

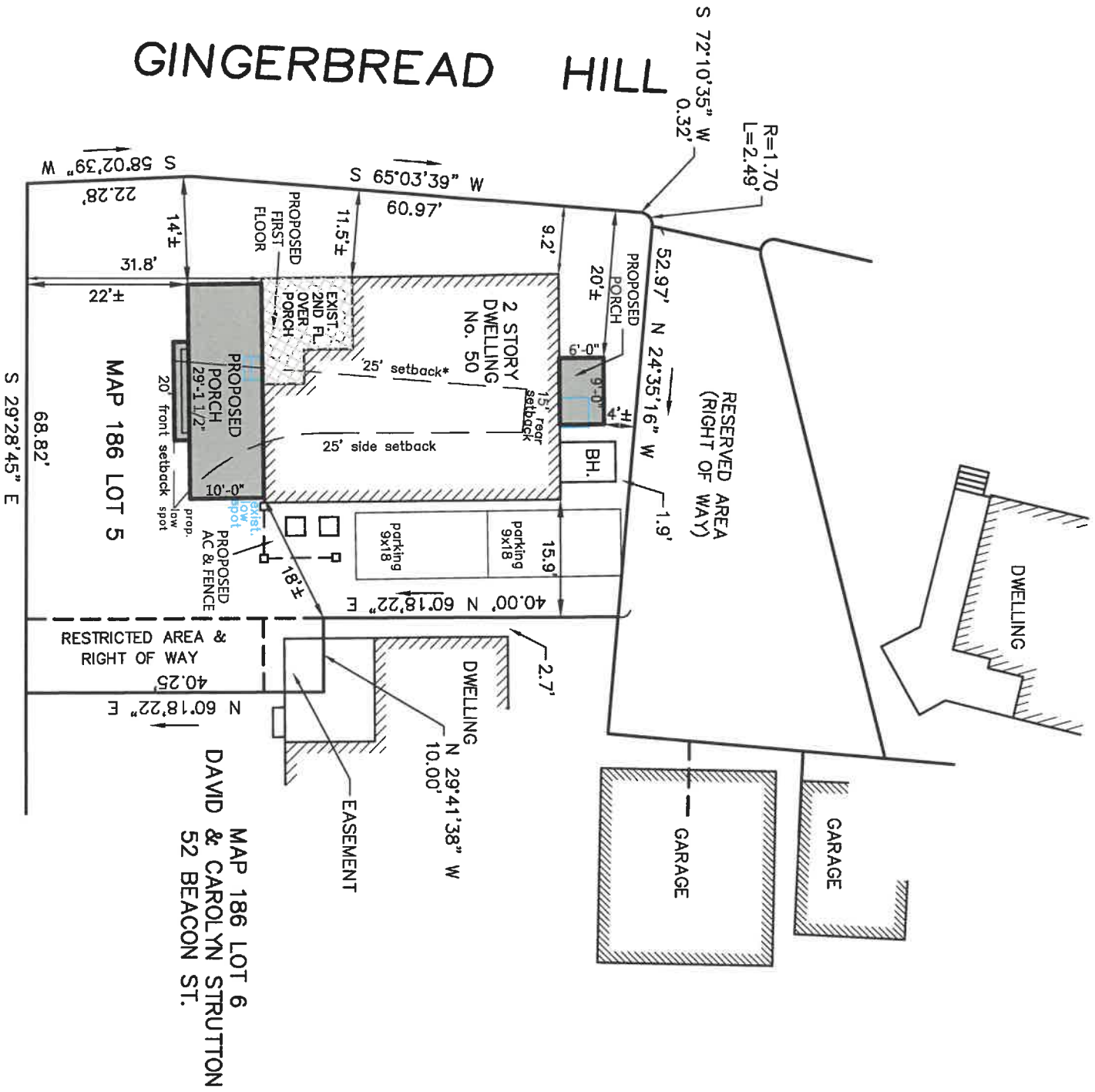
ZONING DISTRICT – SHORELINE SINGLE RESIDENCE

|             | REQUIRED | EXISTING | PROPOSED<br>ADDITION |
|-------------|----------|----------|----------------------|
| LOT AREA    | 10000    | 5169     | 5169                 |
| FRONTAGE    | 100      | 152.39'  | 152.39'              |
| FRONT       | 20/25*   | 9.2'     | 11.5'±               |
| SIDE        | 25       | 15.9'    | 18'±                 |
| REAR        | 15       | 1.9'     | 4'±                  |
| BLDG HEIGHT | 30       | 26.0'±   | 27'±**               |

\*THE STREETLINE AT GINGERBREAD HILL IS PERPENDICULAR TO THE SHORELINE.

\*\*THE PEAK ELEVATION IS NOT CHANGING BUT THE LOW SPOT ELEVATION WILL BE LOWER.

