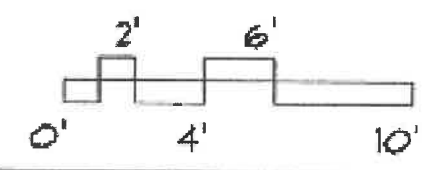
ARCHITECTS
PROJECT
NUMBER: 2016.05
DRAWN BY: OAH
SCALE: 3/16" = 1' - 0"
DATE: 3.1.24
REVISIONS: 4.11.25

DRAWING TITLE:
EXISTING SOUTH
ELEVATION

A-3



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





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

DRAWING TITLE:
PROPOSED
EAST
ELEVATION

A-5

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

RECEIVED
MARBLEHEAD
TOWN CLERK

2024 APR -2 PM 3: 53

Town Clerk

Project Address 13 CLOUTMAN'S LANE

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

OWNER INFORMATION

Signature Karin McCarthy Trust CHM McCarthy Trust date 4/1/24

Name (printed) Karin McCarthy Trust CHM McCarthy Trust

Address 15 Cloutman's Lane

Phone Numbers: home 631-9708 work _____

E-mail KMcCarthy@Kinsallllc.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 at the 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) [Signature] 4-2-2024

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

View Bylaws - (Chapter 200, Zoning) - online at: 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

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>10028</u>	<u>10028</u>
Area of features		
footprint of accessory building(s)	<u>75</u>	<u>75</u>
footprint of building	<u>1044</u>	<u>1167</u>
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	<u>1508</u>	<u>1566</u>
Net Open Area (NOA) = (A - B)	<u>8520</u>	<u>8462</u>

GROSS FLOOR AREA (GFA)

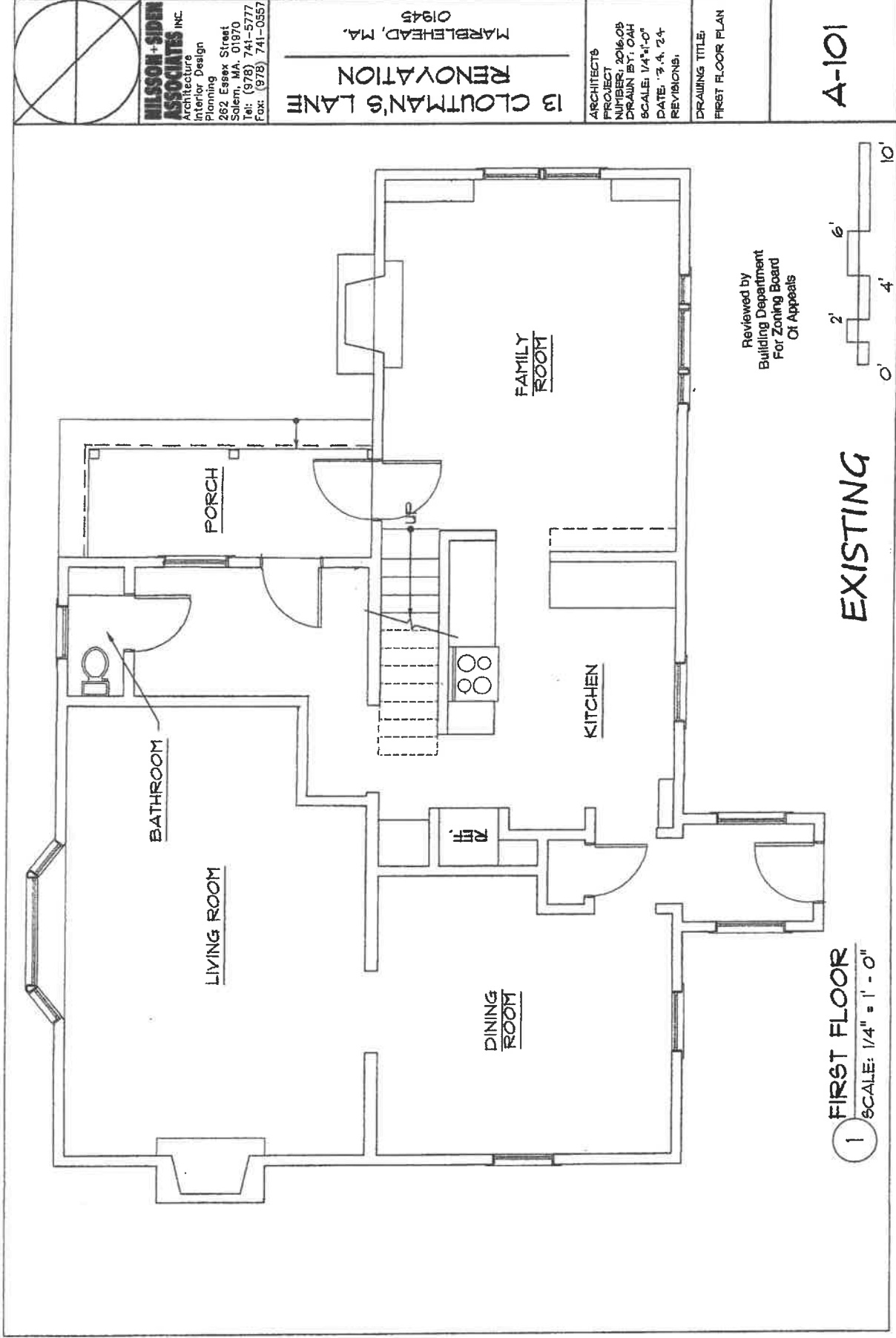
accessory structure(s)	<u>75</u>	<u>75</u>
basement or cellar (area >5' in height)	<u>252</u>	<u>252</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1044</u>	<u>1167</u>
2nd floor (12' or less in height) 12' see definition	<u>584</u>	<u>857</u>
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)		
Gross Floor Area (GFA) = sum of the above areas	<u>1955</u>	<u>2351</u>

