

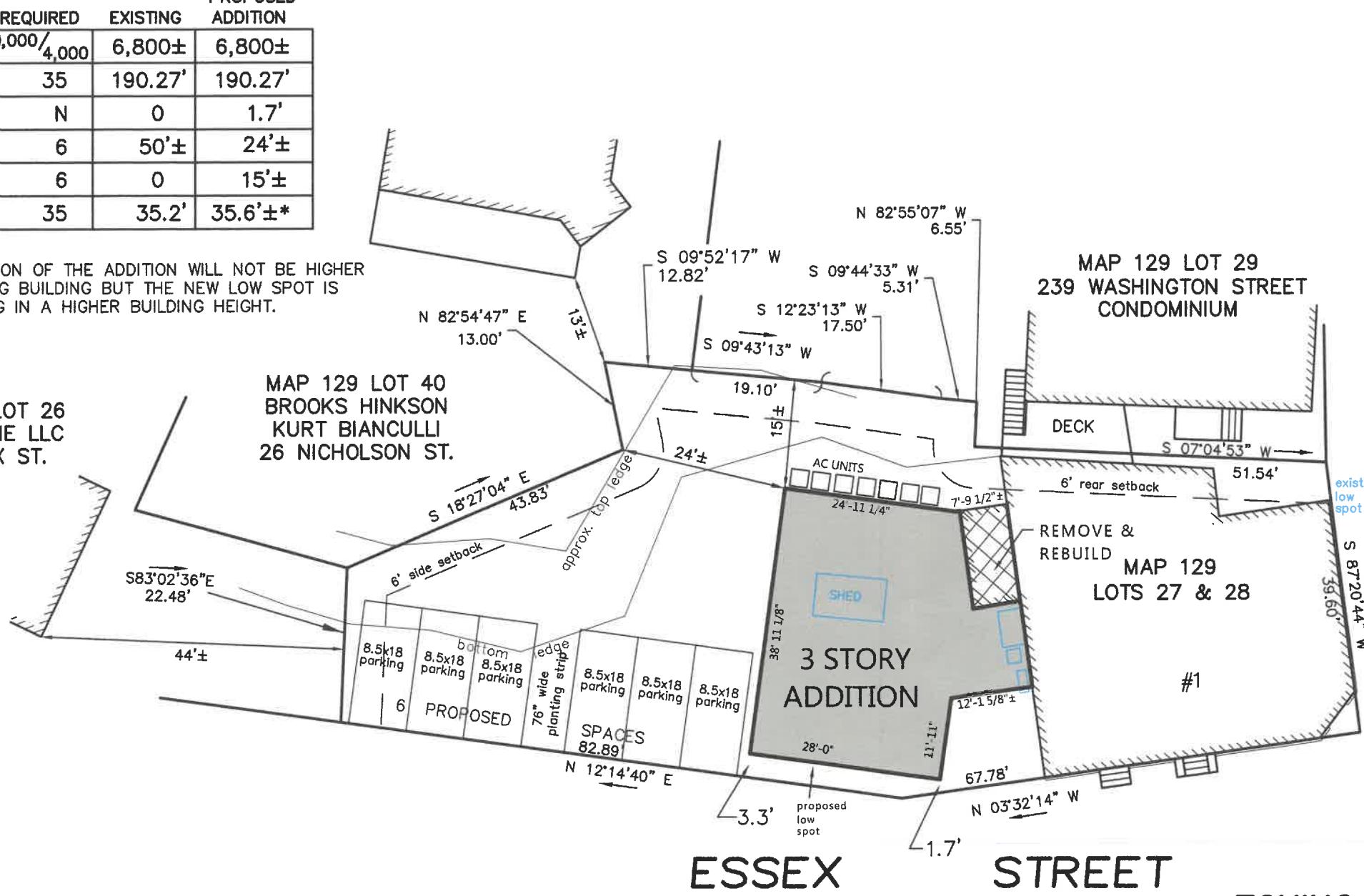
ZONING DISTRICT – B1

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000/ 4,000	6,800±	6,800±
FRONTAGE	35	190.27'	190.27'
FRONT	N	0	1.7'
SIDE	6	50'±	24'±
REAR	6	0	15'±
BLDG HEIGHT	35	35.2'	35.6'±*

\*THE PEAK ELEVATION OF THE ADDITION WILL NOT BE HIGHER THAN THE EXISTING BUILDING BUT THE NEW LOW SPOT IS LOWER RESULTING IN A HIGHER BUILDING HEIGHT.

MAP 129 LOT 26  
TWELVETONE LLC  
13 ESSEX ST.

MAP 129 LOT 40  
BROOKS HINKSON  
KURT BIANCULLI  
26 NICHOLSON ST.



WASHING  
TON  
STREET



Reviewed by  
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For Zoning Board  
Of Appeals

ZONING BOARD OF APPEALS PLAN

1-3 ESSEX STREET  
MARBLEHEAD

PROPERTY OF  
RUTHY, LLC

SCALE 1" = 20' JULY 28, 2025

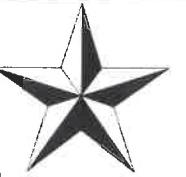
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA  
(978) 744-4800



*Gail L. Smith*

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.



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1-3 Essex St.  
Marblehead, MA

Cover

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

PAGE NO.

