



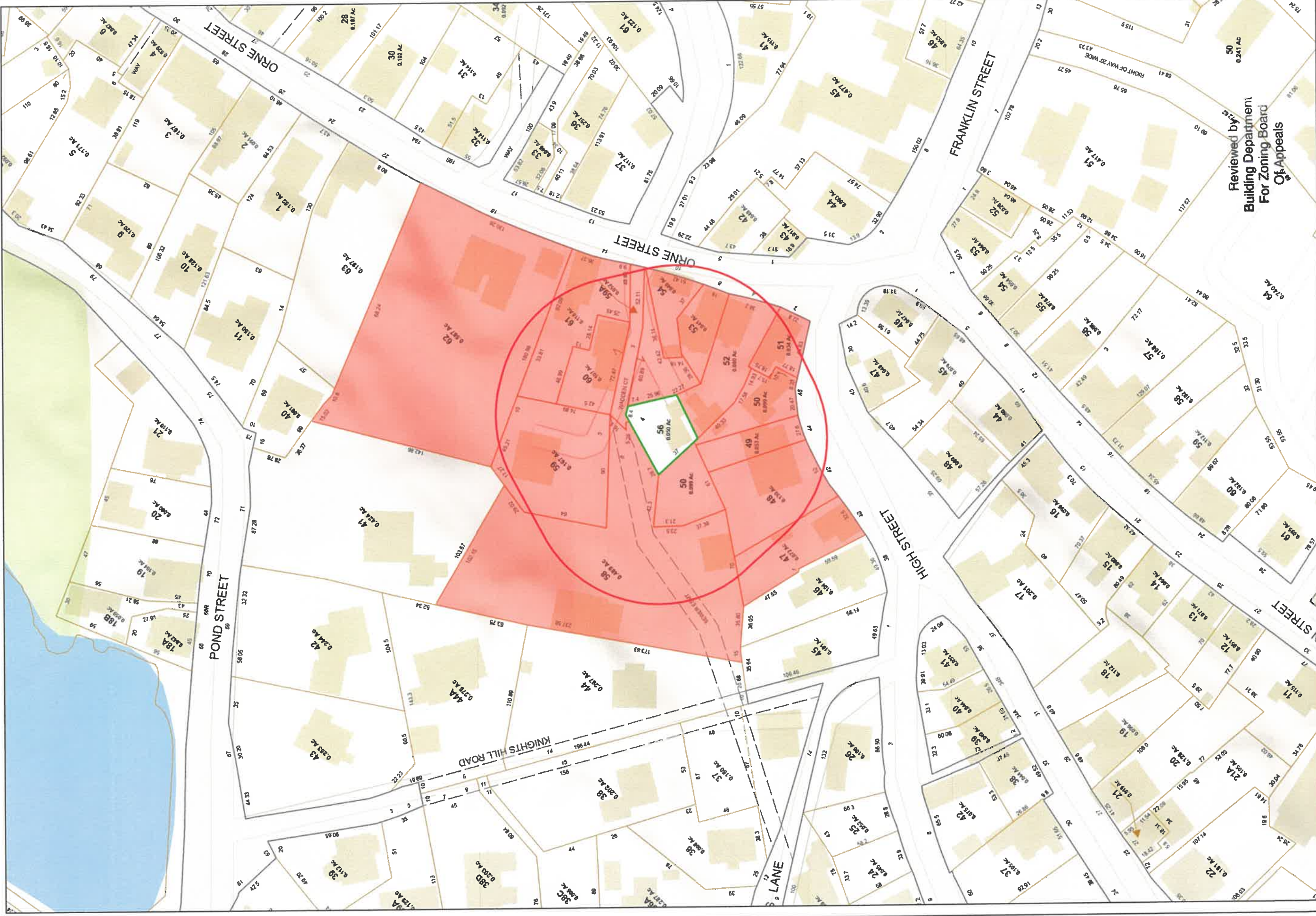
4 WADDEN CT ABUTTERS

Marblehead, MA



December 23, 2024

www.cai-tech.com

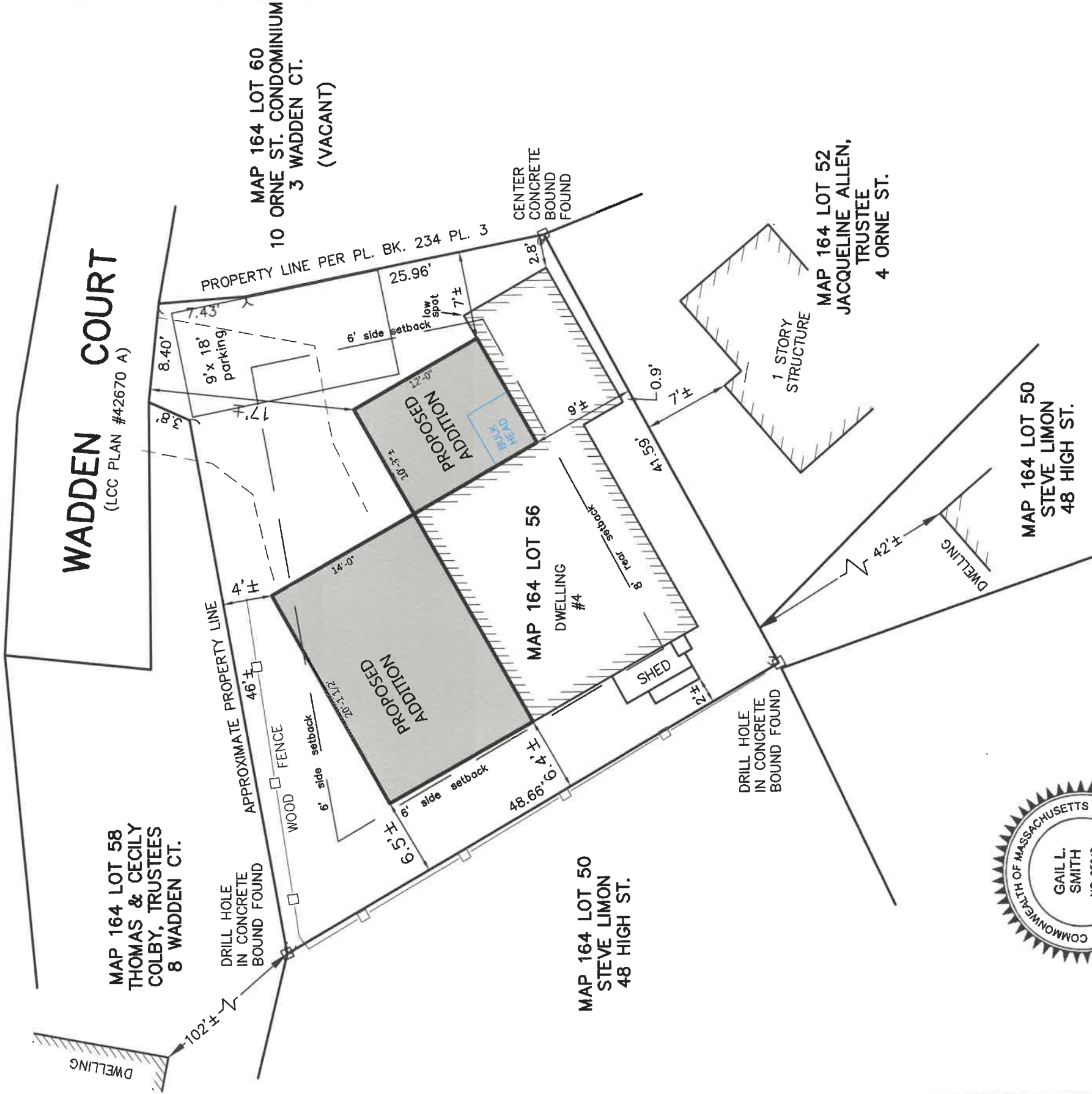


Reviewed by
Building Department
For Zoning Board
Of Appeals

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ZONING DISTRICT – CENTRAL RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	7500	1935±	1935±
FRONTAGE	35	8.40'	8.40'
FRONT	NONE	26'±	17'±
SIDE	6	3'±	4'±
REAR	8	0.9'	9'±
BLDG HEIGHT	35	15.0'±	18'±



Gail L. Smith

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN
4 WADDEN COURT
MARBLEHEAD

PREPARED FOR
JAMES DOLAN

SCALE 1"= 10' OCTOBER 17, 2024

NORTH SHORE SURVEY CORPORATION

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

14 BROWN ST. – SALEM, MA