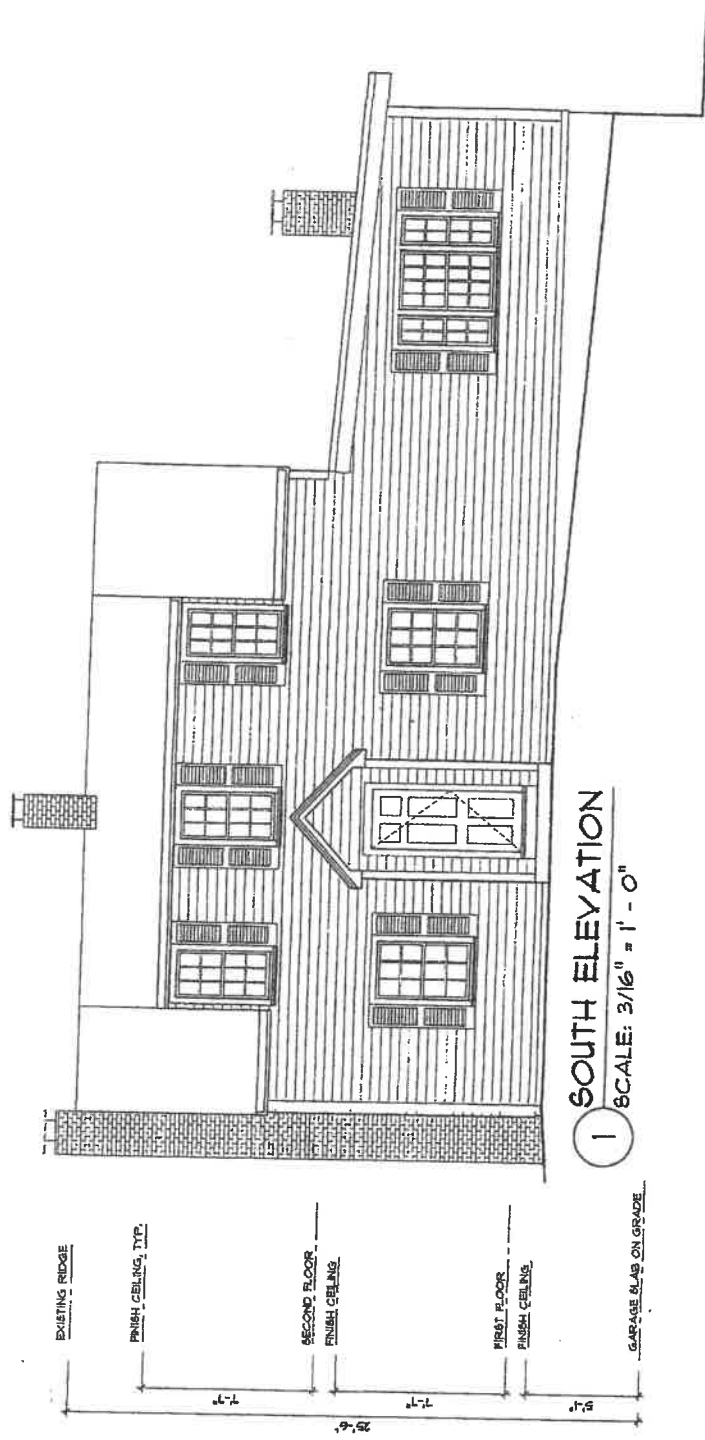
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>396</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>20</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>4.36</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>3.60</u>