MAP 186 LOT 2  
MARCELLA & CLAUDE LANCOME  
5 GINGERBREAD HILL



NOTE:  
DETAILS IN BLUE  
TO BE REMOVED

BEACON STREET

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



ZONING BOARD OF APPEALS PLAN  
50 BEACON STREET  
MARBLEHEAD

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

PROPERTY OF  
KEVIN & KATHLEEN LANE  
SCALE 1" = 20' JUNE 26, 2025  
NORTH SHORE SURVEY CORPORATION  
14 BROWN ST. – SALEM, MA  
(978) 744-4800

LANE RESIDENCE  
50 BEACON STREET  
MARBLEHEAD, MA 01945



PREPARED BY:  
BOSWORTH ARCHITECT L.L.C.  
78 FRONT STREET  
MARBLEHEAD, MA. 01945

LIST OF DRAWINGS  
ARCHITECTURAL

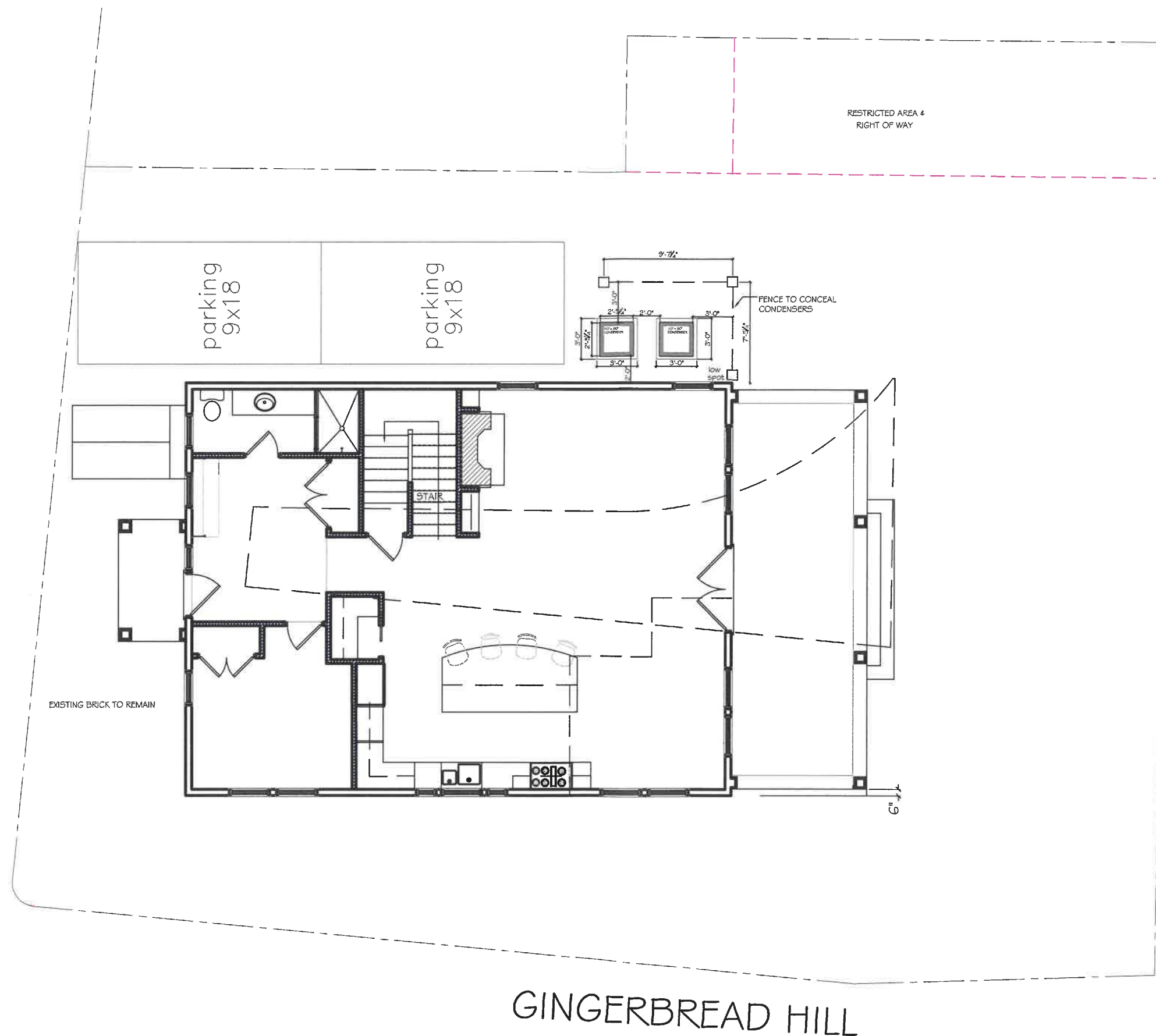
- C COVER SHEET
- X1 SITE PLAN
- A1 EXISTING & PROPOSED FLOOR PLANS
- A2 EXISTING & PROPOSED FLOOR PLANS
- A3 EXISTING & PROPOSED FLOOR PLANS
- A4 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A5 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A6 EXTERIOR DETAILS