CVR

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## Existing Conditions Basement Floor Plan

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1 Basement Floor Plan  
Scale: 1/4"=1'-0"

Scale:  $1/4"=1'-0"$

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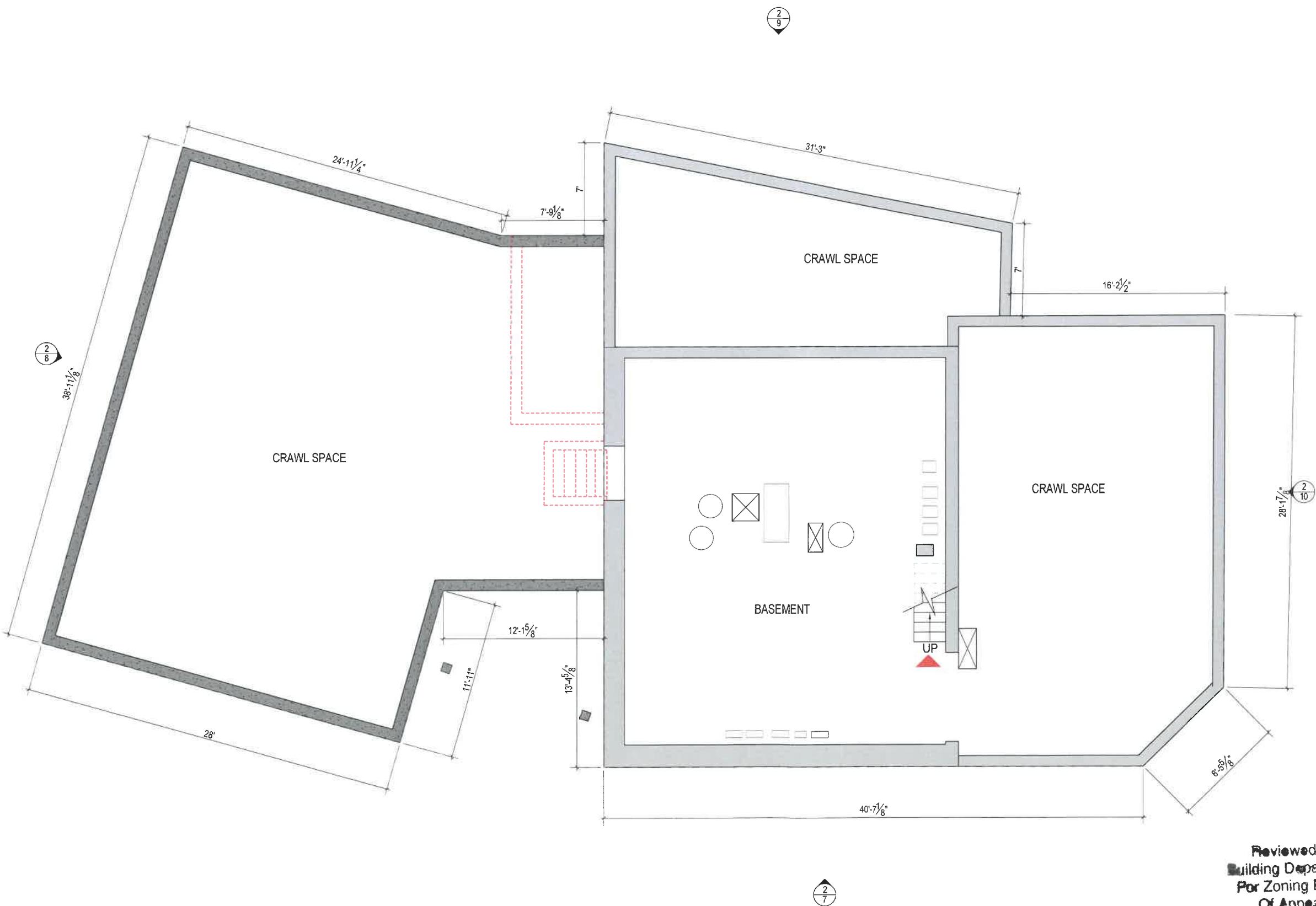
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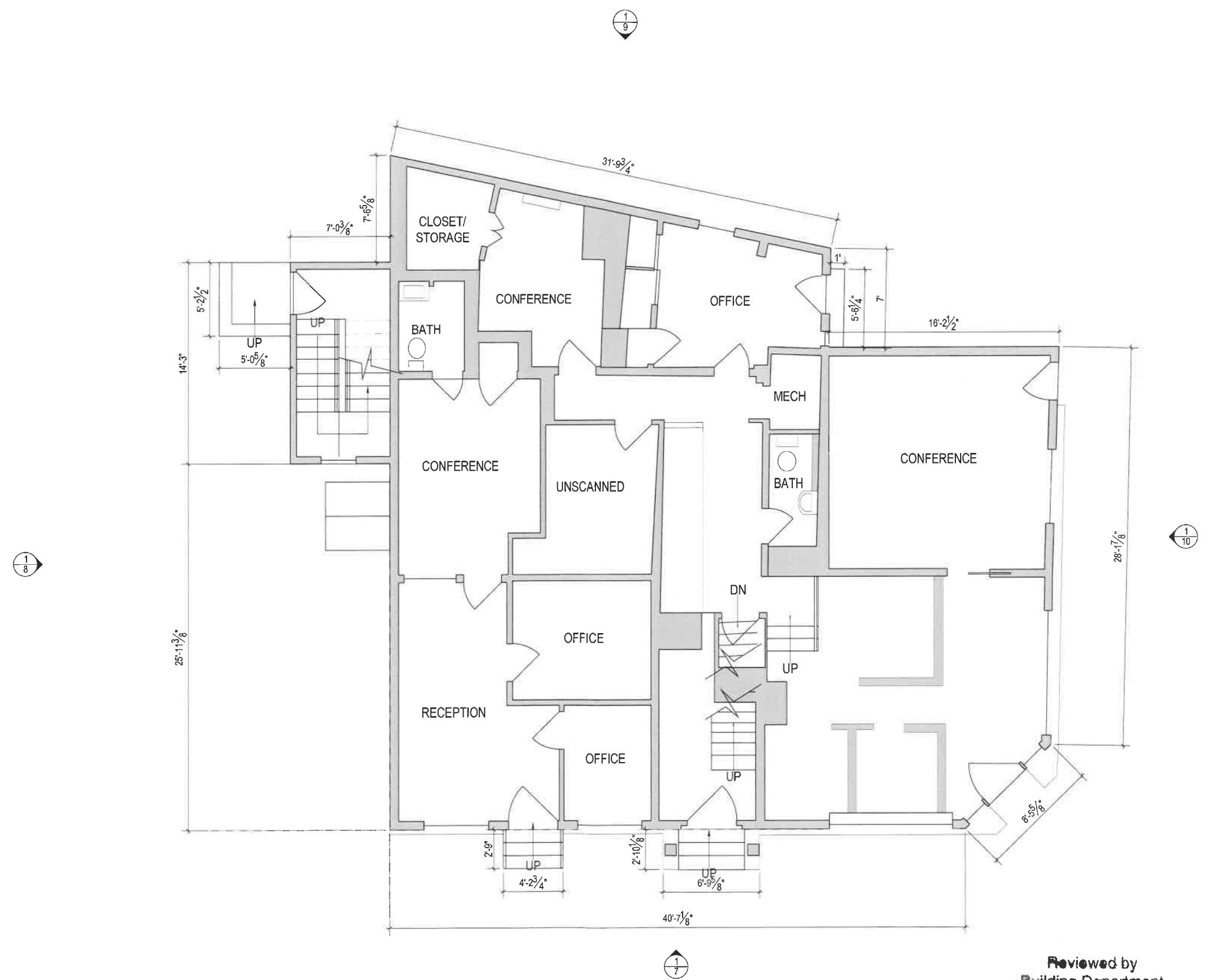
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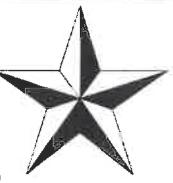
