

PROJECT TEAM**CLIENT**

Carolyn and David Strutton
52 Beacon Street
Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
89 Front Street, Unit 208
Marblehead, MA 01945
t: 781-631-7440
e: walter@architectwaj.com

SURVEYOR

North Shore Survey Corp.
14 Brown Street
Salem, MA 01970
t: 978-744-4800
e: northshoresurvey@outlook.com

PROJECT LOCATION

52 Beacon Street
Marblehead, MA 01945

PROJECT DESCRIPTION:

This project includes an addition to the second level, a one-story addition at the rear of the house, and a new roofed porch at the front of the house which encroaches on the rear- and side-yard setbacks and exceeds the 10% expansion limit on an existing non-conforming building that encroaches on the rear- and side-yard setbacks, on an a non-conforming lot with less that the required lot area, lot width, frontage, open area, and parking.

ZONING INFORMATION

Zoning District: Shoreline Single Residence

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 sf	± 5,430 sf	± 5,430 sf
FRONTAGE	100'	51.03'	51.03'
FRONT SETBACK	20'	34.9'	± 22.5'
SIDE SETBACK	25'	2.4'	± 1.5'
REAR SETBACK	15'	4.2'	± 5'
HEIGHT/STORIES	30'	± 18.8'	± 23.5'

SYMBOLS

ROOM 100	ROOM/AREA DESIGNATION
	WINDOW TAG
	EXTERIOR ELEVATION REFERENCE
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	DIMENSION STRING