(978) 744-4800

5061

4 WADDEN COURT, MARBLEHEAD, MA 01945

BRIGITTE FORTIN, AIA
55 BEACH STREET,
MARBLEHEAD, MA 01945
617-838-8682

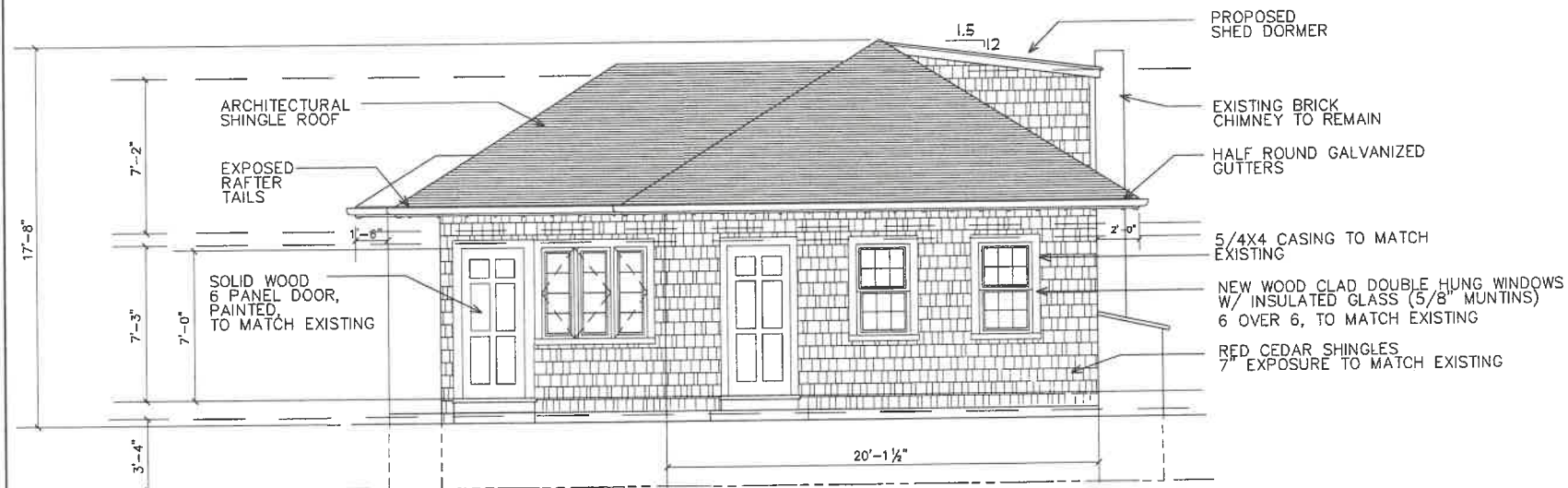
XXXX
XXXX
XXXX, MA
XXXX

ZBA APPLICATION 12-18-24

[illegible]

ZONING ANALYSIS		
	EXISTING	PROPOSED
ZONE: CENTRAL RESIDENCE		
MIN. LOT AREA = 7,500 SF	1,935 SF	1,935 SF
MIN. LOT FRONTAGE = 35 Ft	8.4 FT	8.4 FT
MIN. SETBACKS :		
FRONT = 0 FT	24 ± FT	17' ± FT
SIDE = 6 FEET	3' ± FT	4' ±
REAR = 8 FEET	.9 FT	N/A
MAX. BUILDING HEIGHT: 35 FT	15 ± FT	18' ± FT
PARKING SPACE REQUIRED: 2	2	1

	EXIST	PROPOSED
BASEMENT	N/A	N/A
FIRST FLOOR	456 SF	846 SF
2ND FLOOR	0 SF	230 SF
ATTIC	N/A SF	N/A SF
TOTAL	456 SF	1,076 SF
CHANGE IN GFA		
		600 SF (12%)



PROPOSED FRONT ELEVATION
3/16" = 1'-0"