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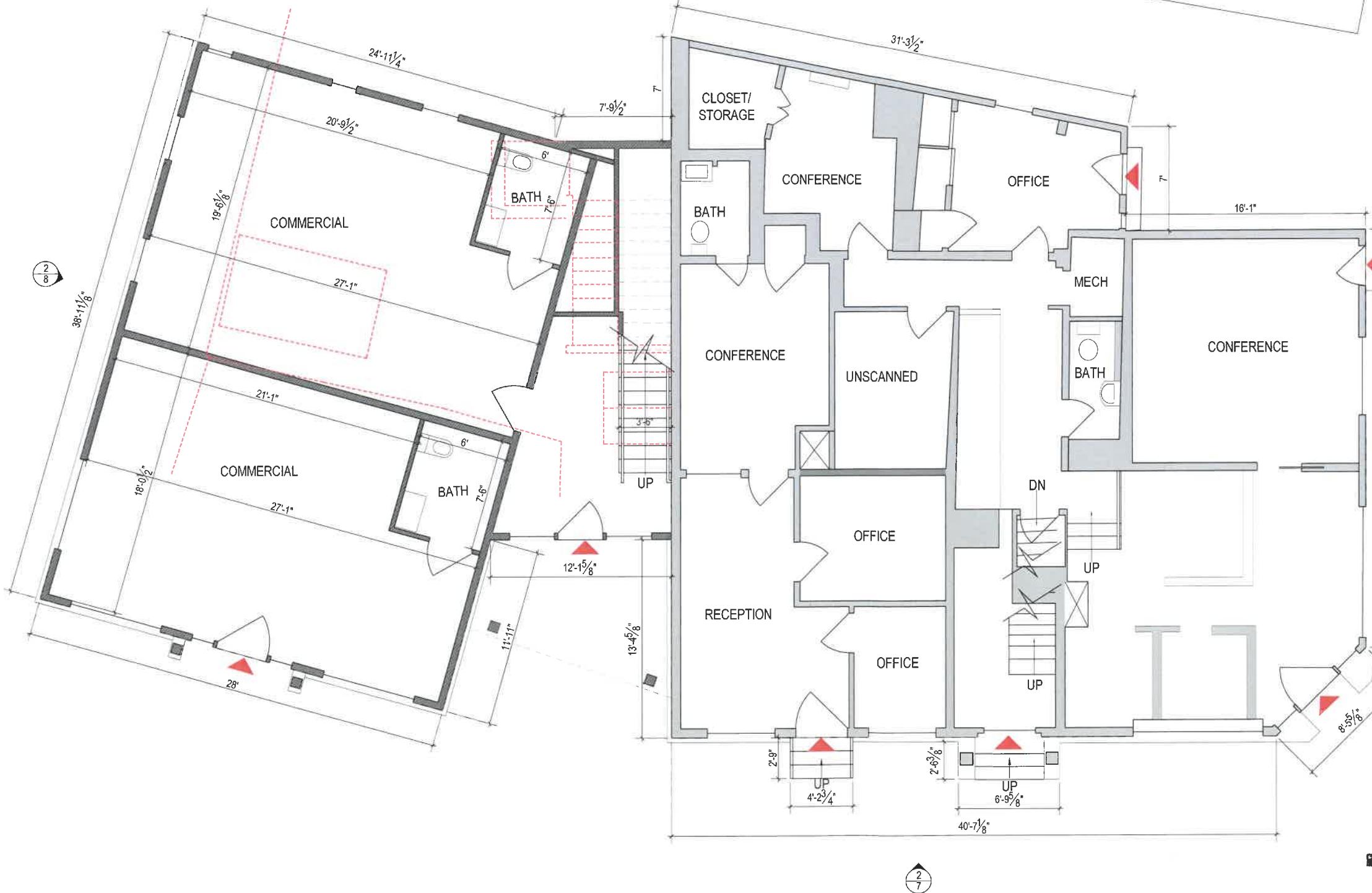
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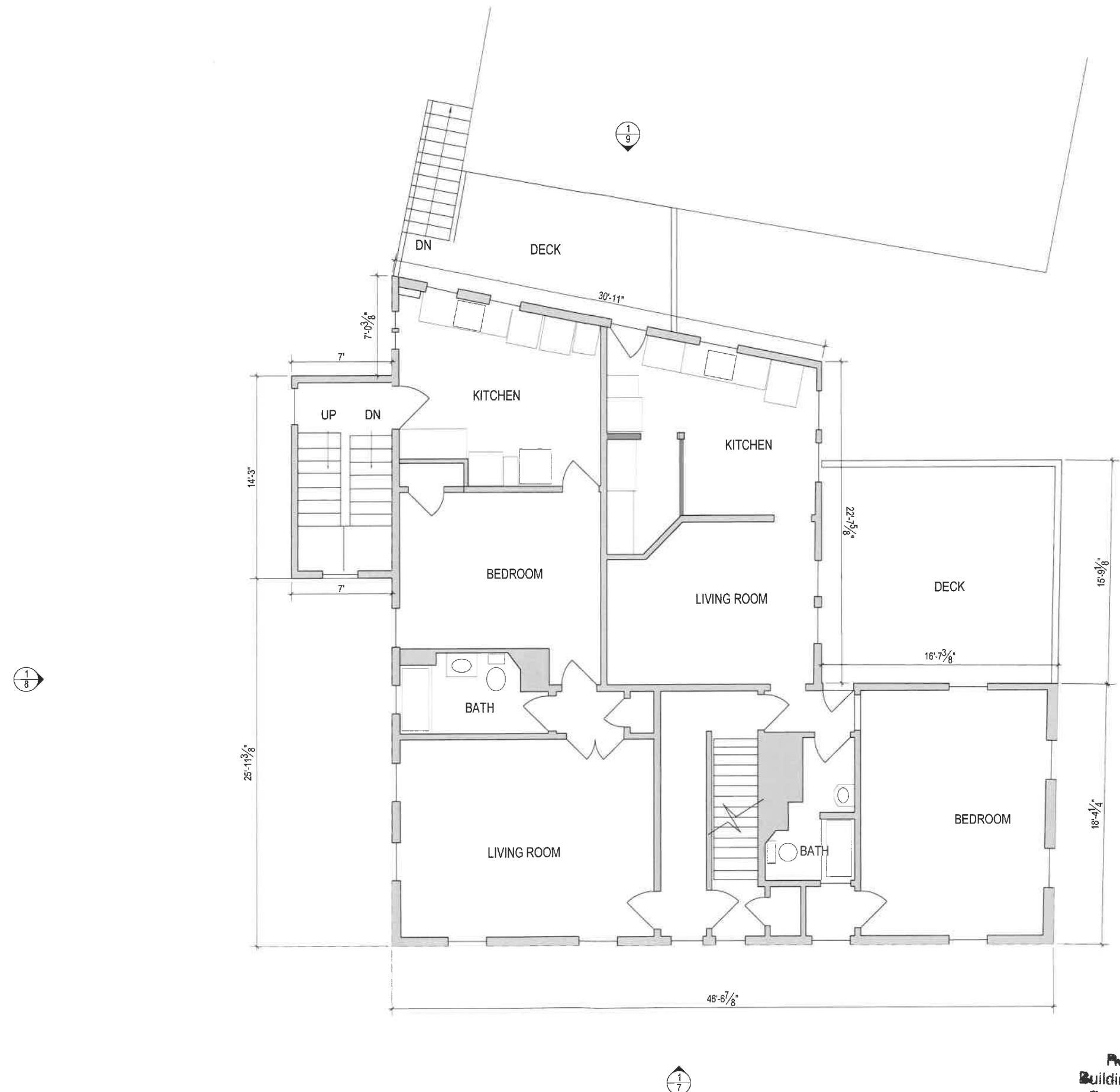