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 [Signature] Date 4-2-2024

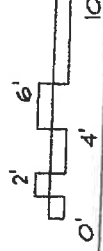




1 SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING



A-103

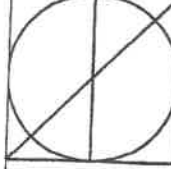
13 CLOUTMAN'S LANE
RENOVATION

MARBLEHEAD, MA
01945

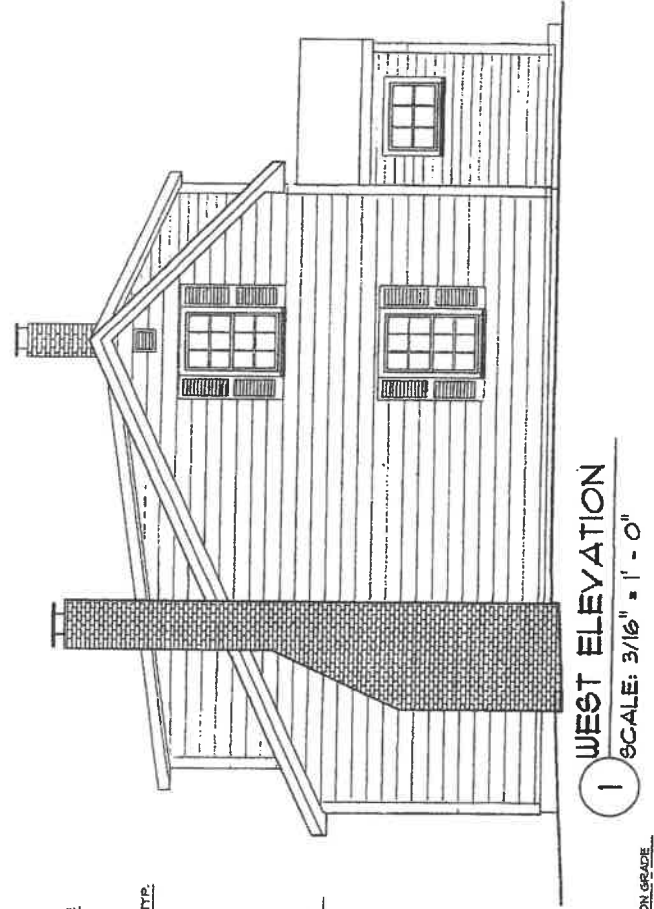
ARCHITECTS
PROJECT
NUMBER: 2016.08
DRAWN BY: OAH
SCALE: 3/16" = 1'-0"
DATE: 3.4.24
REVISIONS:

DRAWING TITLE:
EXISTING SOUTH
ELEVATION

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

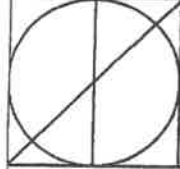
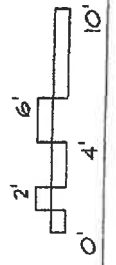


EXISTING RIDGE
FINISH CEILING, TYP.
20'-0"
1'-7"
SECOND FLOOR
FINISH CEILING
1'-7"
FIRST FLOOR
FINISH CEILING
9'-4"
GARAGE BLAS ON GRADE



Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING



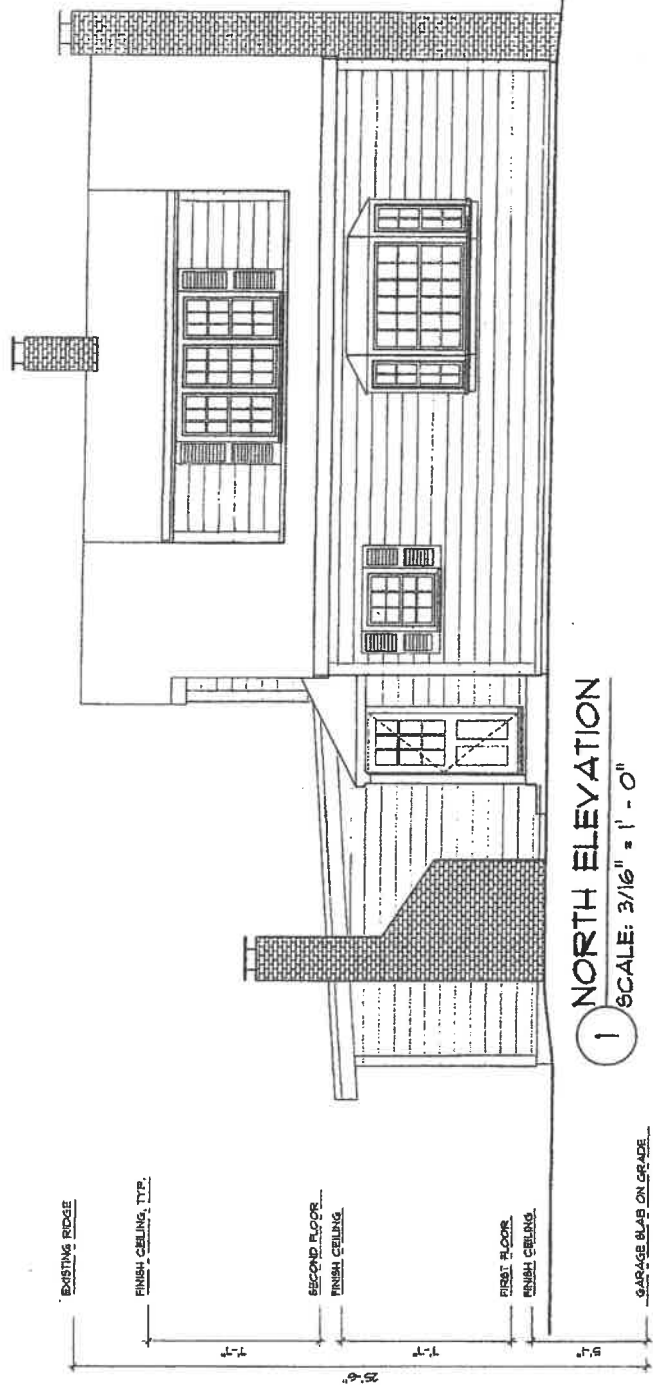
**NILSSON-SIDEN
ASSOCIATES, INC.**
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA 01970
Tel: (978) 741-5777
Fax: (978) 741-0557