FILING FOR:  
CONSERVATION COMMISSION  
OLD & HISTORIC DISTRICTS COMMISSION  
ZONING BOARD OF APPEALS

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

DATE: JUNE 18, 2025



BEACON STREET

## SITE PLAN

Scale: 1/8" = 1'-0"  
Date: JUNE 18, 2025

X1



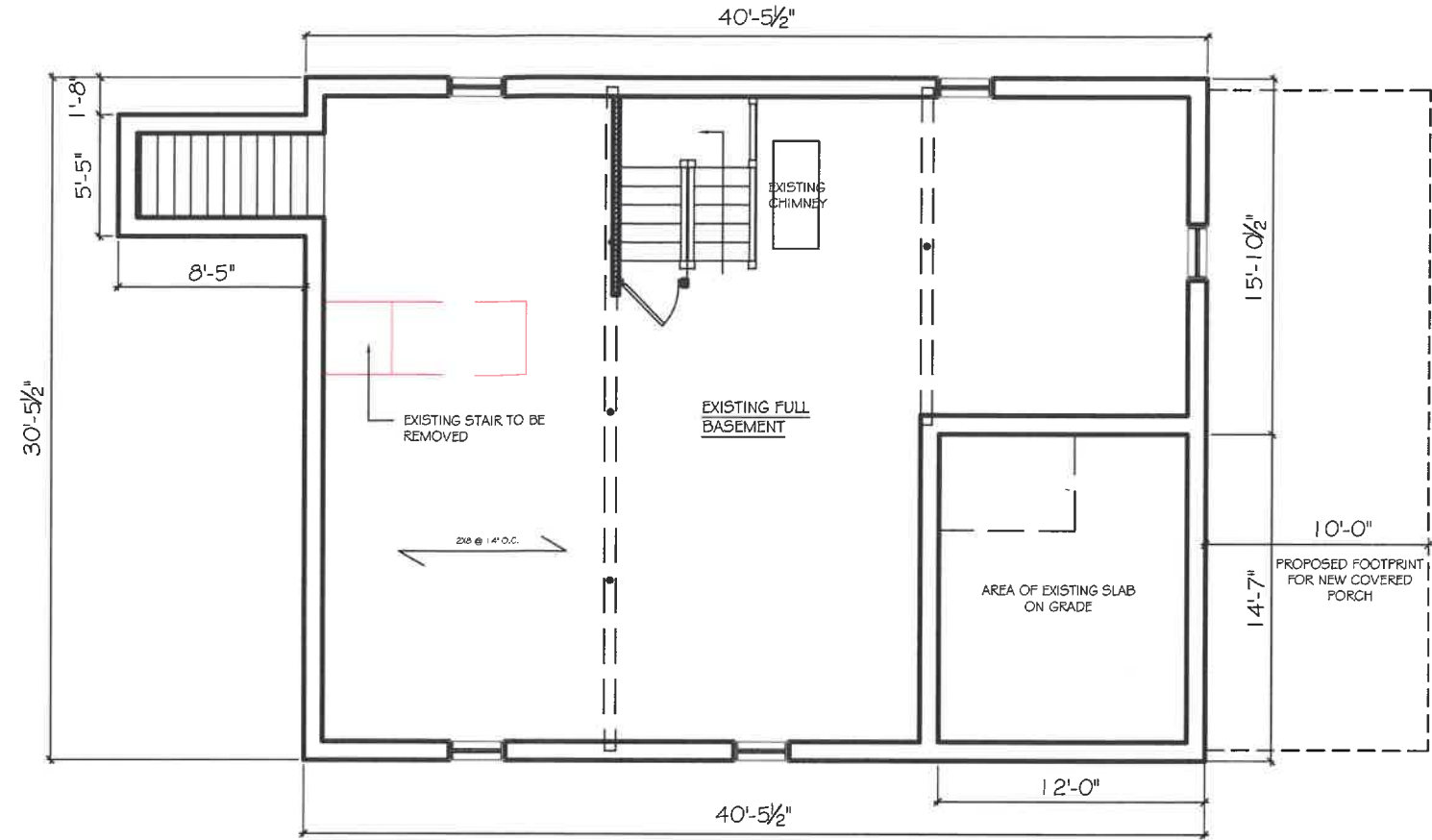
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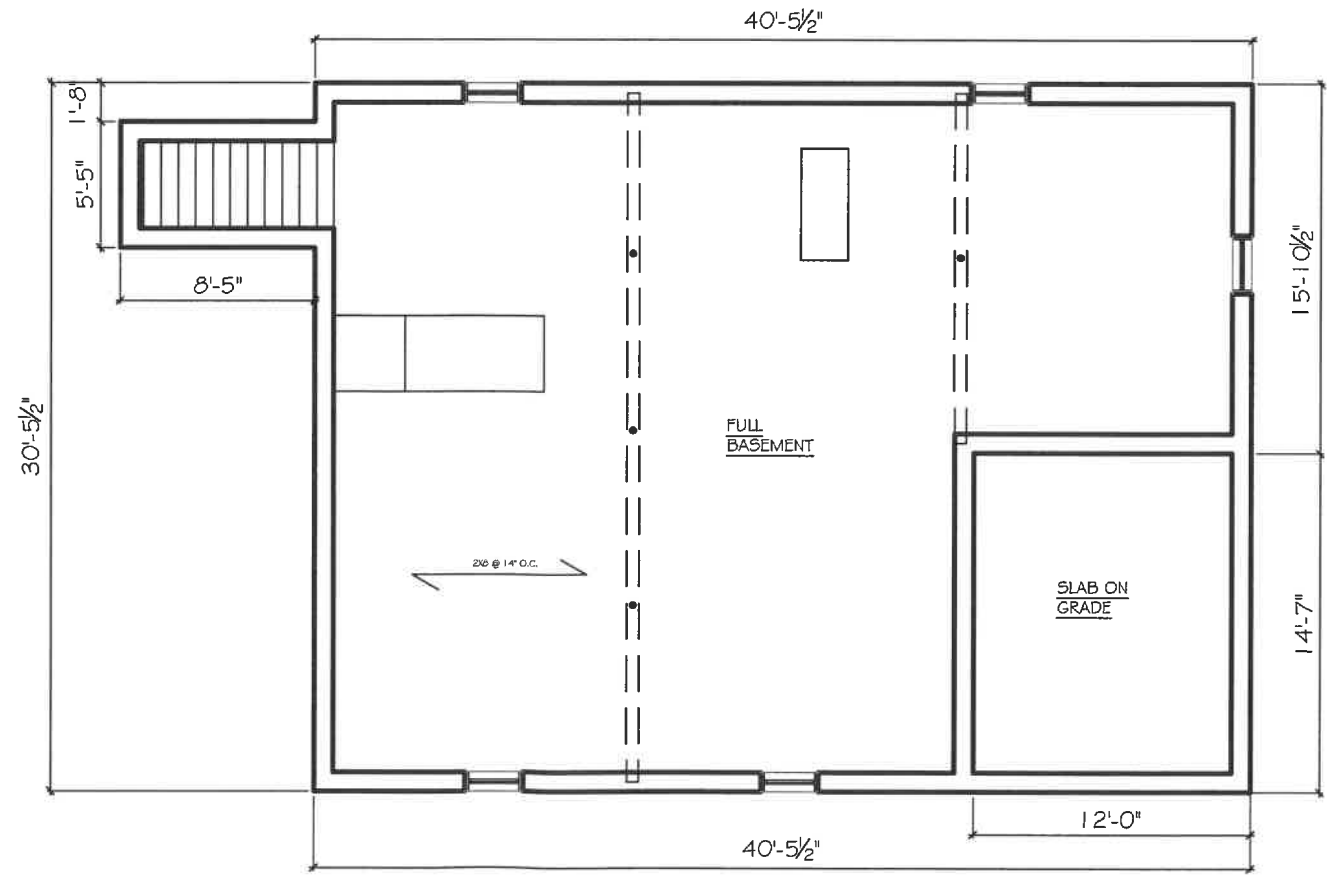
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0 PROPOSED BASEMENT FLOOR PLAN



