

ZEREN RESIDENCE SINGLE FAMILY RESIDENCE

2 WYMAN ROAD,
MARBLEHEAD, MASSACHUSETTS

ZONING BOARD RESUBMISSION DRAWINGS
ISSUED FOR REVIEW JULY 10, 2025

ZONING REVIEW

	ALLOWABLE / REQD.	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	10,000 SF	10,000 +/- SF	10,000 +/- SF	
MIN. FRONTAGE	100'	100'	100'	
FRONT YARD SETBACK	20.0	11±	N/A	
SIDE YARD SETBACK	15.0	25.6	23'±	
REAR YARD SETBACK	15.0	23.9	41'±	
BUILDING HEIGHT	35'	28.5±	28.5±	

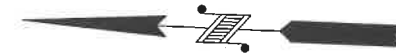
EXISTING SQFT CALCULATION	
BASEMENT	1,554 GSF
CRAWL SPACE	N/A
FIRST FLOOR	1,768 GSF
SECOND FLOOR	885 GSF
TOTAL	4,207 GSF

PROPOSED SQFT CALCULATION	
BASEMENT	NO CHANGE
CRAWL SPACE	324 GSF
FIRST FLOOR	2,086 GSF
SECOND FLOOR	NO CHANGE
TOTAL	4,849 GSF



Reviewed by
Building Department
For Zoning Board
Of Appeals

MAP 96 LOT 1
TOWN OF MARBLEHEAD
Seaside Park
ATLANTIC AVENUE



ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	10,000±	10,000±
FRONTAGE	100	100.00'	100.00'
FRONT	20	11±'	
SIDE	15	25.6'	
REAR	15	23.9'	
BLDG HEIGHT	35	28.5'±	

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

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For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

2 WYMAN ROAD

MARBLEHEAD

PROPERTY OF

ANDREA ZERREN & DAVID SELDEN

SCALE 1"=20'

MARCH 3, 2022

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800

1 EXISTING SITE PLAN
1/8" = 1'-0"

ZEREN RESIDENCE

2 WYMAN ROAD
MARBLEHEAD, MASSACHUSETTS

PITMAN & WARDLEY
ASSOCIATES
ARCHITECTURE & DESIGN
32 CHURCH ST. SALEM, MA. 01970
Ph 978-744-8982 www.pitmanandwardley.com

PROJECT NAME:

DRAWING NAME: EX. SITE PLAN

DATE:

JOB NUMBER: XX-XX

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

SHEET NO.

C1.0

CIVIL
EXISTING PLAN

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10,000±	10,000±
FRONTAGE	100	100.00'	100.00'
FRONT	20	11±'	N/A
SIDE	15	25.6'	23'±
REAR	15	23.9'	41'±
BLDG HEIGHT	35	28.5'±	28.5'±