**Reviewed by
Building Department
For Zoning Board
Of Appeals**

BFortin
Design

55 Beach Street, Marblehead, MA 01945
T: 617-838-9882



COVER SHEET
DOLAN RESIDENCE
4 WADDEN CT., MARBLEHEAD, MA 01945

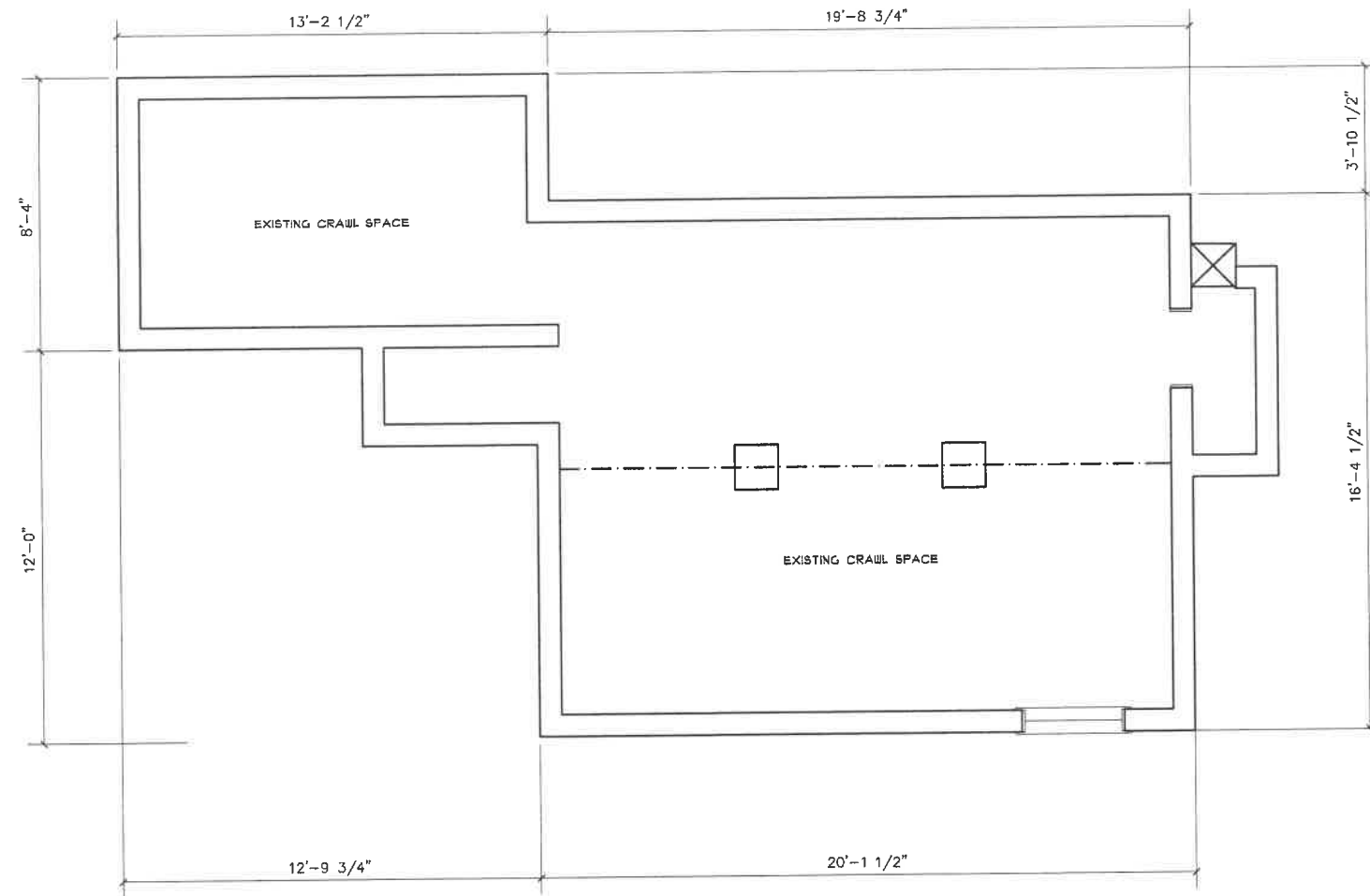
ZBA APPLICATION

Scale: 1:1000
Date: 11-28-24
Drawn by: BNP
File Name:

[illegible]

Drawing Number

T1.1



EXISTING CRAWL SPACE PLAN
3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING WALL
PROPOSED WALL

BFortin
Design
22 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 617-638-8682

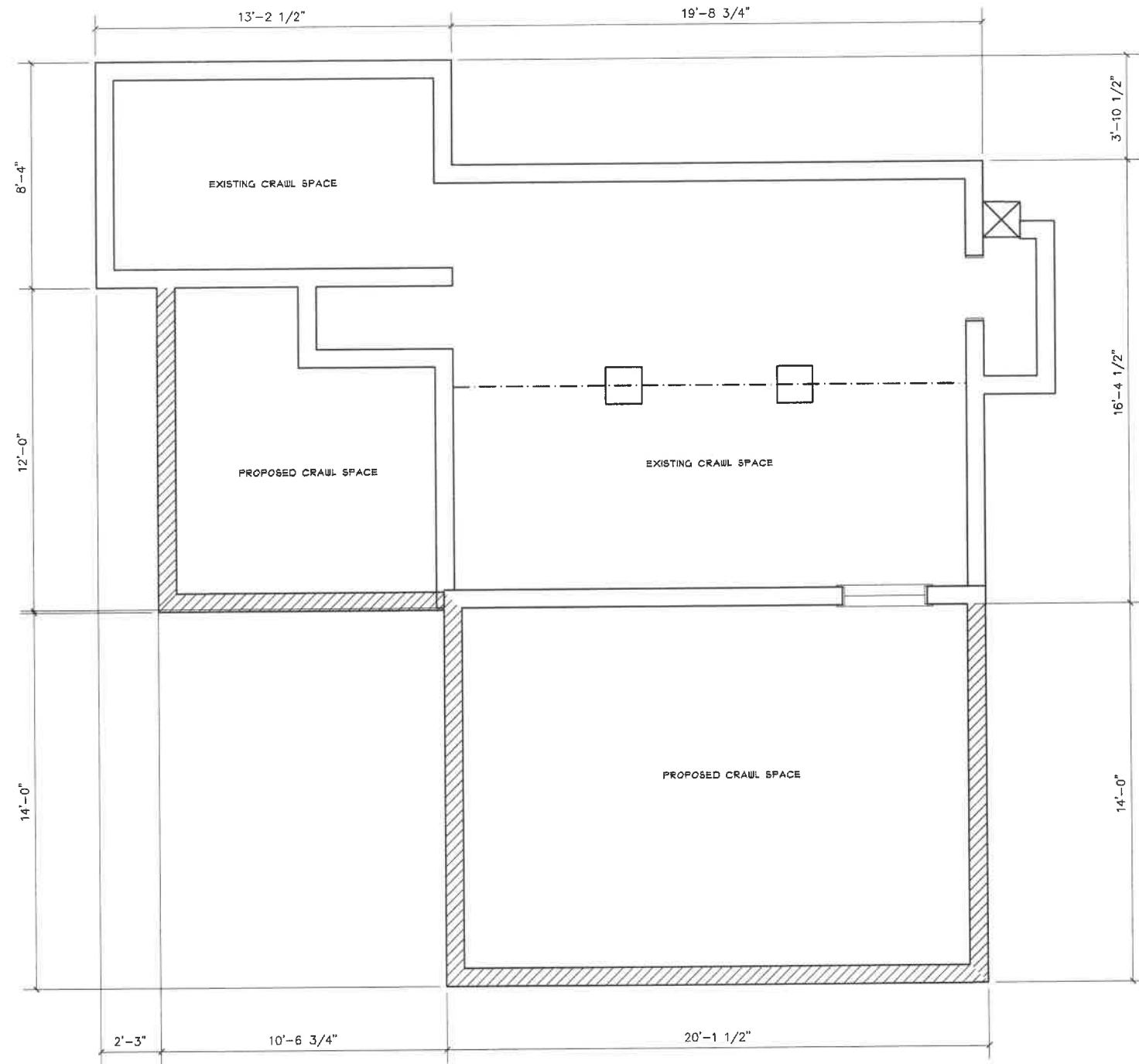
REGISTERED ARCHITECT
BRIGITTE FORTIN
No. 30958
MARBLEHEAD
MASS.
COMMONWEALTH OF MASSACHUSETTS