0 EXISTING BASEMENT FLOOR PLAN



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MARBLEHEAD, MA 01945

|           |             |       |      |
|-----------|-------------|-------|------|
| Drawn by: | Checked by: | Date: | Rev: |
|           |             |       |      |

EXISTING & PROPOSED FLOOR PLANS

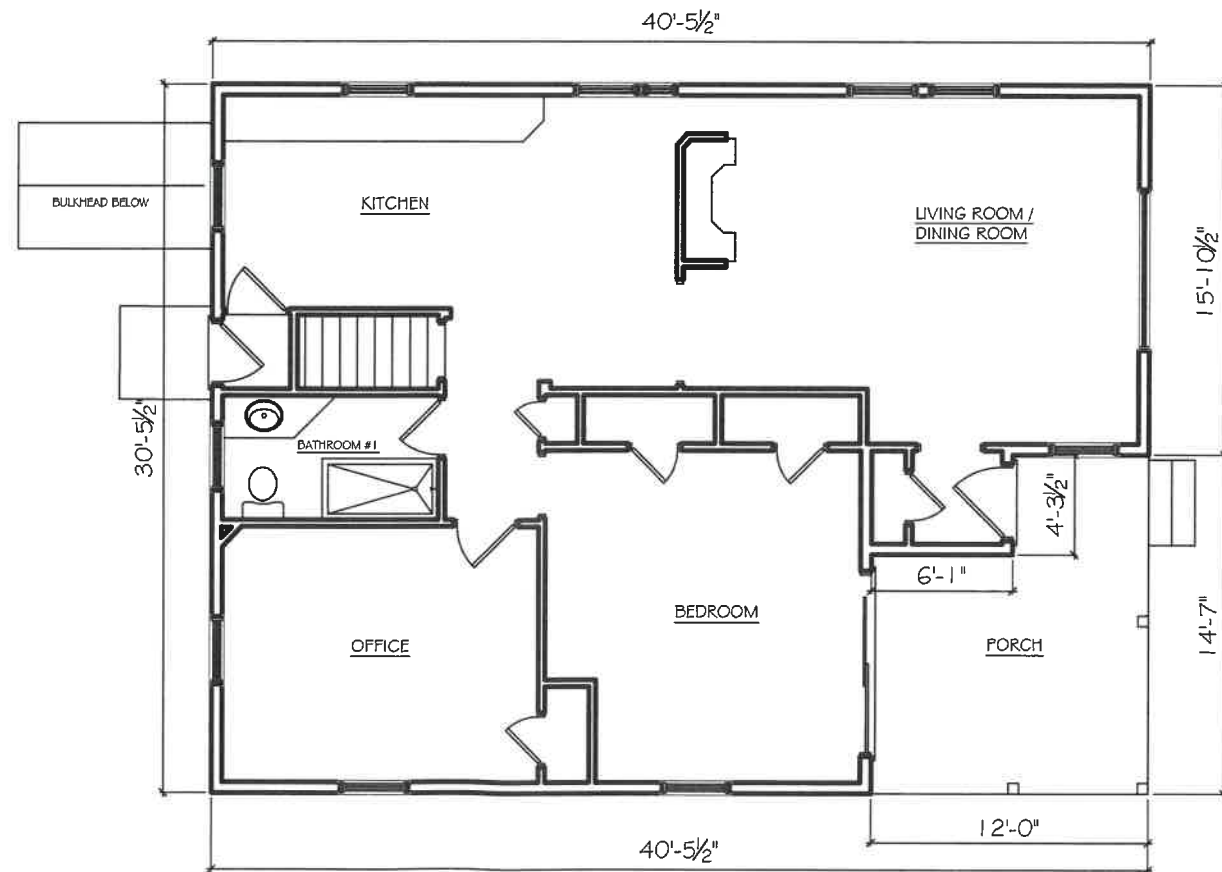
Scale: 1/8" = 1'-0"  
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**A1**

1 PROPOSED FIRST FLOOR PLAN



1 EXISTING FIRST FLOOR PLAN



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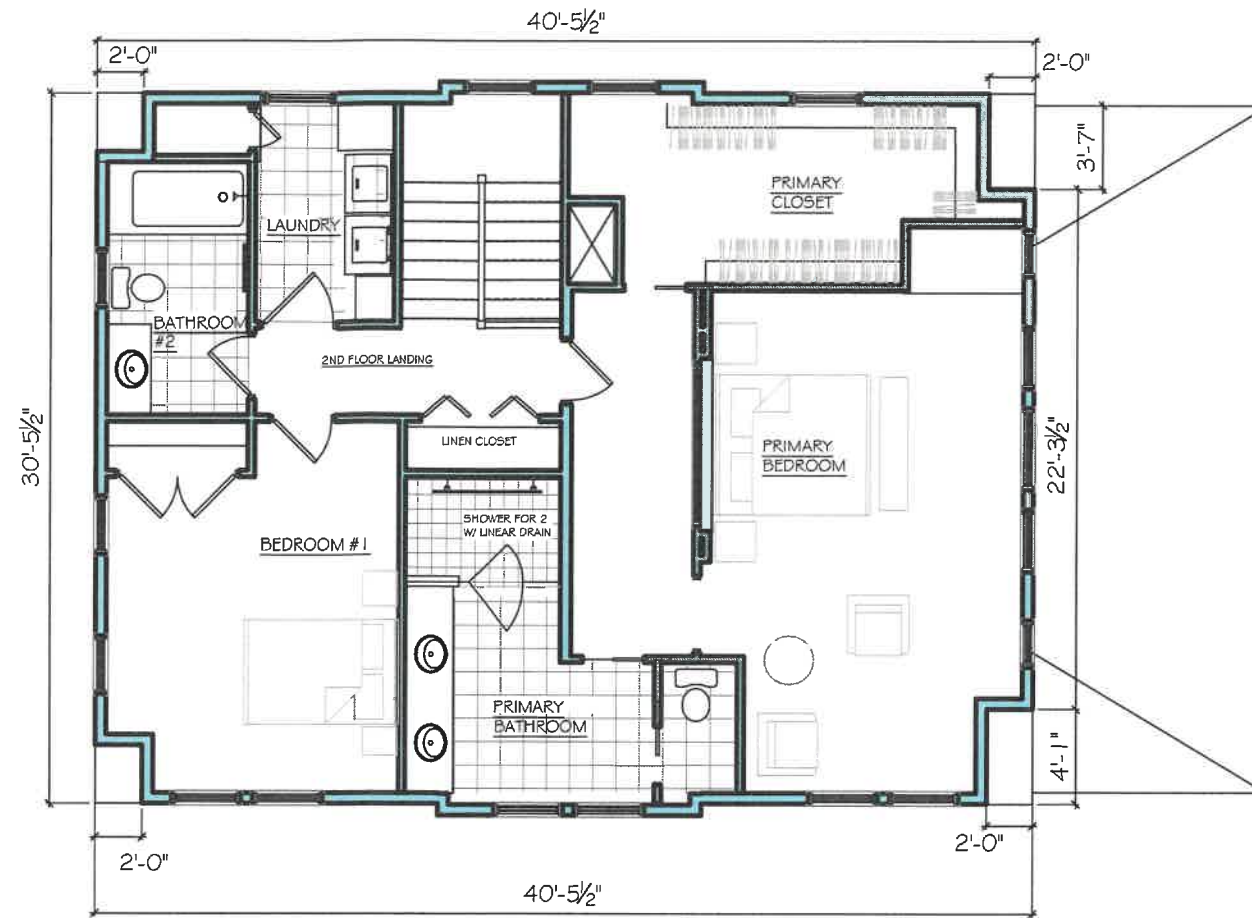
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EXISTING & PROPOSED FLOOR PLANS