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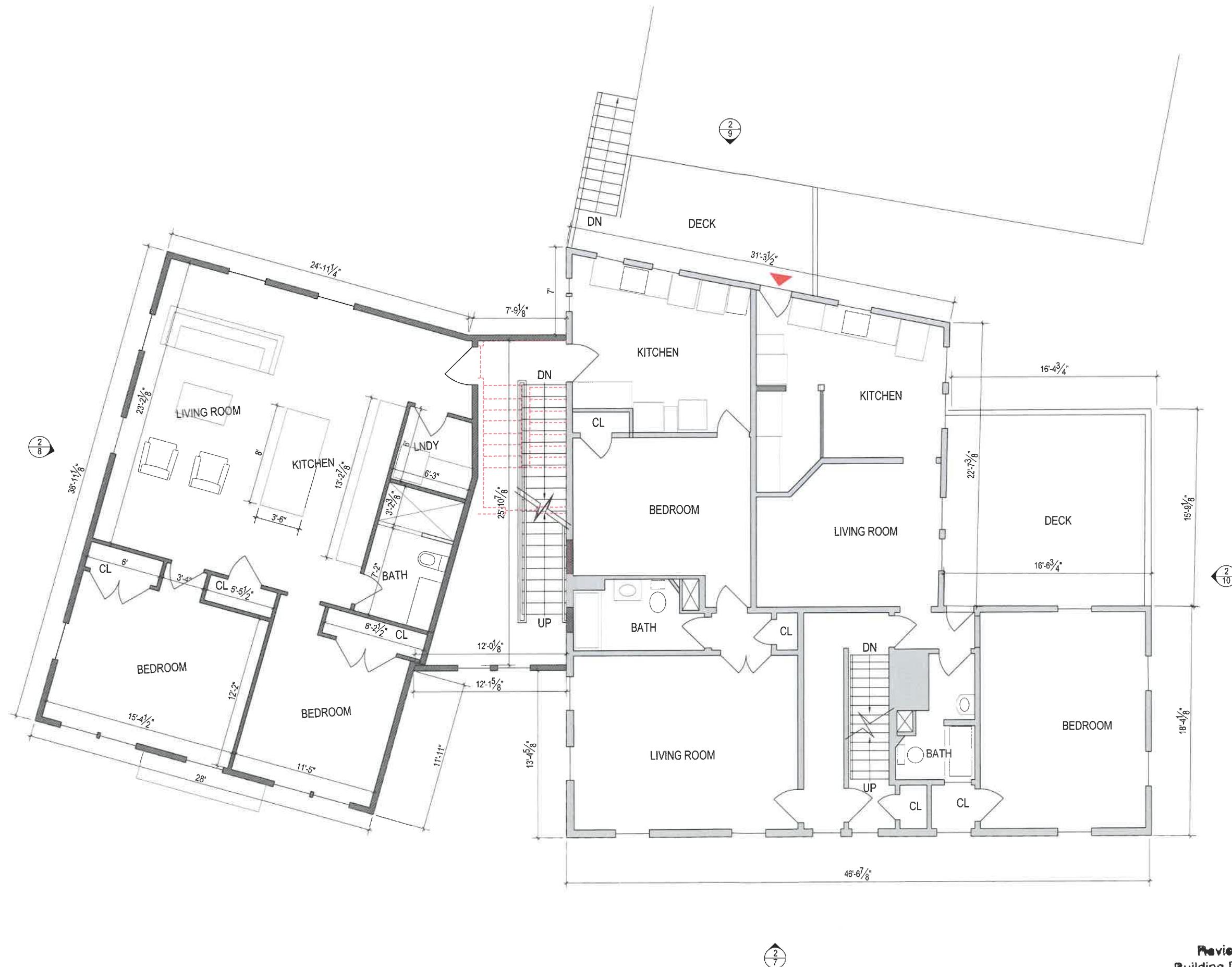
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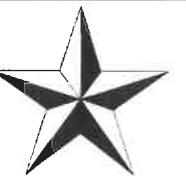
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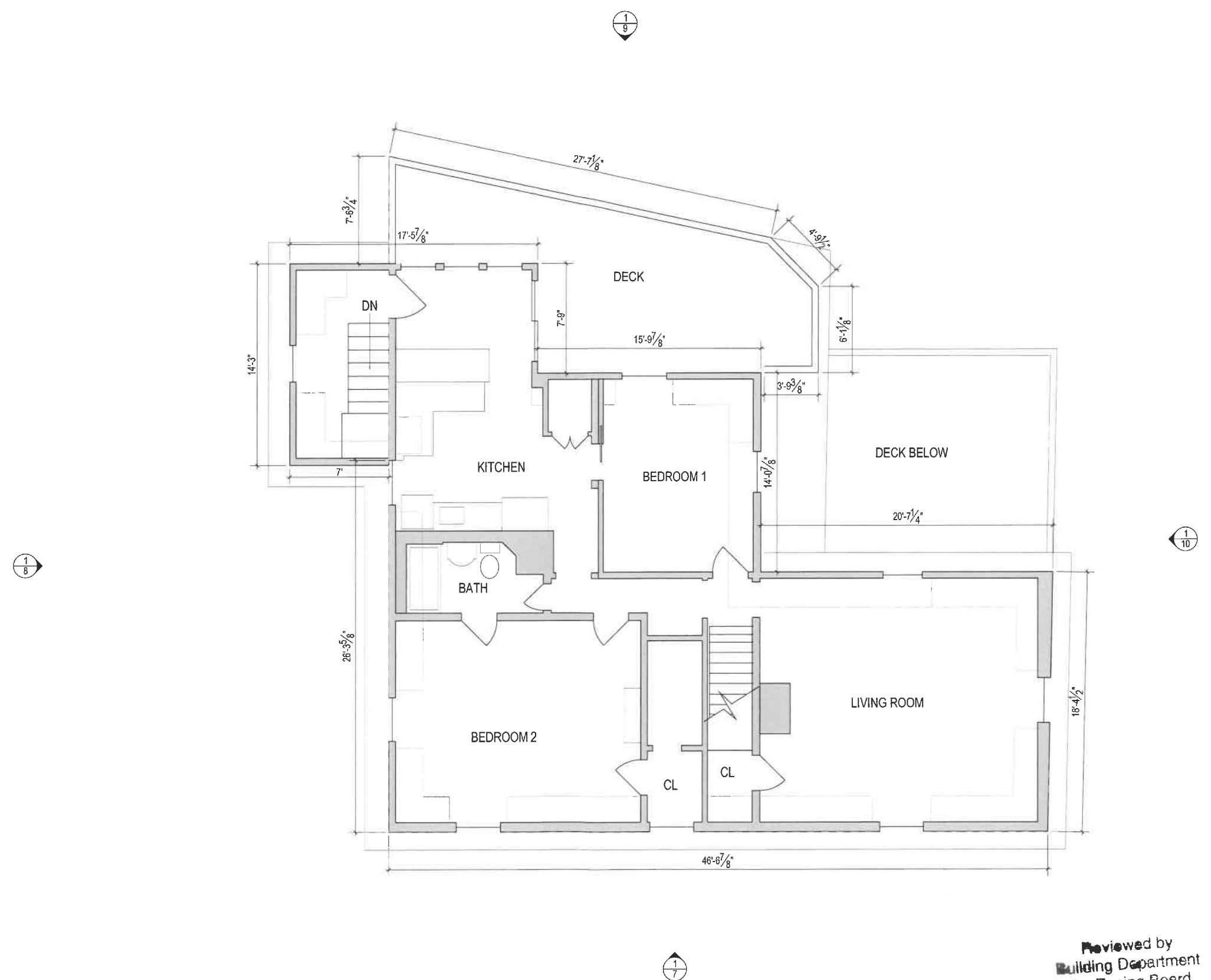