EXISTING CRAWL SPACE PLAN
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

NOT FOR CONSTRUCTION
Scale: 3/16"=1'-0"
Date: 11-28-24
Drawn by: BFF
File Name: 204

REVISIONS
Rev. # Date Description
1 11-28-24 Initial Design
2 12-10-24 Final Design
3 12-10-24 Final Design
4 12-10-24 Final Design
5 12-10-24 Final Design
6 12-10-24 Final Design
7 12-10-24 Final Design
8 12-10-24 Final Design
9 12-10-24 Final Design
10 12-10-24 Final Design

Drawing Number
Ex 1.1



CRAWL SPACE PLAN
3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING WALL
PROPOSED WALL

BFortin
Design
32 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 617-638-8682

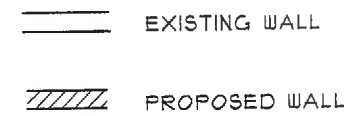
REGISTERED ARCHITECT
B. FORTIN
No. 30958
MARBLEHEAD
MASS.
COMMONWEALTH OF MASSACHUSETTS

CRAWL SPACE PLAN
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

NOT FOR CONSTRUCTION
Scale: 3/16" = 1'-0"
Date: 1-28-24
Drawn by: BTF
File Name: xxx

REVISIONS
Rev. # Date: Drawn by:

Drawing Number
A 1.1



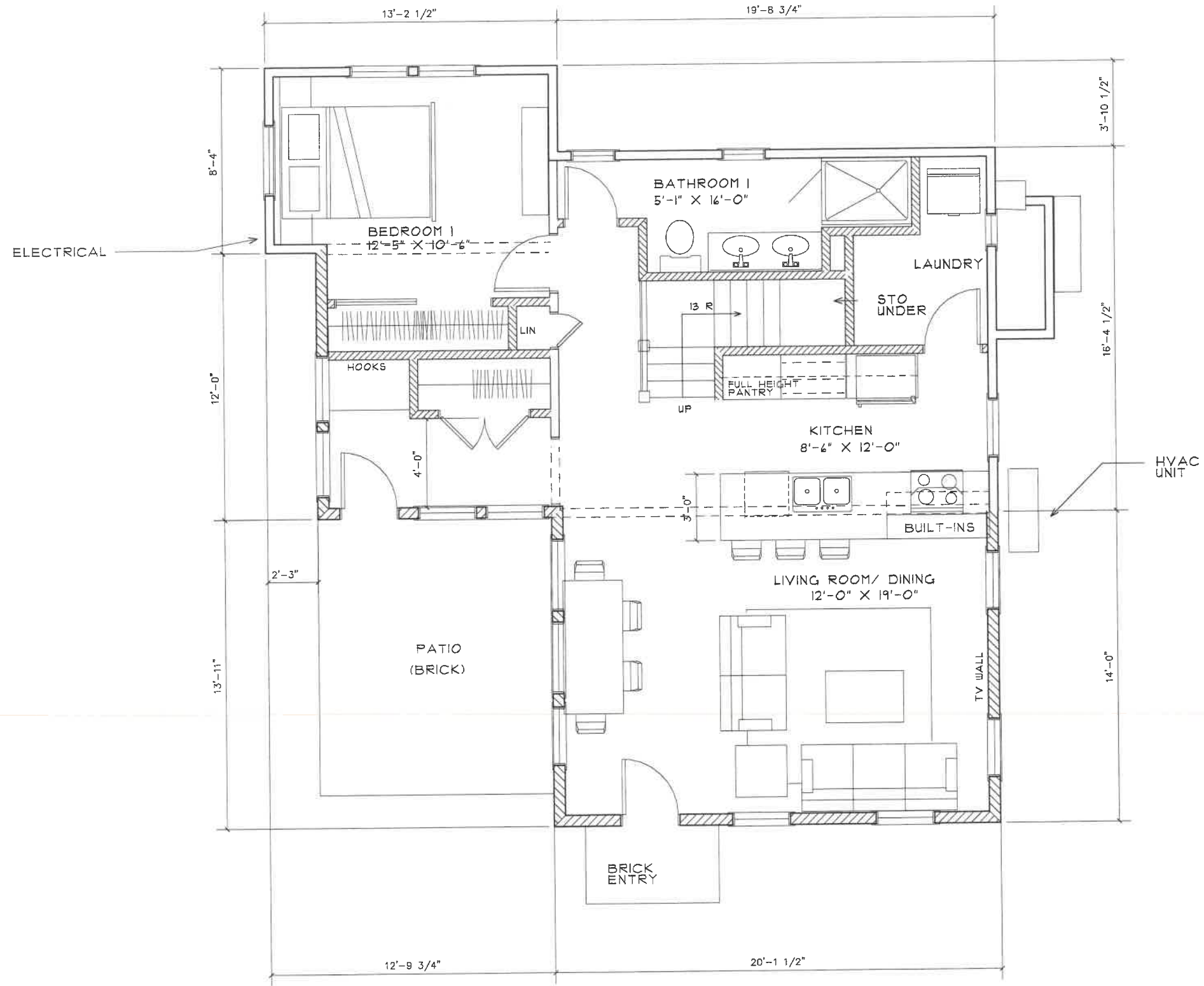
**Reviewed by
Building Department
For Zoning Board
Of Appeals**

EXISTING FIRST FLOOR PLAN
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

[illegible]

Drawing Number

Ex1.2



FIRST FLOOR PLAN
3/16" = 1'-0" 846 SF APPROX.

EXISTING WALL

PROPOSED WALL

Reviewed by
Building Department
For Zoning Board
Of Appeals

BFortin
Design

32 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 617-638-8682

REGISTERED ARCHITECT

BRIGITTE FORTIN

No. 30958

MARBLEHEAD

MASS.