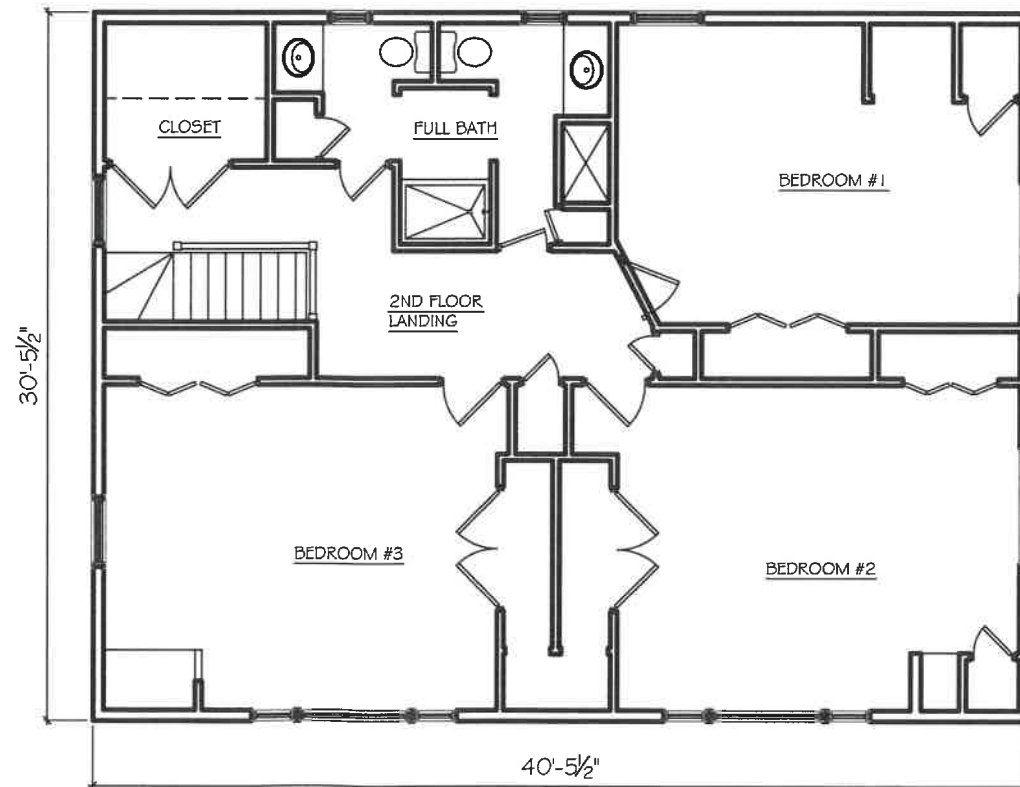
Scale: 1/8" = 1'-0"  
Date: JUNE 18, 2025