ZONING BOARD OF APPEALS PLAN

MARBLEHEAD

ANDREA ZERREN & DAVID SELDEN

NORTH SHORE SURVEY CORPORATION

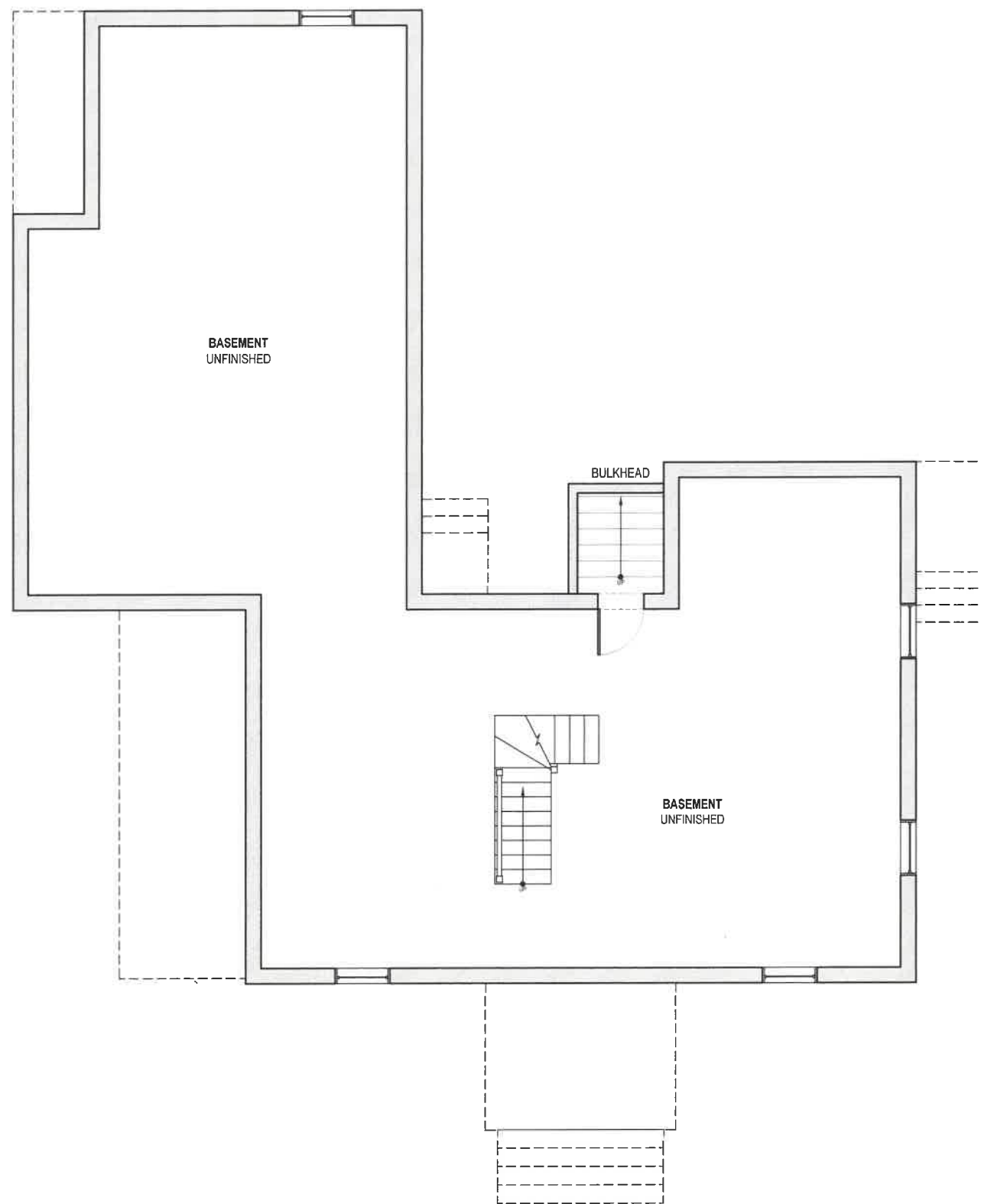
(978) 744-4800

DETAILS IN BLUE TO BE REMOVED.