COMMONWEALTH OF MASSACHUSETTS

FIRST FLOOR PLAN

DOLAN RESIDENCE

4 WADDEN COURT, MARBLEHEAD, MA

NOT FOR CONSTRUCTION

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

Date: 11-28-24

Drawn by: BFM

File Name: xxx

Revised by: _____ Date: _____

Drawn by: _____

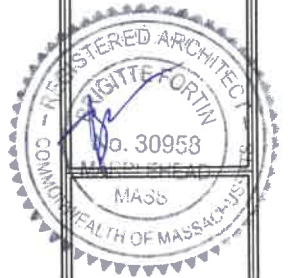
Drawing Number

A1.2

EXISTING 2ND FLOOR PLAN
3/16" = 1'-0"

**Reviewed by
Building Department
For Zoning Board
Of Appeals**

BFortin
Design ■
32 Church Street, Salem, MA 01870
55 Beach Street, Marblehead, MA 01945
T: 617-638-8882



EXISTING 2ND FLOOR PLAN
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

NOT FOR CONSTRUCTION

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

Date: 11-28-24

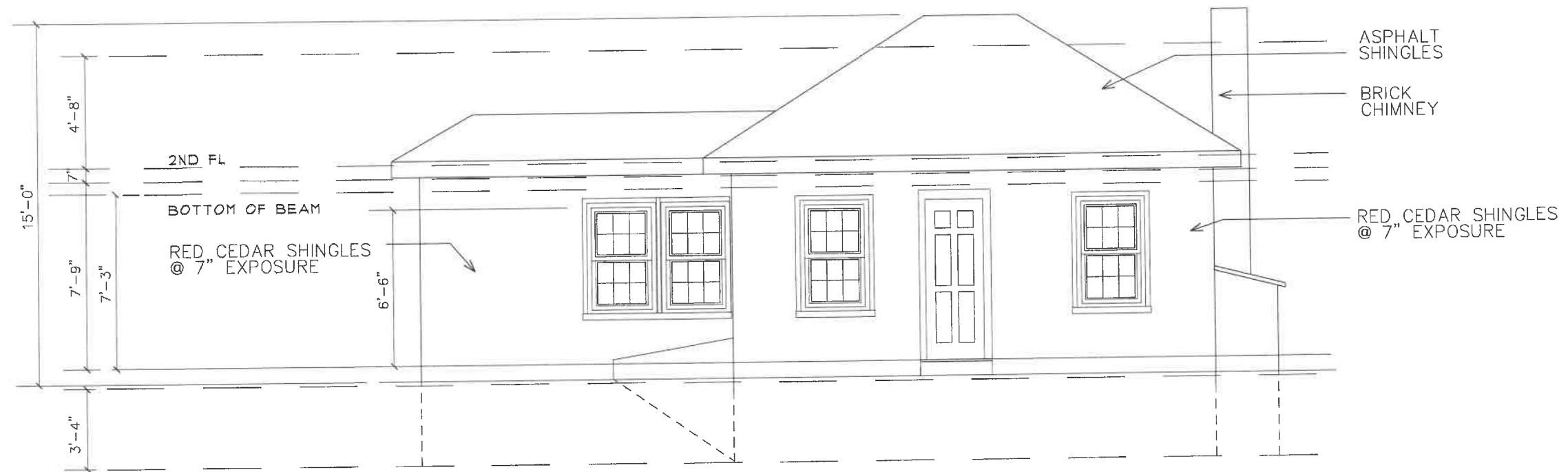
Drawn by: BMP

File Name: 1001

[illegible]

Drawing Number

Ex1.3



EXISTING FRONT ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

BFortin
Design
32 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 617-888-8082



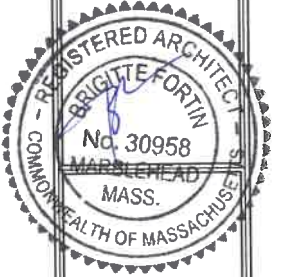
EXISTING ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