A2

2 PROPOSED SECOND FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN



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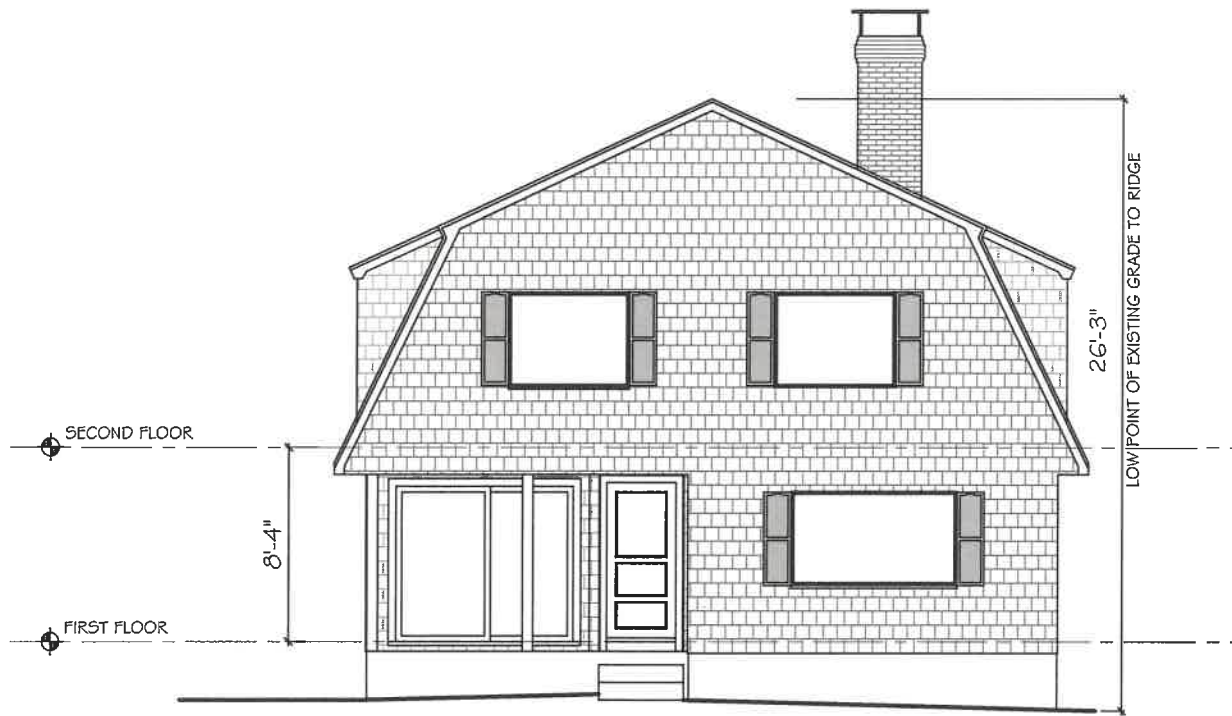
**LANE RESIDENCE**  
50 BEACON STREET  
MARBLEHEAD, MA 01945

|           |             |      |      |
|-----------|-------------|------|------|
| Drawn by: | Checked by: | Rev: | Rev: |
|           |             |      |      |