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

ARCHITECTS
PROJECT
NUMBER: 2016.05
DRAWN BY: CAH
SCALE: 3/16"=1'-0"
DATE: 3.4.24
REVISIONS:

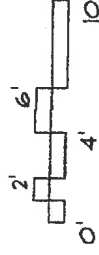
DRAWING TITLE:
EXISTING WEST
ELEVATION

A-104



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Building Department
For Zoning Board
Of Appeals

EXISTING



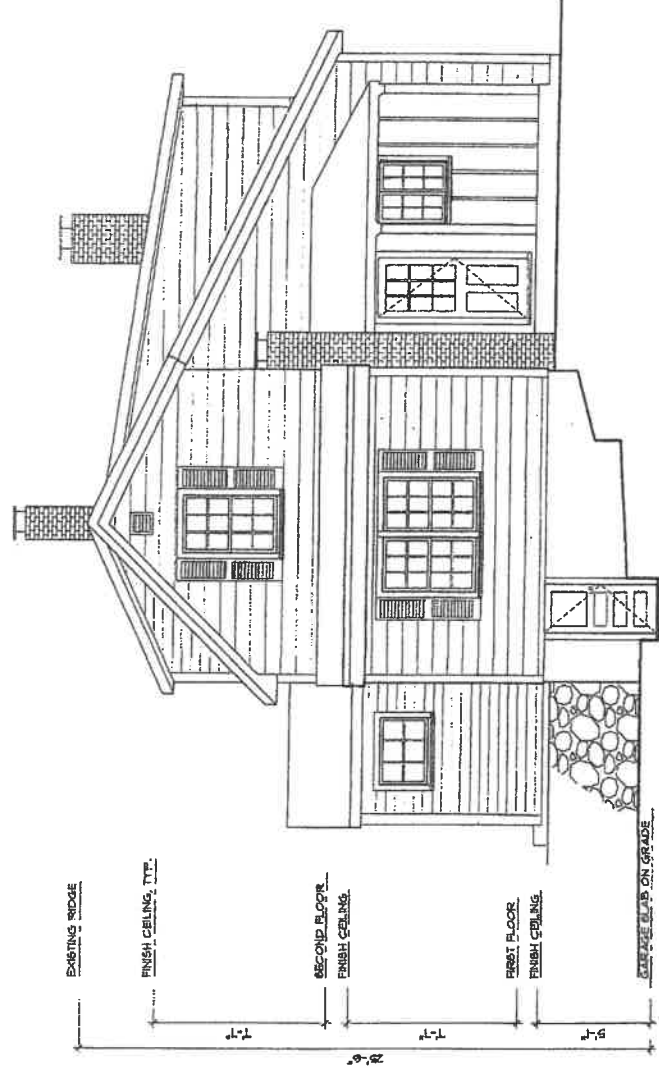
NILSSON + SIDER
ASSOCIATES INC.
Architecture
Interior Design
Planning
283 Essex Street
Salem, MA 01970
Tel: (978) 741-5777
Fax: (978) 741-0557

13 CLOUTMAN'S LANE
RENOVATION
MARBLEHEAD, MA
01945

ARCHITECTS
PROJECT
NUMBER: 2016.05
DRAWN BY: OAH
SCALE: 3/16"=1'-0"
DATE: 3.4.21
REVISIONS:

DRAWING TITLE:
EXISTING NORTH
ELEVATION

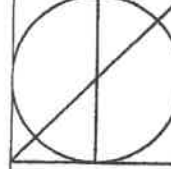
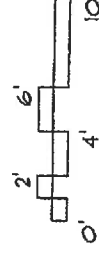
A-105