ZBA SET
Scale: 1/8"=1'-0"
Date: 11-28-24
Drawn by: BTF
File Name: .dwg

REVISIONS	Rev.	Date	Drawn By

Drawing Number

Ex2.1



ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

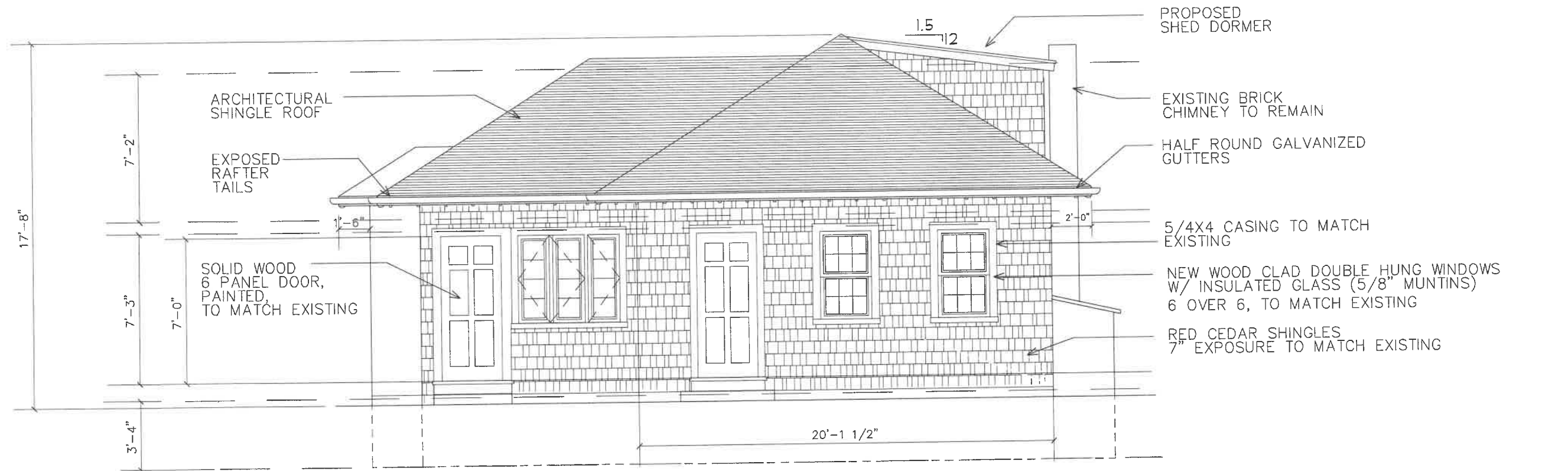
ZBA SET

Scale: 1/8"=1'-0"
Date: 11-28-24
Drawn by: BHF
File Name: xxx

Rev.	Date	Drawn By

Drawing Number

A2.1

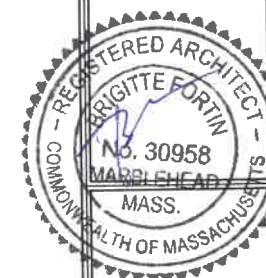


PROPOSED FRONT ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING
PROPOSED



EXISTING ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

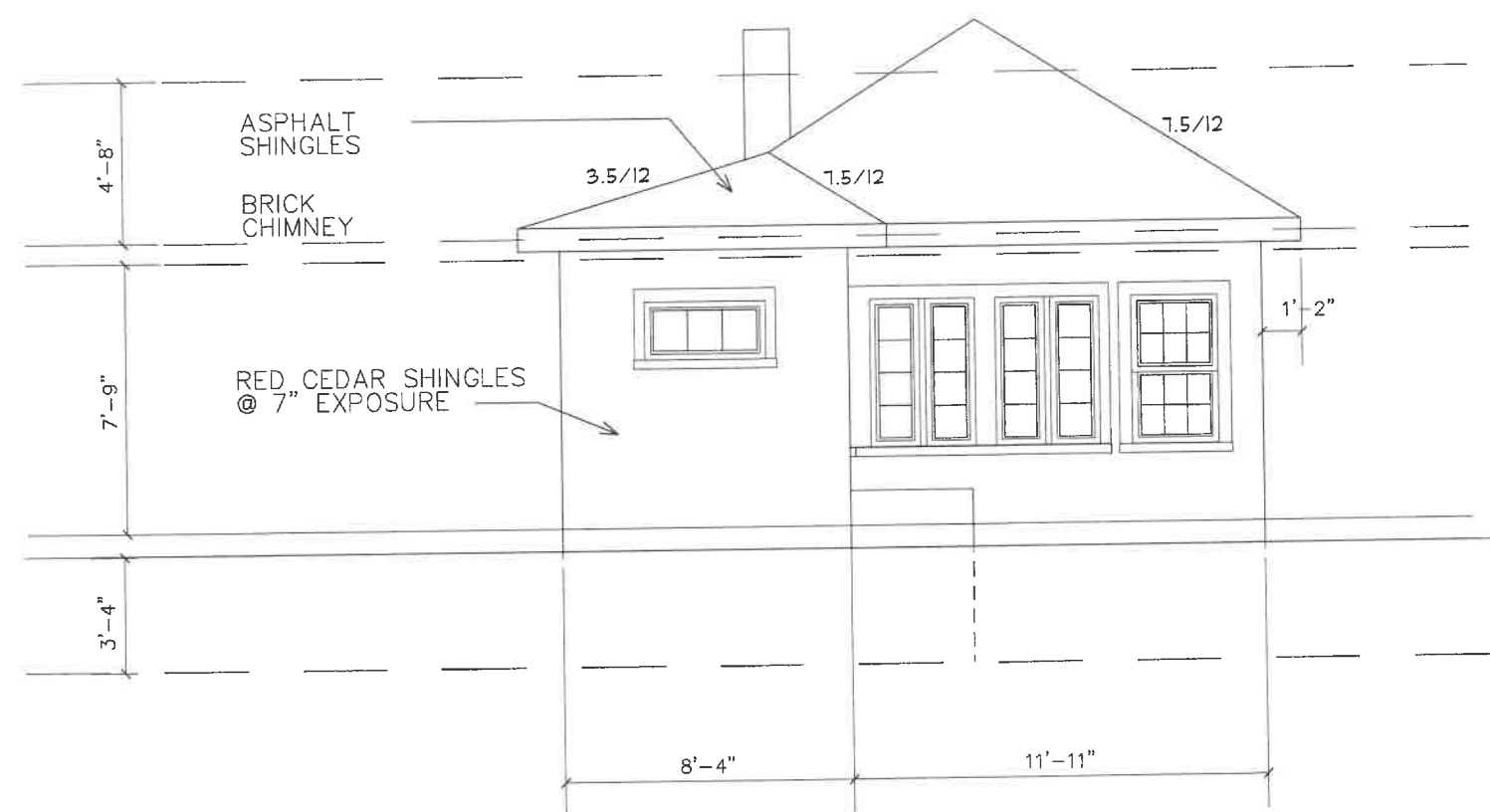
ZBA SET

Scale: 1:1000
Date: 11-28-24
Drawn by: BNP
File Name: 1001

[illegible]

Drawing Number

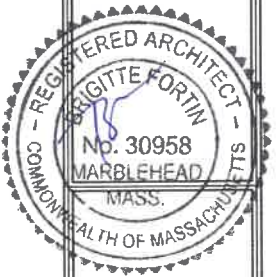
Ex2.2



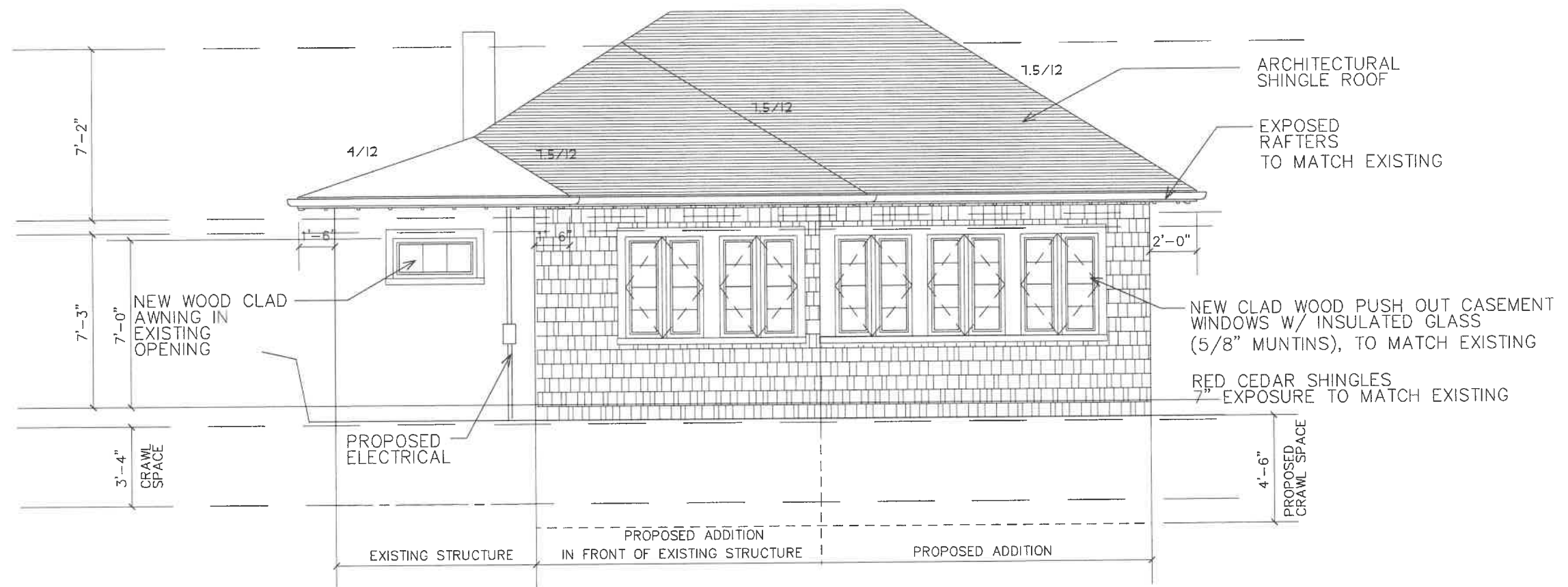
EXISTING LEFT SIDE ELEVATION

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

Reviewed by
Building Department
For Zoning Board
Of Appeals



ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA



PROPOSED LEFT SIDE ELEVATION

3/16" = 1'-0"