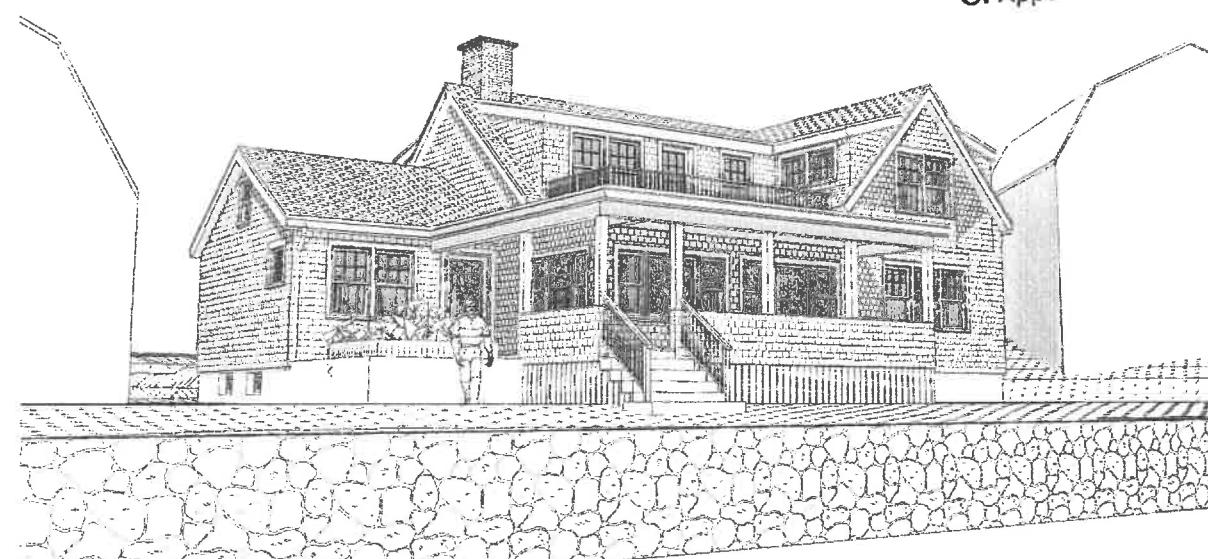
DRAWING INDEX

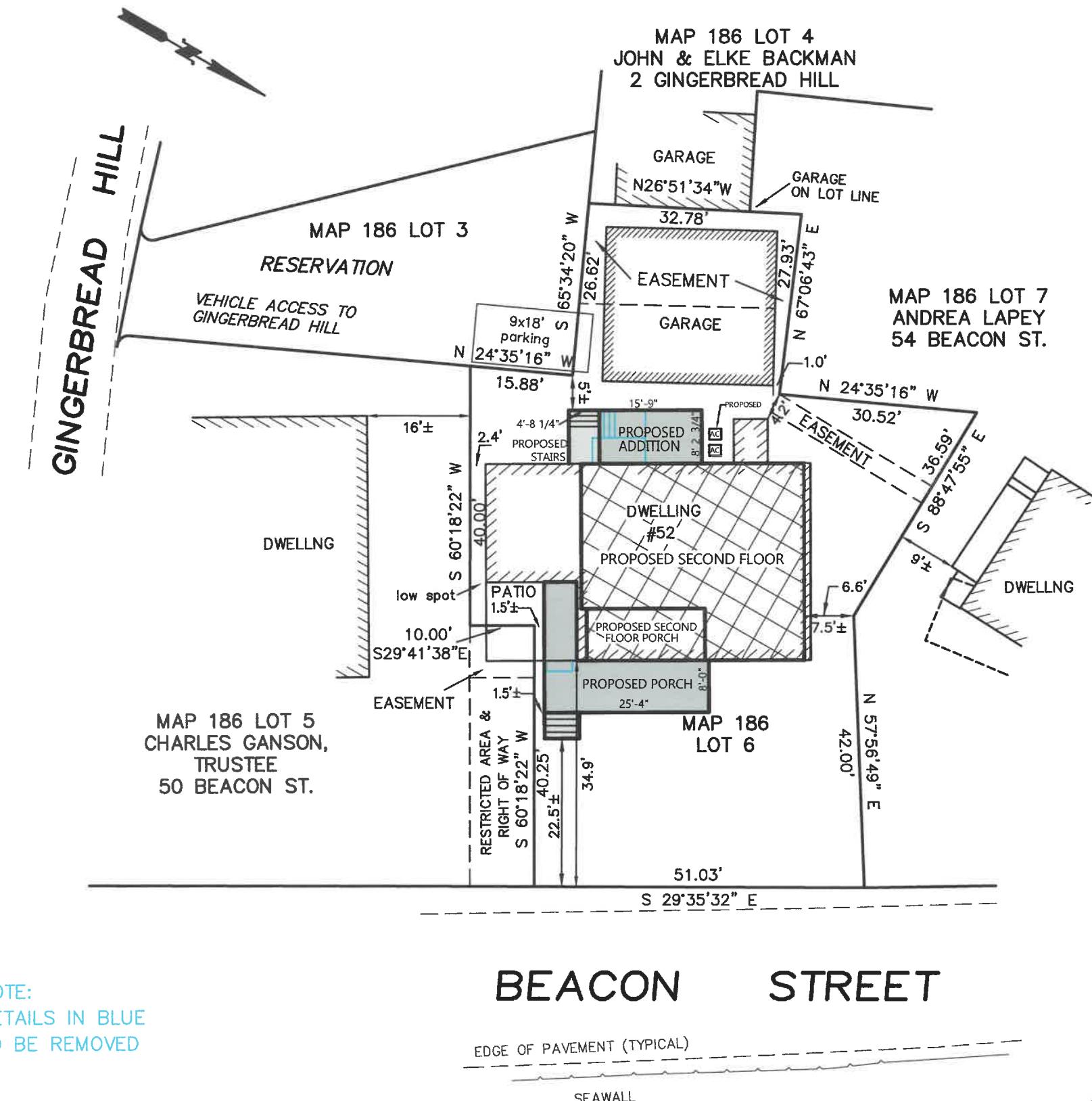
CS.1	Cover Sheet
-	Survey
P.1	Existing Conditions Photographs
X.1	Existing Basement Level Plan
A.1	Proposed Basement Level Plan
X.2	Existing First Level Plan
A.2	Proposed First Level Plan
X.3	Existing Second Level Plan
A.3	Proposed Second Level Plan
X.4	Existing Roof Plan
A.4	Proposed Roof Plan
A.5	Existing and Proposed South Elevations
A.6	Existing and Proposed West Elevations
A.7	Existing and Proposed North Elevations
A.8	Existing and Proposed East Elevations

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89 Front Street, Unit 208
Marblehead, MA 01945
781.631.7440

CS.1

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For Zoning Board
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ZONING DISTRICT – SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	5430±	5430±
FRONTAGE	100	51.03'	51.03'
FRONT	20	34.9'	22.5'±
SIDE	25	2.4'	1.5'±
REAR	15	4.2'	5'±
BLDG HEIGHT	30	18.8±	23.5'±