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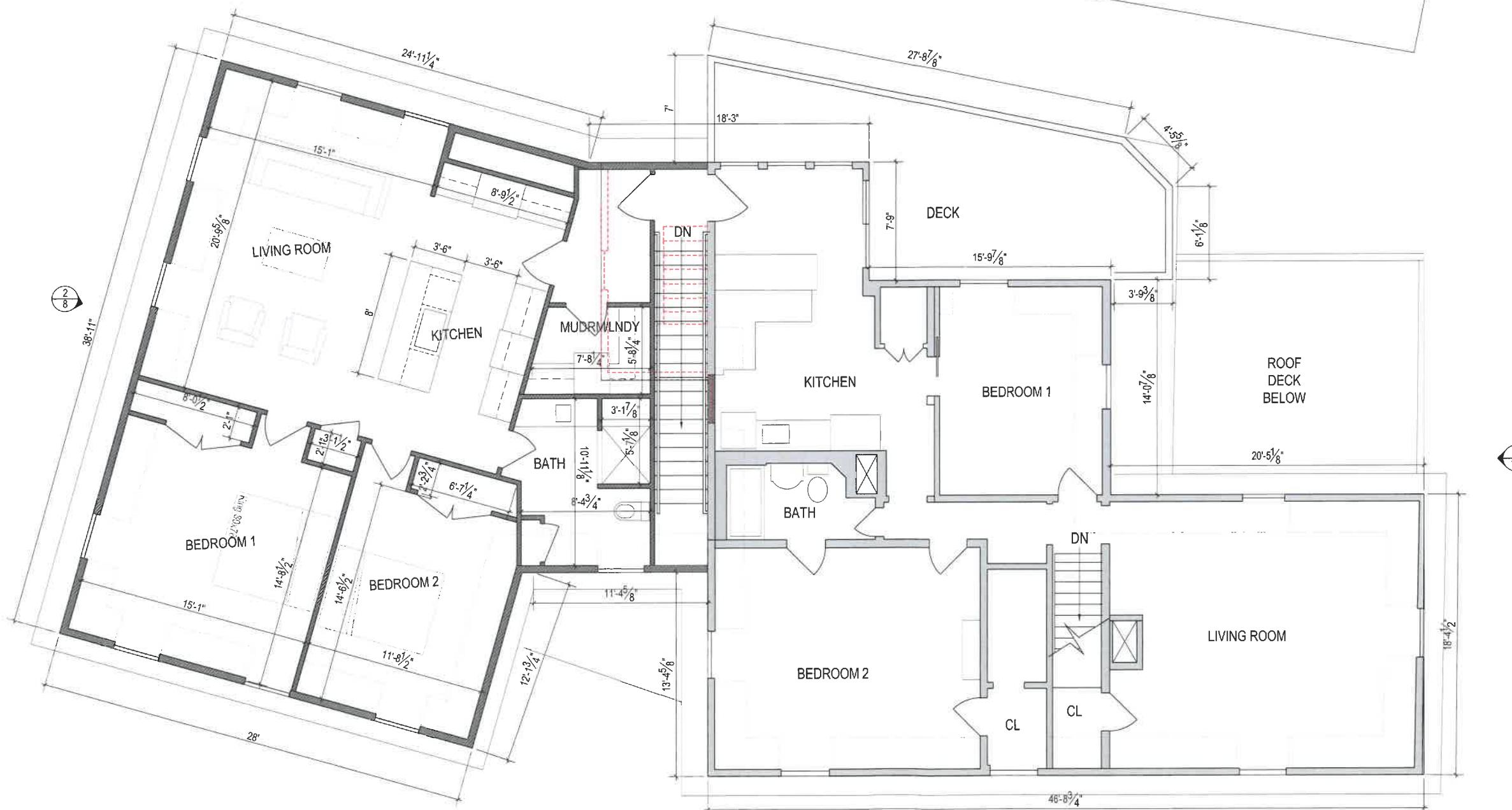
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## Proposed Third Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