===== EXISTING
////// PROPOSED

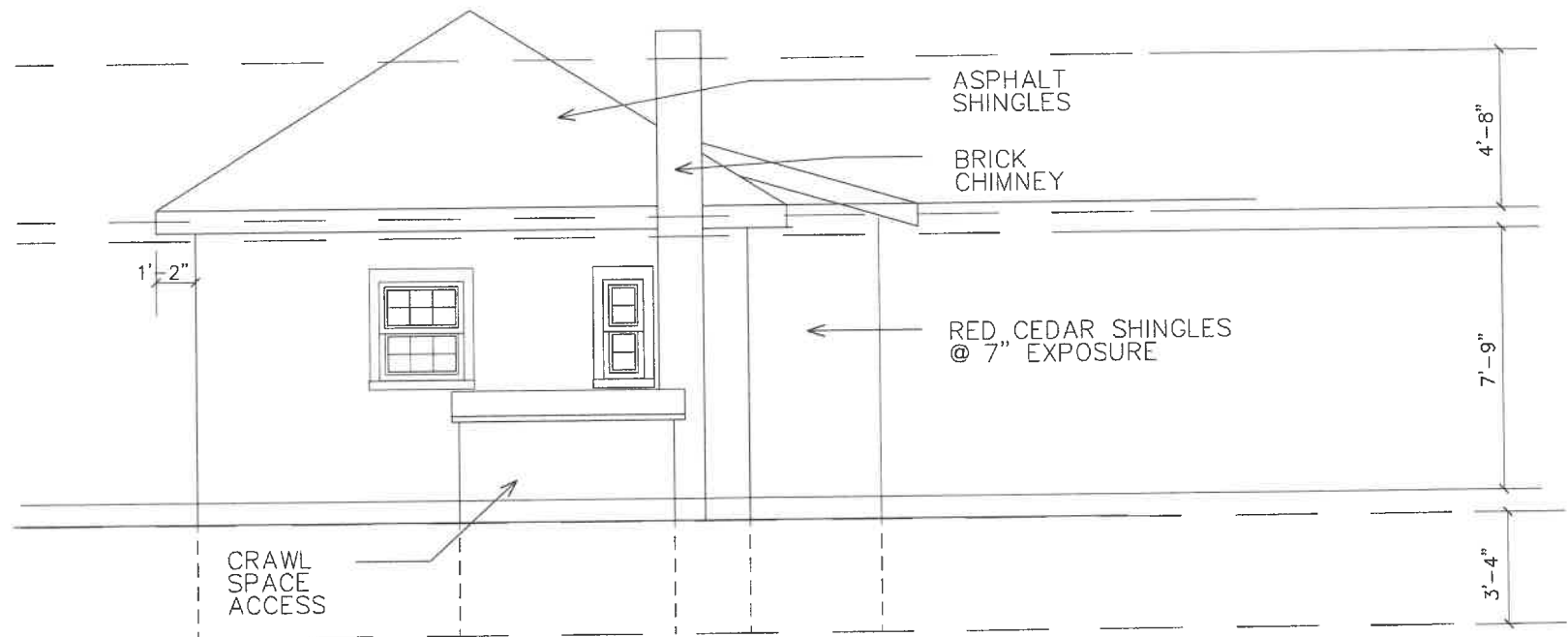
Reviewed by
Building Department
For Zoning Board
Of Appeals