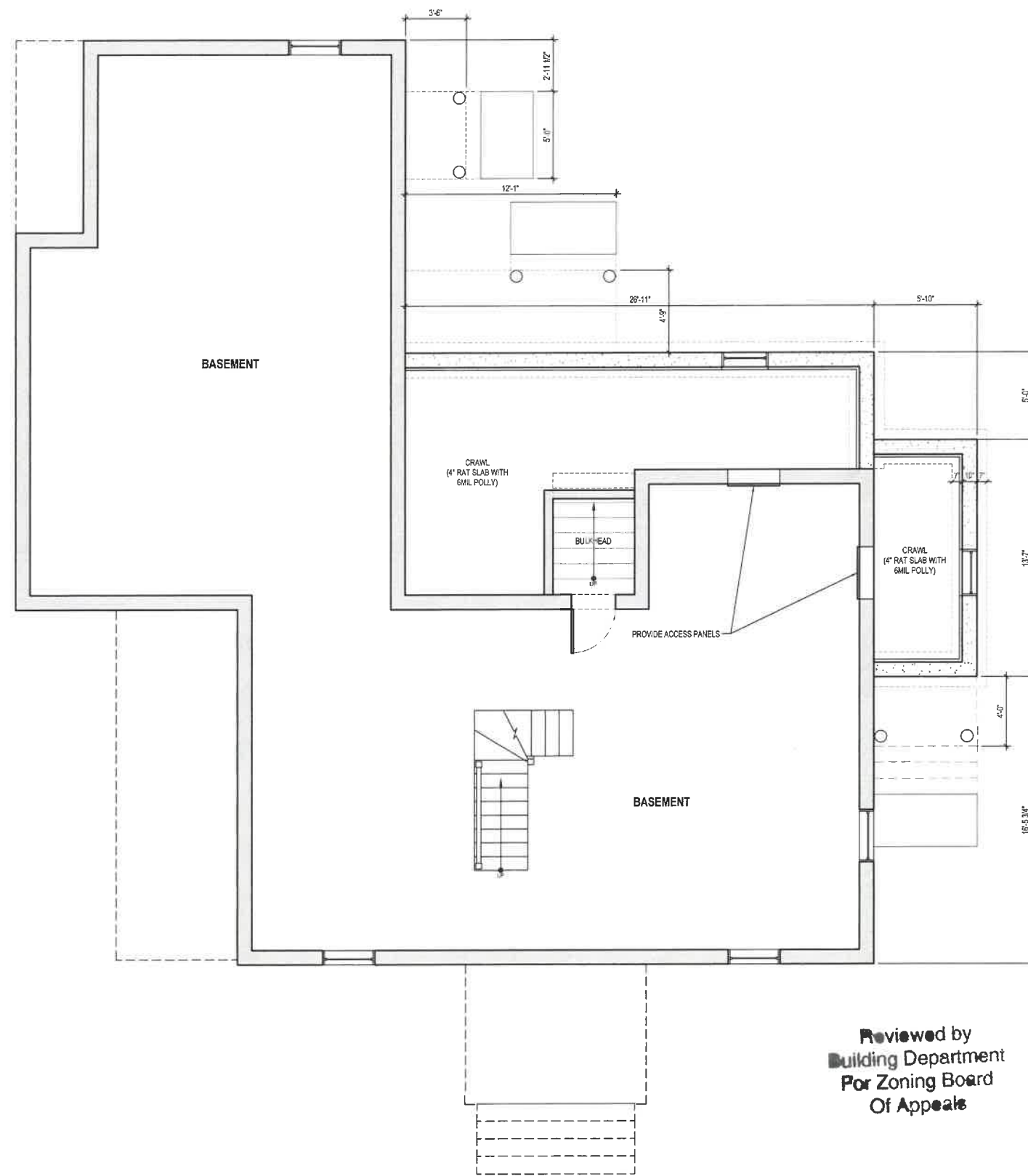
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Gail L. Smith