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

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING



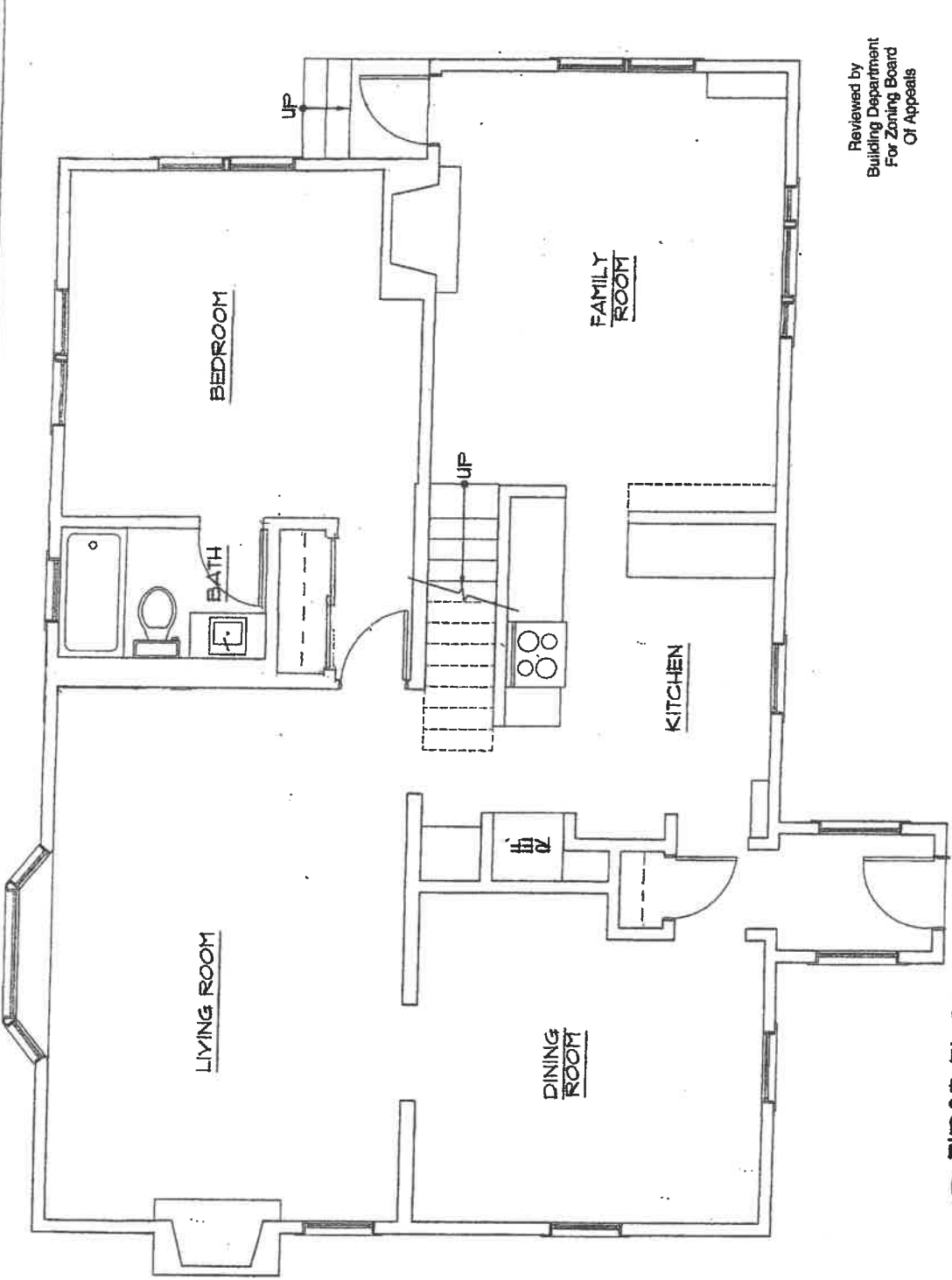
**HILSON-SIDEN
ASSOCIATES INC.**
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA. 01970
Tel: (978) 741-5777
Fax: (978) 741-0557

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

ARCHITECTS
PROJECT: 2016-08
DRAWN BY: CAH
SCALE: 3/16" = 1'-0"
DATE: 3.4.21
REVISIONS:

DRAWING TITLE:
EXISTING EAST
ELEVATION

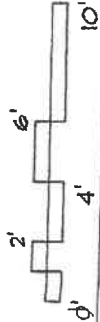
A-106



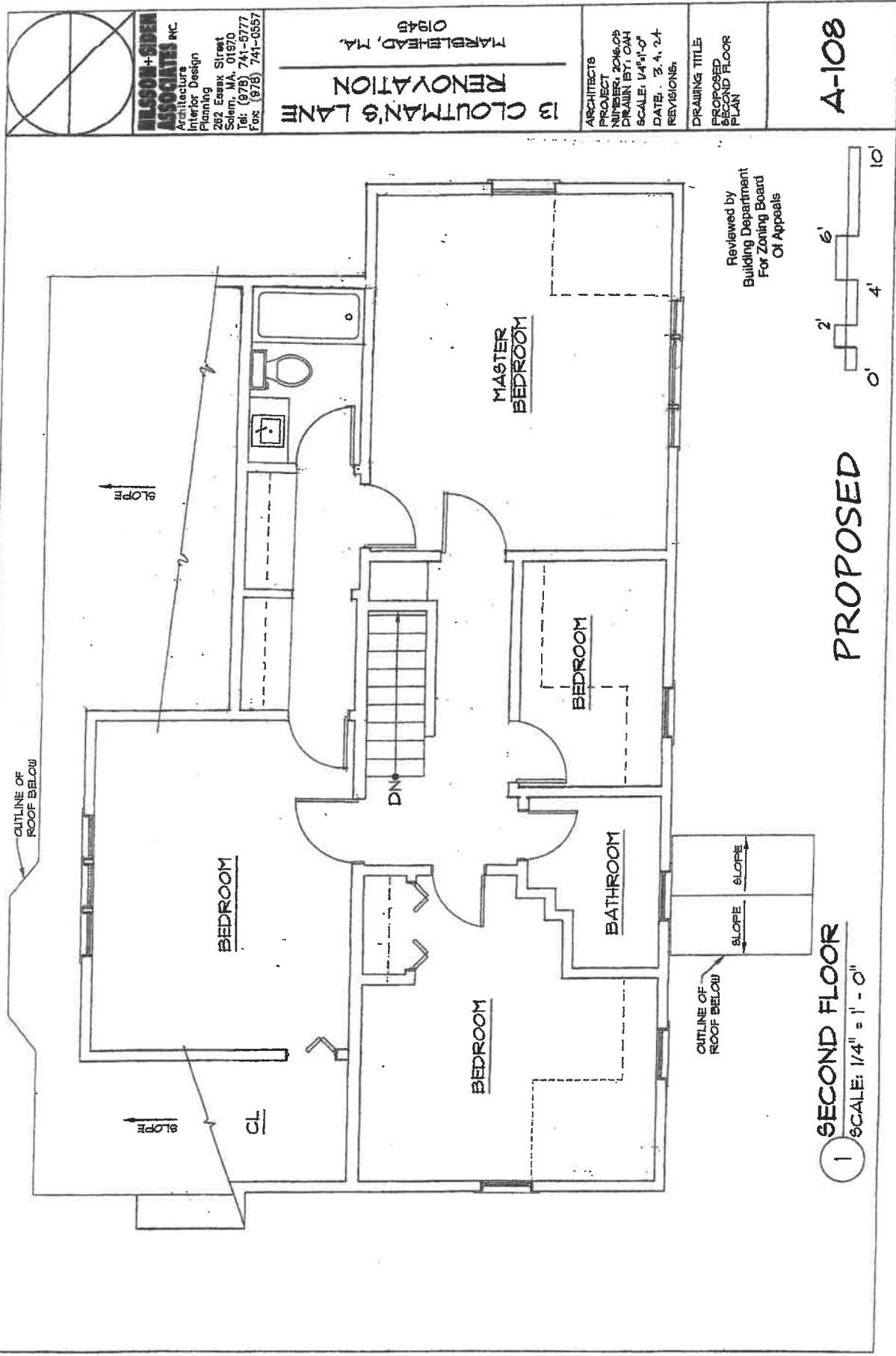
Reviewed by
Building Department
For Zoning Board
Of Appeals