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ZONING BOARD OF APPEALS PLAN

52 BEACON STREET
MARBLEHEAD
PROPERTY OF
LYN & DAVID STRUTTON
SCALE 1"=20' AUGUST 21, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. – SALEM, MA
(978) 744-4800



4571



FRONT LEFT PERSPECTIVE



FRONT PERSPECTIVE
(FROM BEACON STREET)



FRONT RIGHT PERSPECTIVE



EXISTING GARAGE (TO REMAIN)



REAR LEFT PERSPECTIVE
(FROM DRIVEWAY)



REAR RIGHT PERSPECTIVE

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X.1

Private Residence

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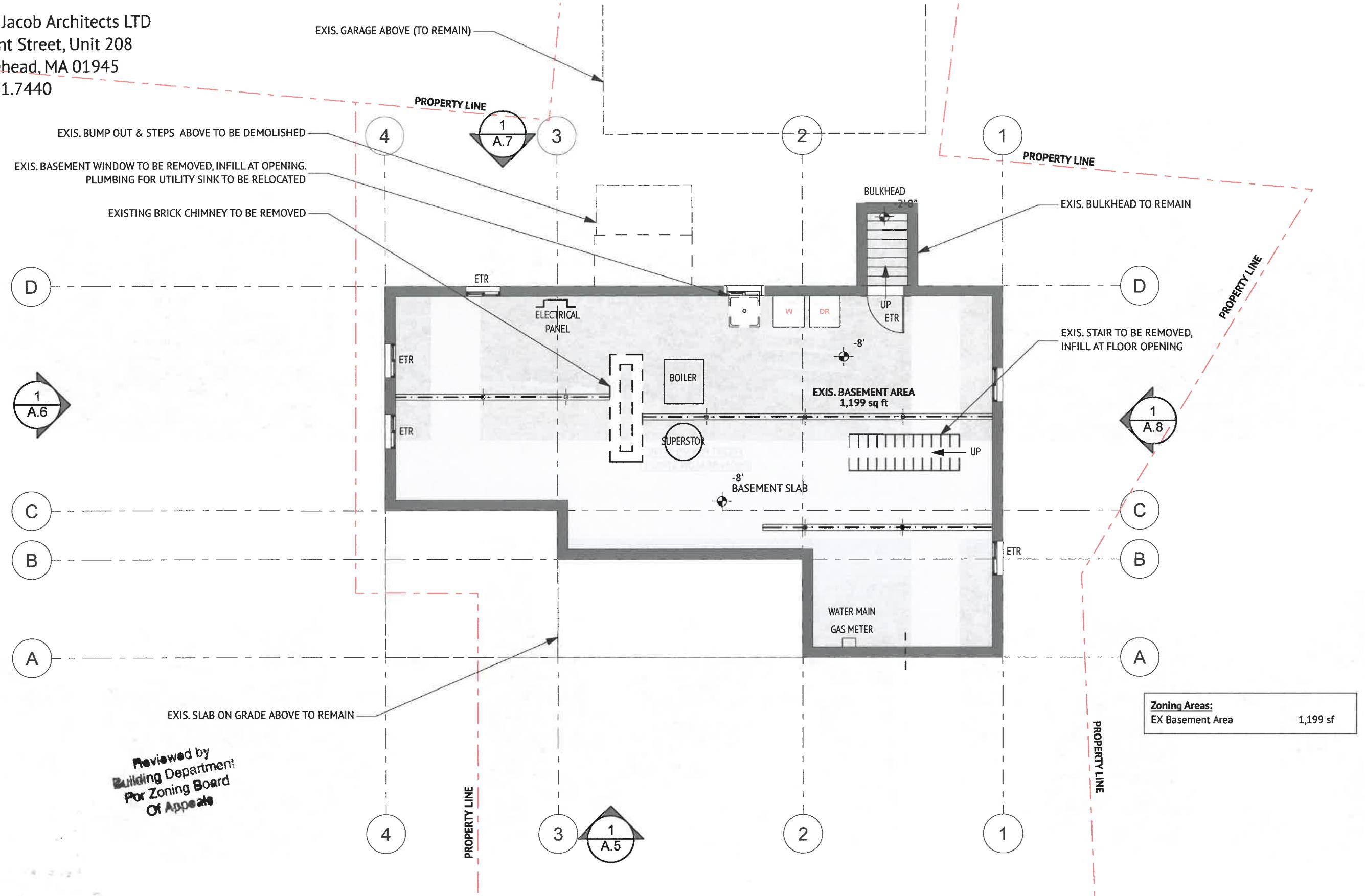
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1