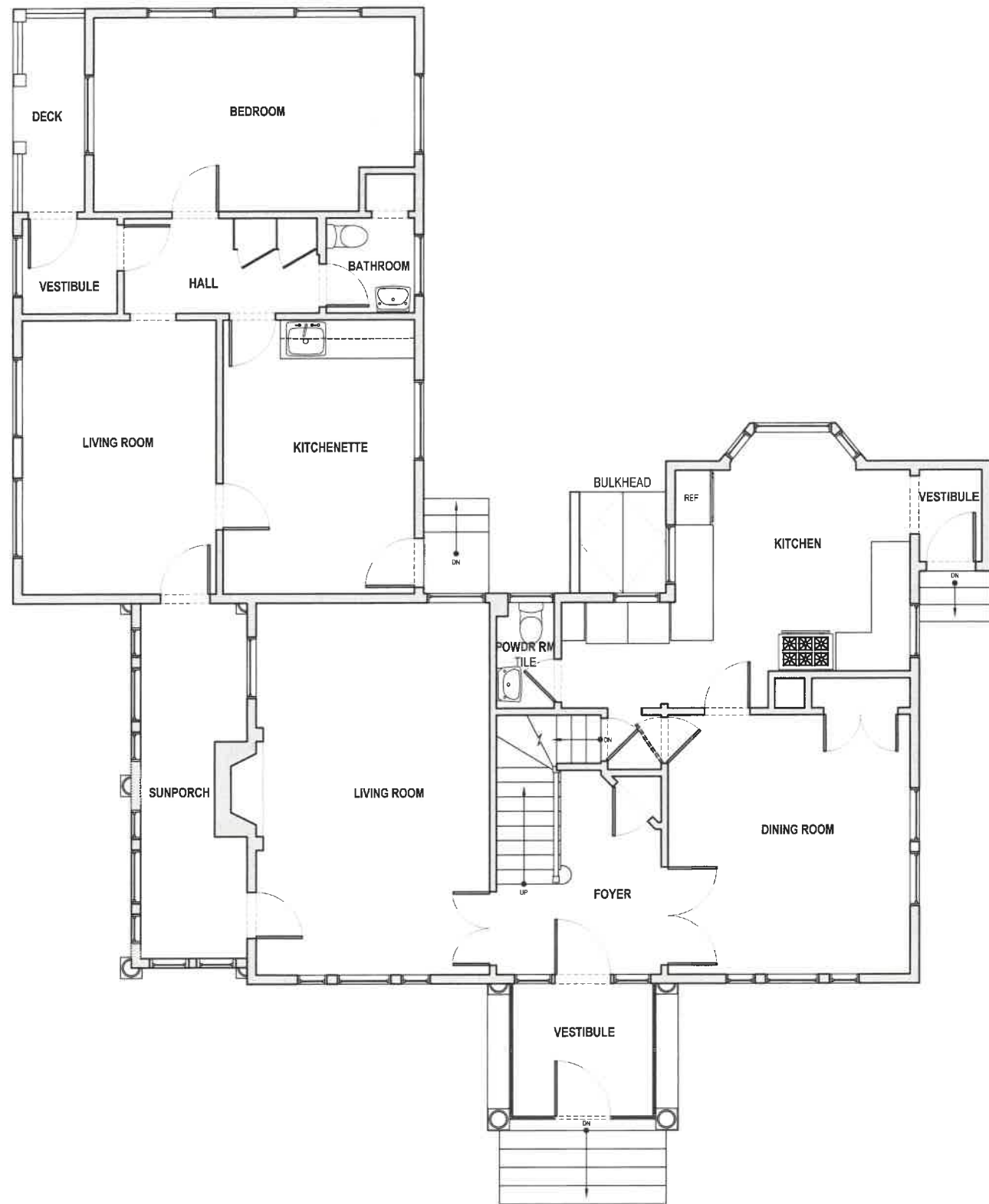


1 EXISTING BASEMENT FLOOR PLAN
1/8" = 1'-0"

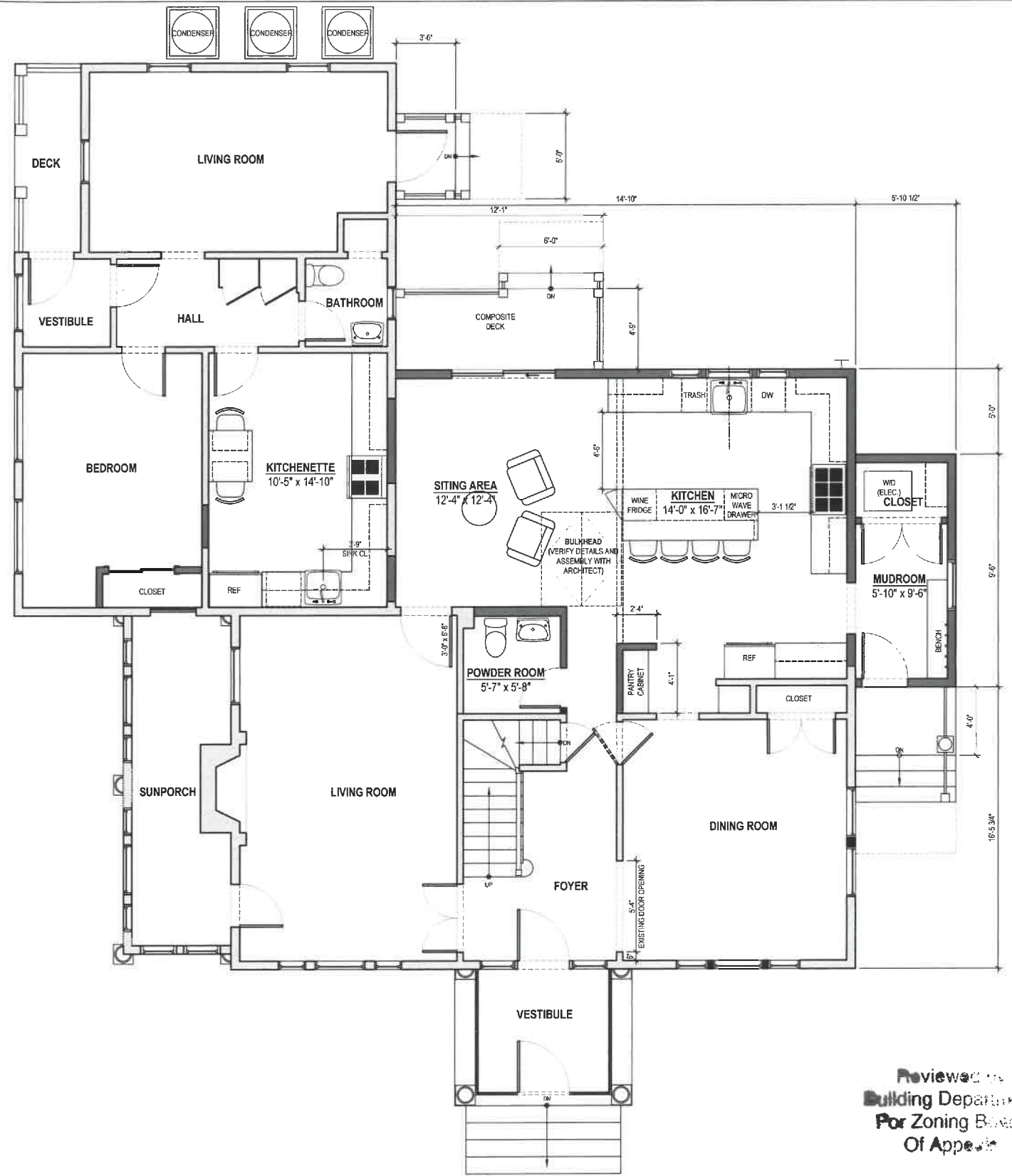


2 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"

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1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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1 EXISTING FRONT EXTERIOR ELEVATION
 $\frac{1}{8}" = 1'-0"$



2 PROPOSED FRONT EXTERIOR ELEVATION
 $\frac{1}{8}" = 1'-0"$

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1 EXISTING RIGHT EXTERIOR ELEVATION
1/8" = 1'-0"



2 PROPOSED RIGHT EXTERIOR ELEVATION
1/8" = 1'-0"

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1 EXISTING REAR EXTERIOR ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR EXTERIOR ELEVATION
1/8" = 1'-0"

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1 EXISTING LEFT EXTERIOR ELEVATION - NO CHANGE
1/8" = 1'-0"



2 PROPOSED LEFT EXTERIOR ELEVATION - NO CHANGE
1/8" = 1'-0"

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