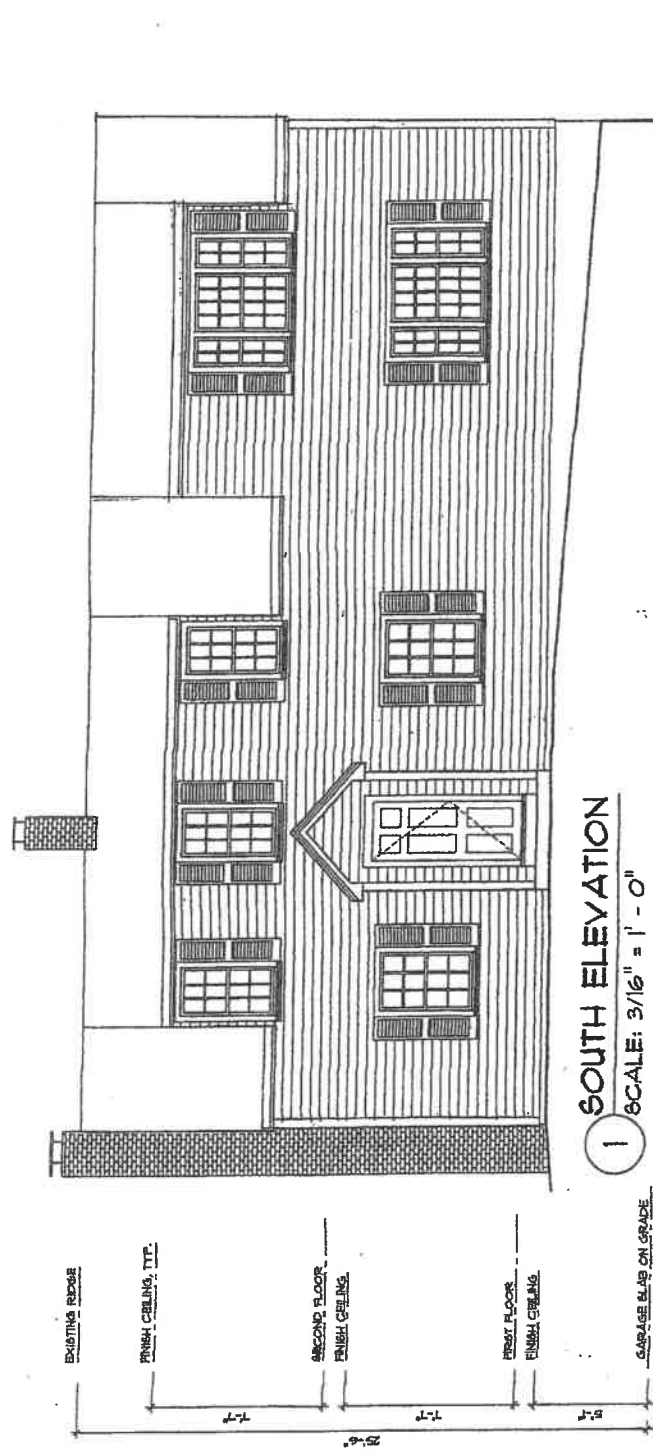
1 FIRST FLOOR
SCALE: 1/4" = 1' - 0"

PROPOSED



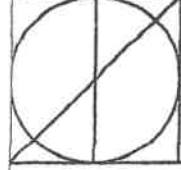
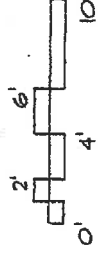
	NILSEN-SIDEN ASSOCIATES INC. Architecture Interior Design Planning 282 Essex Street Salem, MA 01970 Tel: (978) 741-5777 Fax: (978) 741-0557	13 CLOUTMAN'S LANE RENOVATION MARBLEHEAD, MA 01945
	ARCHITECTS PROJECT NUMBER: 2016.08 DRAWN BY: OAH SCALE: 1/4" = 1' - 0" DATE: 3.4.24 REVISION: DRAWING TITLE PROPOSED FIRST FLOOR PLAN	A-107