Existing Basement Level Plan

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

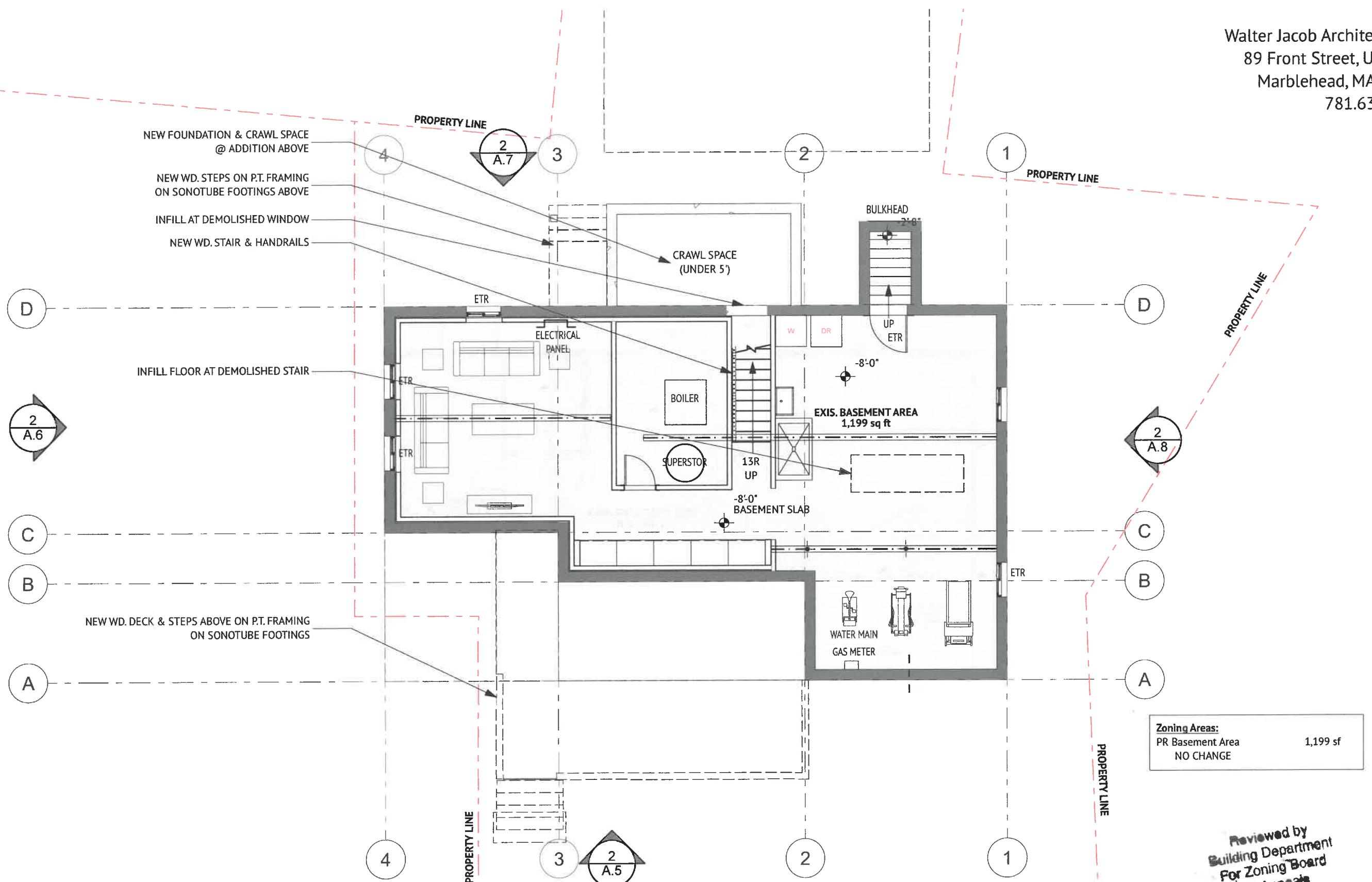
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Zoning Areas:
EX Basement Area 1,199 sf