EXISTING & PROPOSED FLOOR PLANS

Scale: 1/8" = 1'-0"  
Date: JUNE 18, 2025

A3



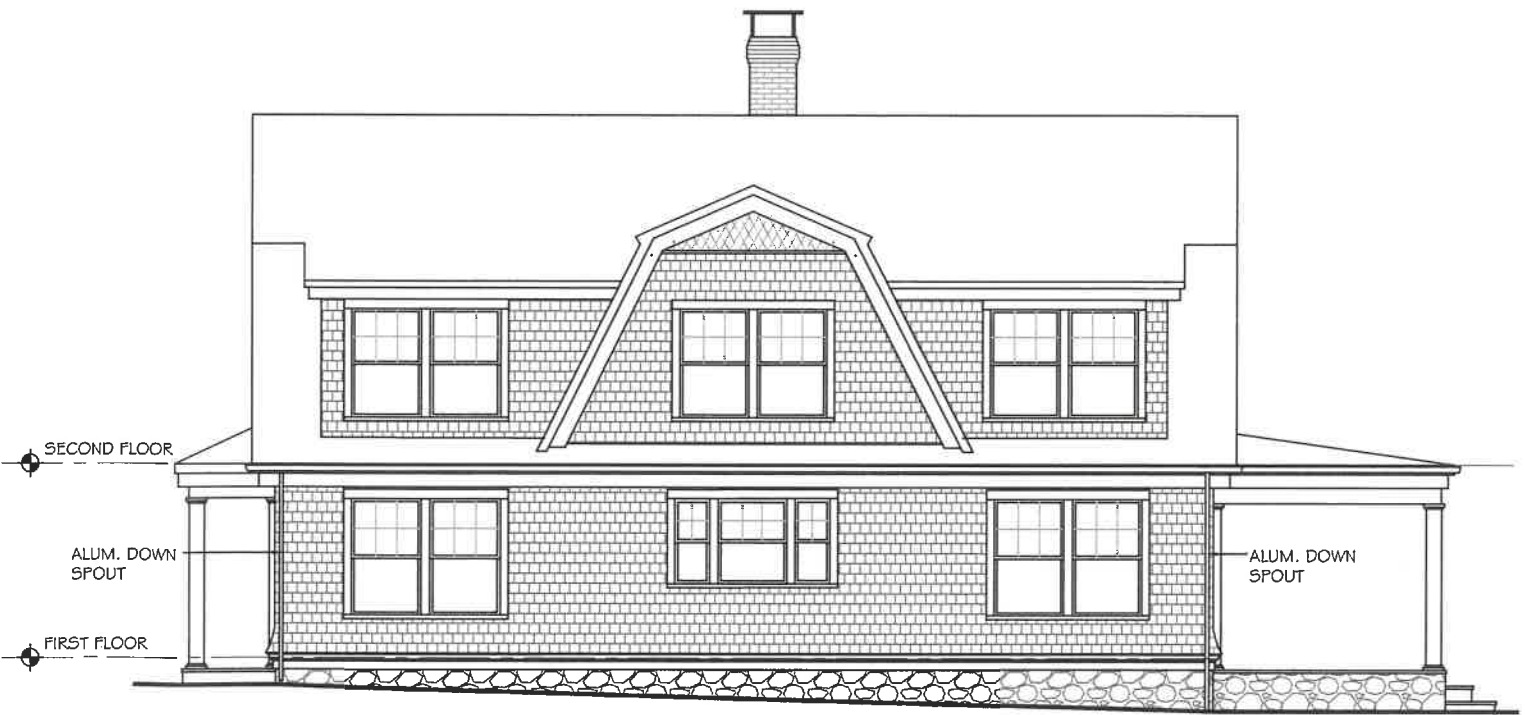
**A** EXISTING FRONT ELEVATION



**B** PROPOSED FRONT ELEVATION



**C** EXISTING LEFT SIDE ELEVATION



**D** LEFT ELEVATION

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**LANE RESIDENCE**  
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MARBLEHEAD, MA 01945

EXISTING & PROPOSED EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"  
Date: JUNE 18, 2025

**A4**



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**LANE RESIDENCE**  
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MARBLEHEAD, MA 01945

EXISTING & PROPOSED EXTERIOR ELEVATIONS

Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

Scale: 1/8" = 1'-0"  
Date: JUNE 18, 2025



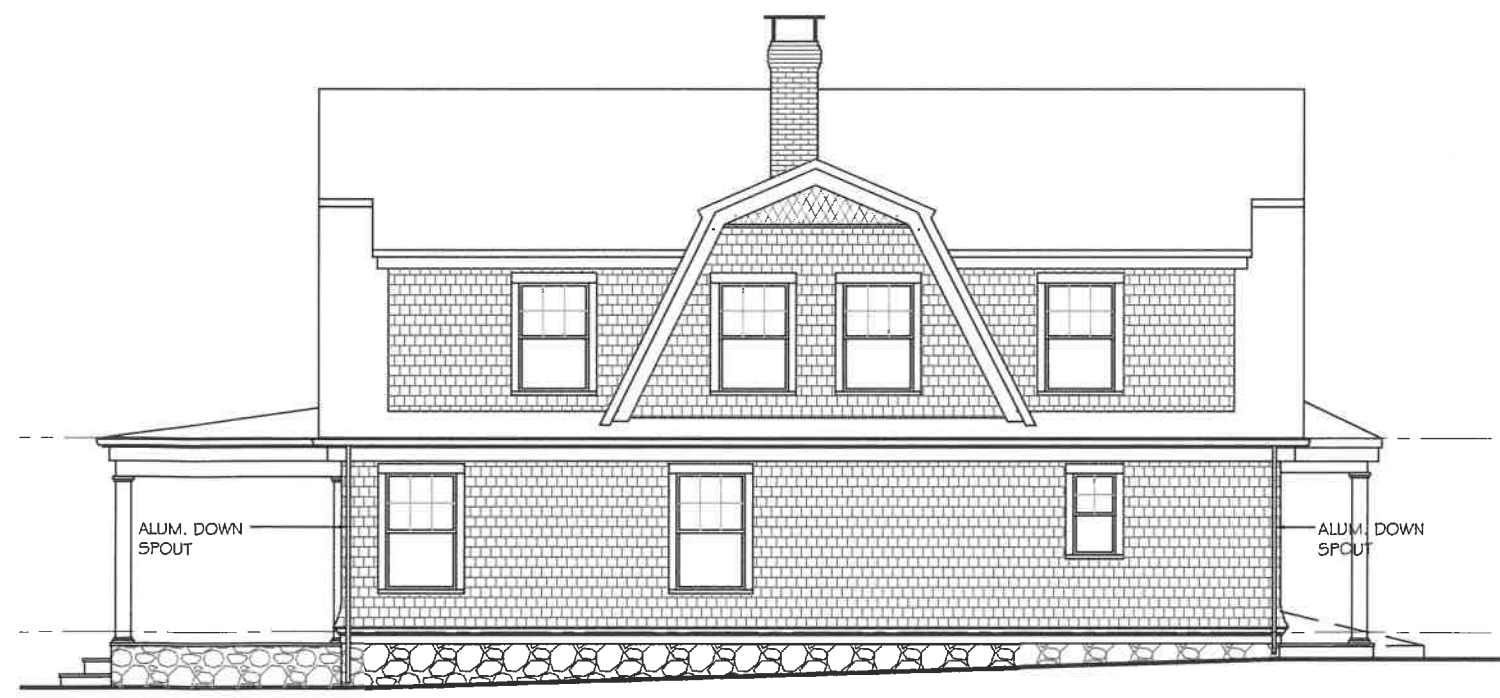
**A** EXISTING REAR ELEVATION



**B** PROPOSED REAR ELEVATION



**C** EXISTING RIGHT SIDE ELEVATION



**D** PROPOSED RIGHT SIDE ELEVATION

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