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For Zoning Board
Of Appeals

PROPOSED



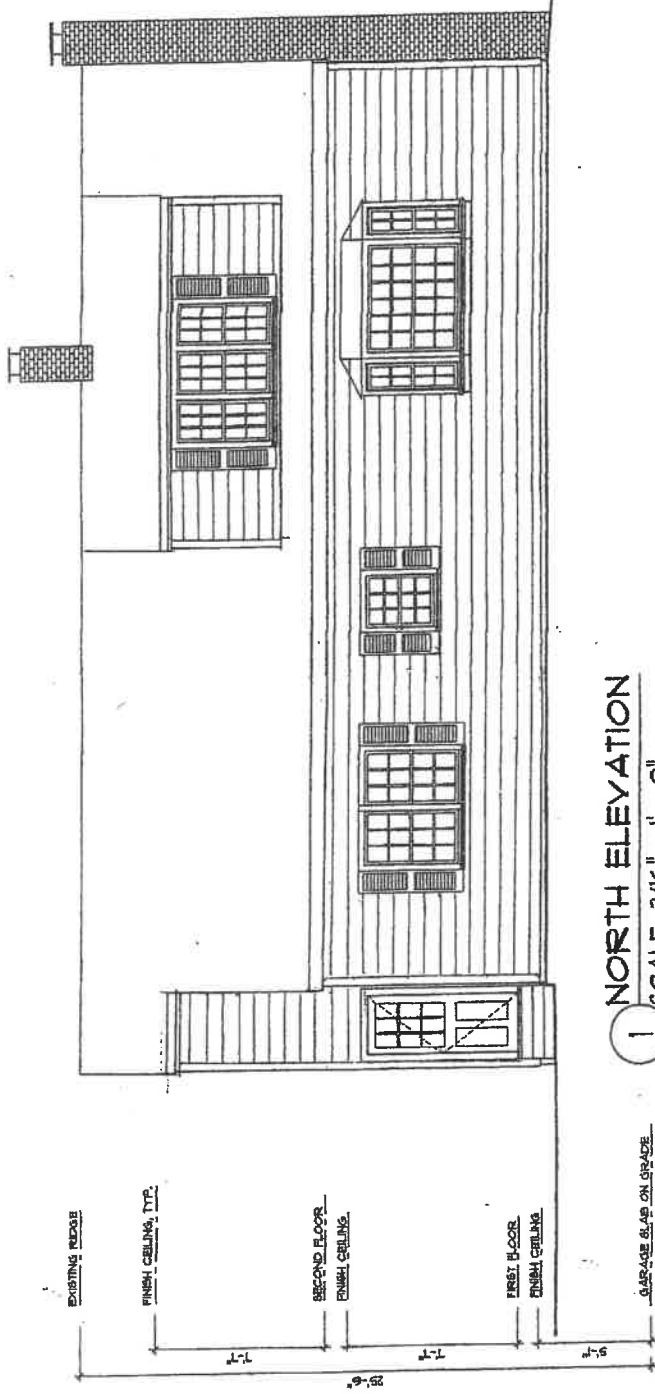
**NILSSON + SIDEN
ASSOCIATES, INC.**
Architecture
Interior Design
Planning
282 Essex Street
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Tel: (978) 741-5777
Fax: (978) 741-0557

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

ARCHITECTS
PROJECT
NUMBER: 2016025
DRAWN BY: OAH
SCALE: 3/16" = 1'-0"
DATE: 3.4.24
REVISIONS:

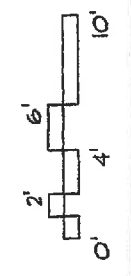
DRAWING TITLE
PROPOSED
SOUTH ELEVATION

A-109



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

Reviewed by
Building Department
For Zoning Board
Of Appeals



PROPOSED

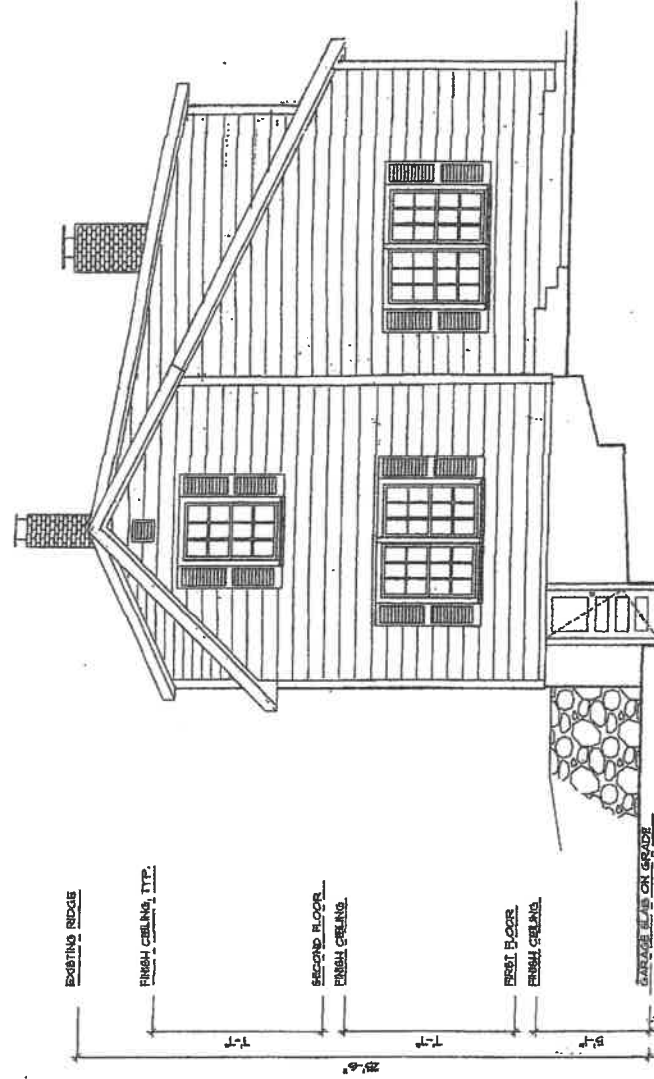
A-110

WILSON + GORDON
ASSOCIATES INC.
Architecture
Interior Design
Planning
262 Essex Street
Salem, MA. 01970
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13 CLOUTMAN'S LANE
RENOVATION
MARBLEHEAD, MA.
01945

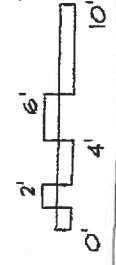
ARCHITECTS
PROJECT NO. 016-08
NUMBER OF SHEETS 27 OF 34
DRAWN BY: CAH
SCALE: 3/16" = 1'-0"
DATE: 3.4.24
REVISIONS:

DRAWING TITLE
PROPOSED
NORTH
ELEVATION

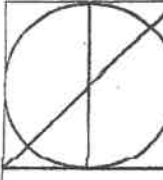


1 EAST ELEVATION
SCALE: 3/16" = 1' - 0"

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Building Department
For Zoning Board
Of Appeals



PROPOSED



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ASSOCIATES INC.**
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Tel: (978) 741-5777
Fax: (978) 741-0557

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

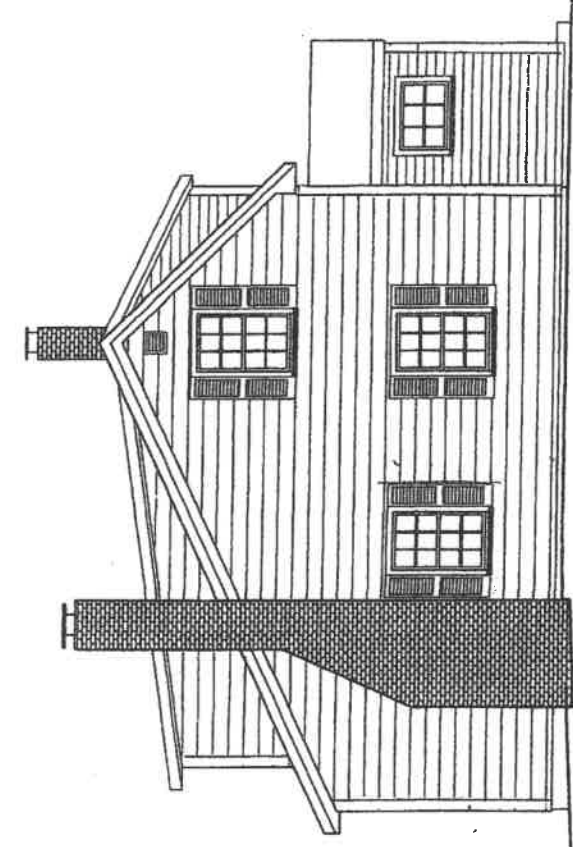
ARCHITECTS
PROJECT
NUMBER: 2016-05
DRAWN BY: OAH
SCALE: 3/16" = 1'-0"
DATE: 3.4.24
REVISIONS:

DRAWING TITLE:
PROPOSED
EAST
ELEVATION

A-III

29'-6"
1'-7"
1'-7"
5'-9"
GARAGE ALONG CURB

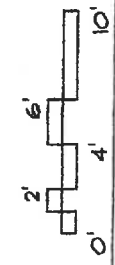
EXISTING PORCH
FINISH CEILING, TYP.
SECOND FLOOR
FINISH CEILING
FIRST FLOOR
FINISH CEILING



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

Reviewed by
Building Department
For Zoning Board
Of Appeals

PROPOSED



	ARCHITECTS NELSON + SONS ARCHITECTS, INC. Interior Design Planning 282 Essex Street Salem, MA 01970 Tel: (978) 741-8777 Fax: (978) 741-0557
	PROJECT 13 CLOUTMAN'S LANE RENOVATION MARBLEHEAD, MA 01945
ARCHITECTS PROJECT NUMBER: 016-08 DRAWN BY: DAA SCALE: 3/16" = 1'-0" DATE: 3.4.24 REVISIONS:	
DRAWING TITLE: EXISTING WEST ELEVATION	
A-112	