PAGE NO. 5



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## Existing Conditions Roof Plan

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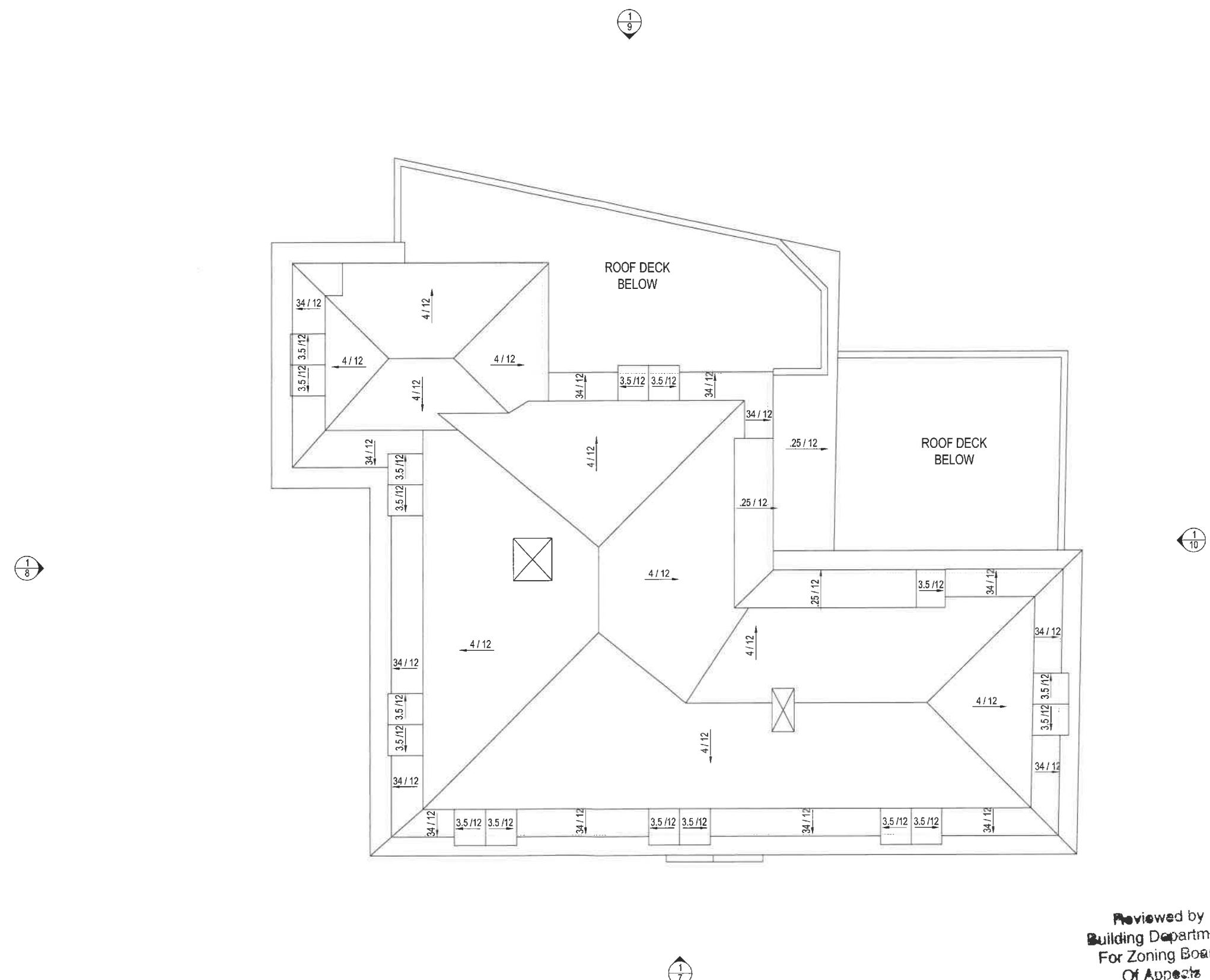
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NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE PAGE NO. 1