ZBA SET
Scale: 1/8"=1'-0"
Date: 11-28-24
Drawn by: BHP
File Name: not

REVISED	Rev. #	Date	Drawn by

Drawing Number

A2.2



EXISTING RIGHT SIDE ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

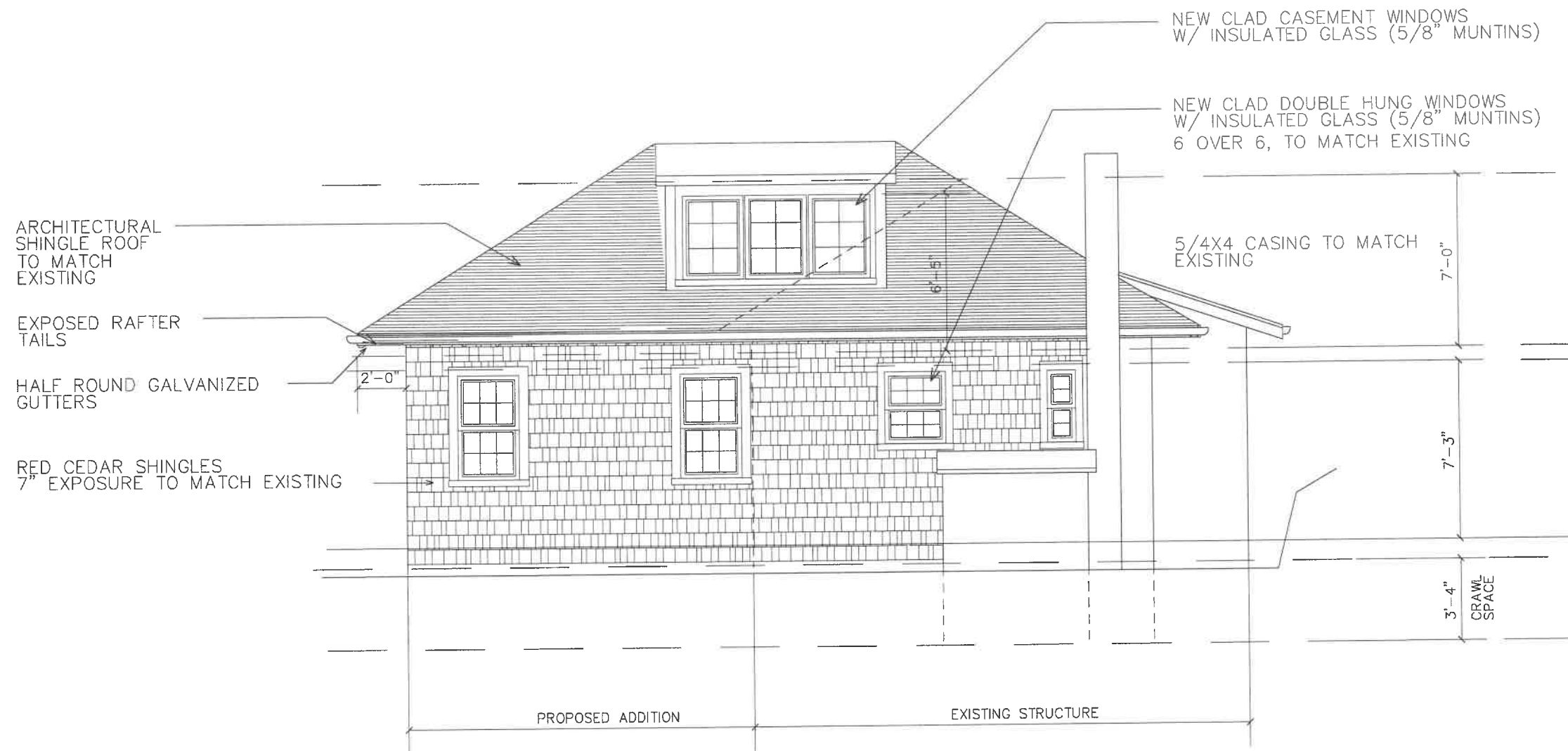
ZBA SET

Scale: 1/8" = 1'-0"
Date: 11-28-24
Drawn by: BHF
File Name: xxx

Rev.	Date	Drawn by

Drawing Number

Ex2.3



PROPOSED RIGHT SIDE ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING
PROPOSED

BFortin
Design
32 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 617-838-8882

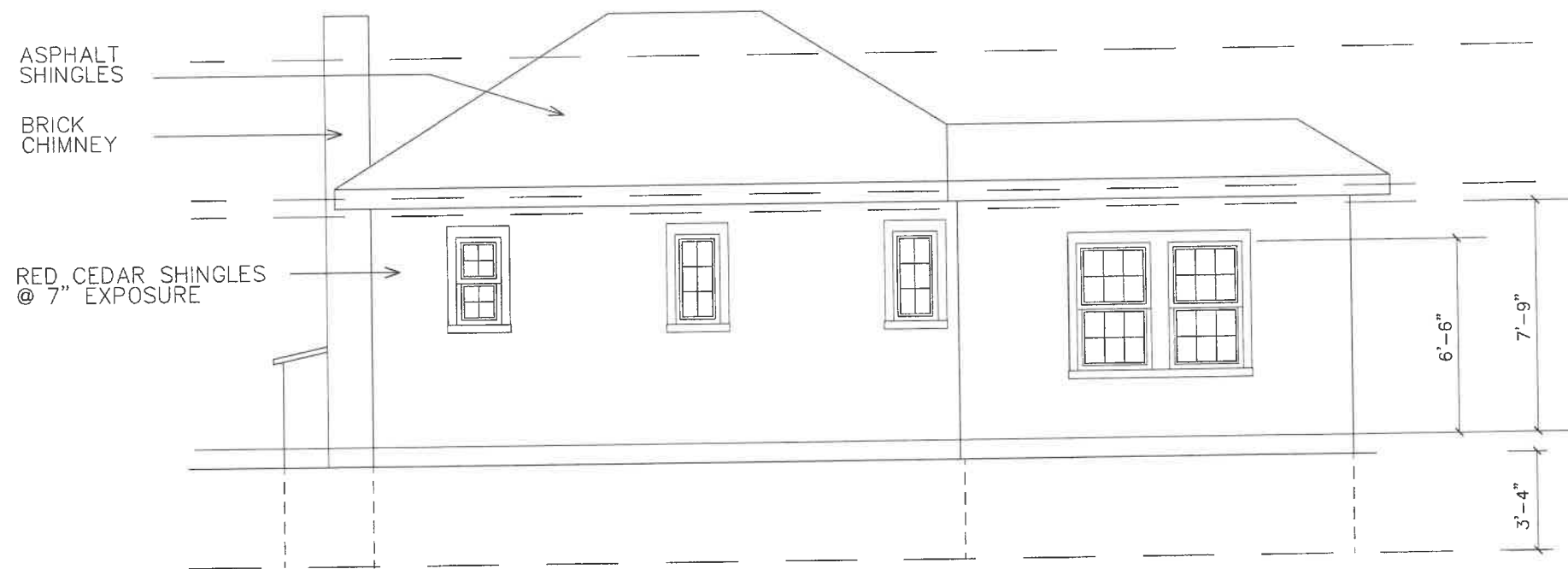


ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

ZBA SET
Scale: 1/8"=1'-0"
Date: 11-28-24
Drawn by: BFF
File Name: .

REVISIONS	Rev.	Date	Drawn By

Drawing Number
A2.3

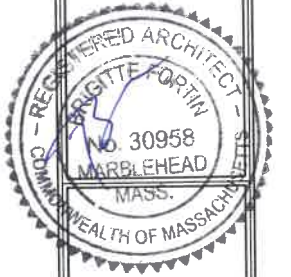


EXISTING REAR ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

BFortin
Design
32 Church Street, Salem, MA 01970
55 Beach Street, Marblehead, MA 01945
T: 817-638-9992



EXISTING ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

ZBA SET

Scale: 3/16" = 1'-0"
Date: 8-28-24
Drawn by: BFP
File Name: .dgn

Rev.	Date	Drawn By

Drawing Number

Ex2.4



PROPOSED REAR ELEVATION

3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING
PROPOSED



ELEVATIONS
DOLAN RESIDENCE
4 WADDEN COURT, MARBLEHEAD, MA

ZBA SET

Scale: 3/16" = 1'-0"
Date: 8-28-24
Drawn by: BFP
File Name: .rvt

Revisions	Rev. #	Date	Drawn By

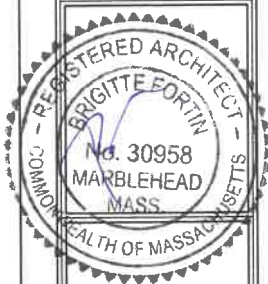
Drawing Number

A2.4



FRONT ELEVATION

Reviewed by
Building Department
For Zoning Board
Of Appeals



EXISTING PHOTOS
DOLAN RESIDENCE
4 WADDEN CT., MARBLEHEAD, MA 01945

ZBA APPLICATION

Scale: 1/4"=1'-0"
Date: 2-1-24
Drawn by: BTFP
File Name:

REVISIONS:	Rev. #	Date	Drawn by

Drawing Number

A3.1



PROPOSED RESIDENCE

Reviewed by
Building Department
For Zoning Board
Of Appeals

BFortin
Design
55 Beach Street, Marblehead, MA 01945
T: 617-638-9682

REGISTERED ARCHITECT
BRISITTE FORTIN
No. 30958
MARBLEHEAD
MASS.
COMMONWEALTH OF MASSACHUSETTS

RENDERING
DOLAN RESIDENCE
4 WADDEN CT., MARBLEHEAD, MA 01945

ZBA APPLICATION
Scale: 1/4"=1'-0"
Date: 2-1-24
Drawn by: BMP
File Name:

REVISIONS
Rev. # Date Drawn by

Drawing Number
A4.1