x6

X6



1 Roof Plan  
Scale: 1/4"=1'-0"



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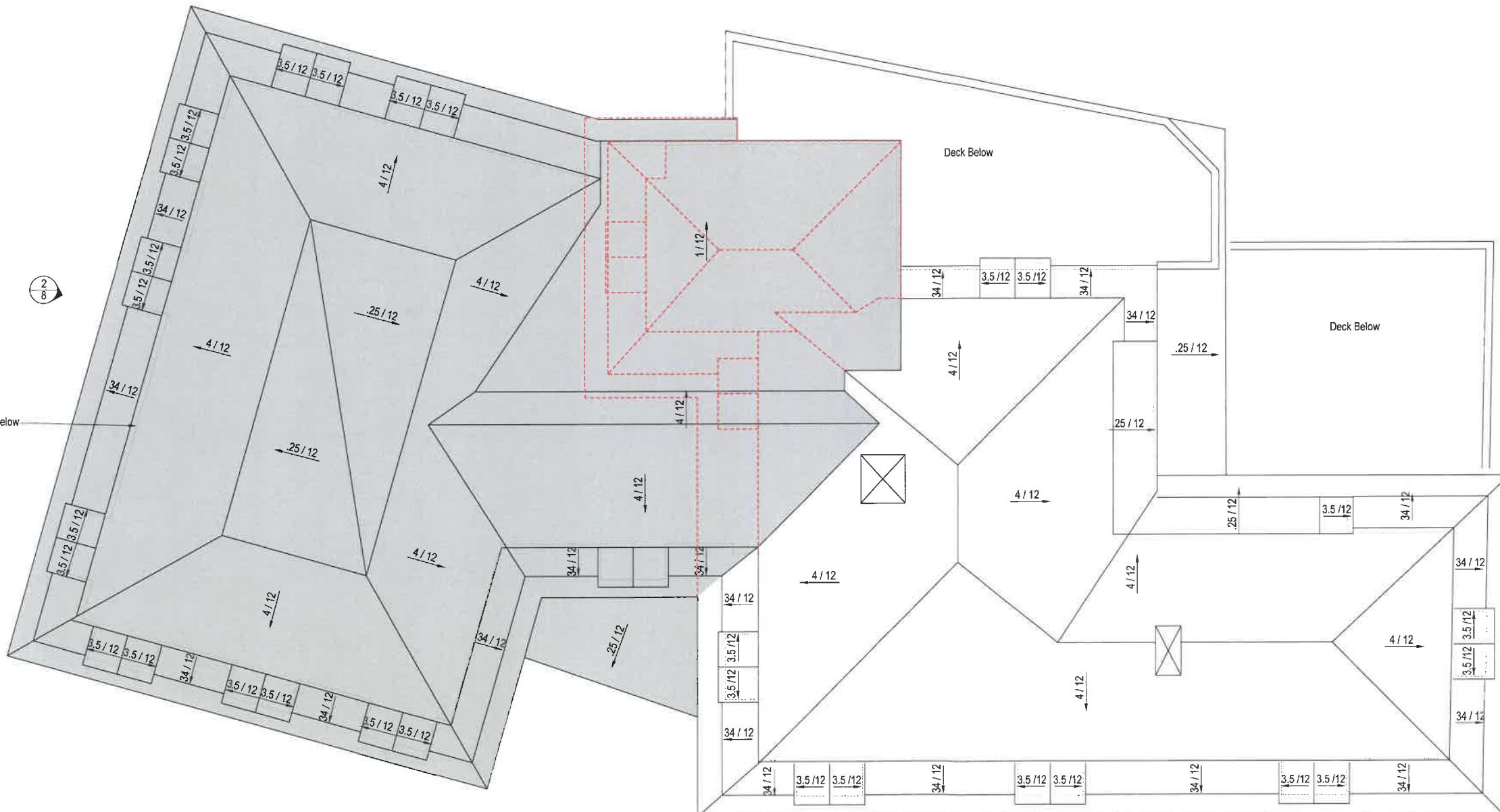
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1-3 Essex St.  
Marblehead, MA

Roof Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

PAGE NO.

0 1 2 3

6

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: 6'-3 1/2"

1 West Elevation  
Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

2 West Elevation  
Scale: 1/4"=1'-0"



Reviewed by  
Building Department  
Per Zoning  
Officer

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Existing Conditions  
Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

PAGE NO.

7

0 1" 2" 3"

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Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: 6'-3 1/2"

## 1 North Elevation

Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

## 2 North Elevation

Scale: 1/4"=1'-0"

Basement Floor Slab  
Elevation: 6'-3 1/2"

35'-2 3/8" Existing Low Spot to Existing Top of Ridge

35'-2 3/8" Existing Low Spot to Existing Top of Ridge

35'-7 1/4" Proposed Low Spot to Existing Top of Ridge

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## Building Elevations

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Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: 6'-3 1/2"

**1** East Elevation  
Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

**2** East Elevation  
Scale: 1/4"=1'-0"



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**Existing Conditions  
Building Elevations**

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PAGE NO.

9

0 1 2 3

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -6'-3 1/2"

1 South Elevation  
Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -6'-3 1/2"

2 South Elevation  
Scale: 1/4"=1'-0"

35'-2 3/8" Existing Low to Spot to Existing Top of Ridge

35'-2 3/8" Existing Low to Spot to Existing Top of Ridge

35'-7 1/4" Proposed Low Spot to Existing Top of Ridge

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Building Elevations

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