Existing Basement Level Plan

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Zoning Areas:
PR Basement Area 1,199 sf
NO CHANGE

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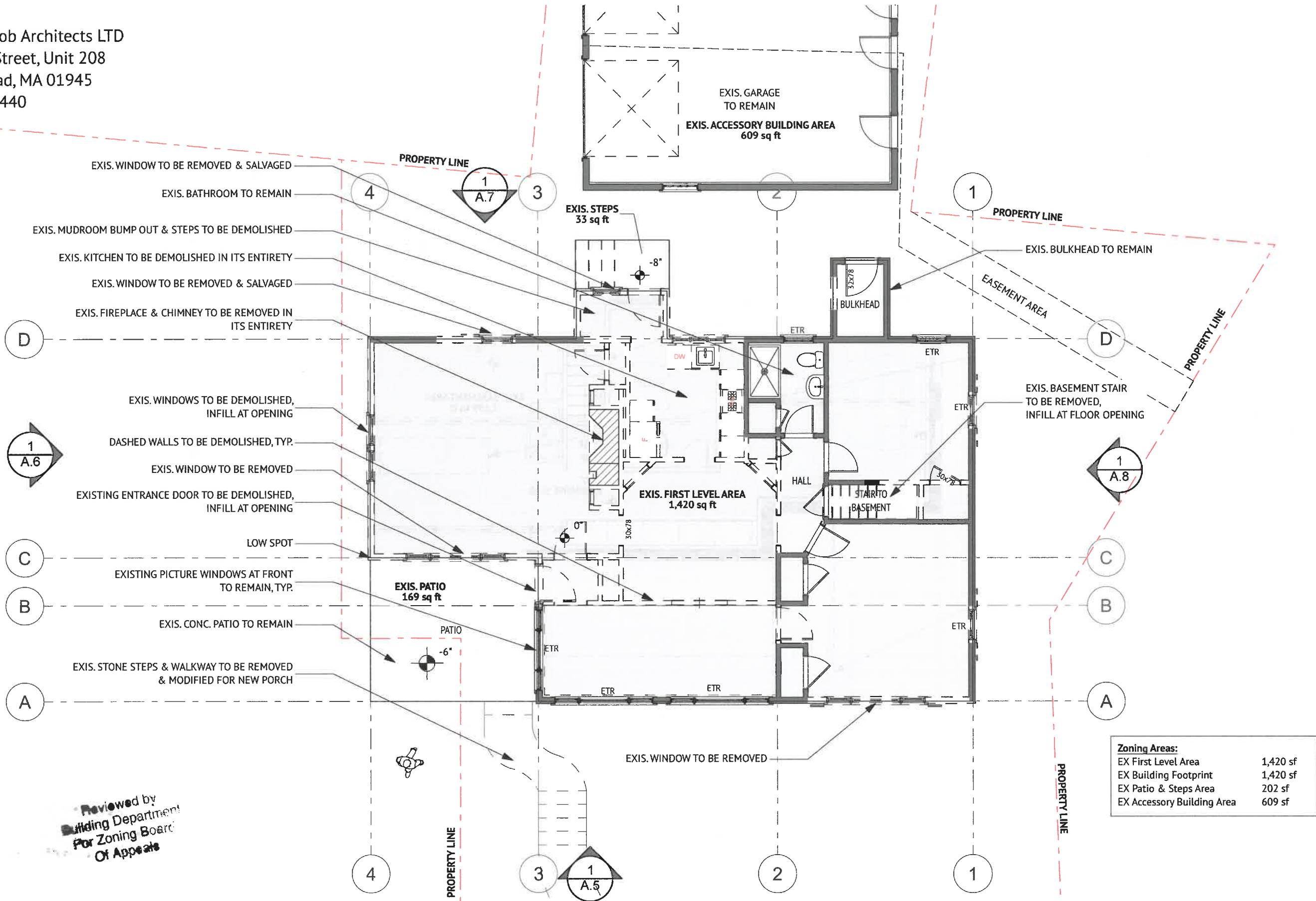
Proposed Basement Level Plan
SCALE: 1/8" = 1'-0"

Existing First Level Plan

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

Existing First Level Plan

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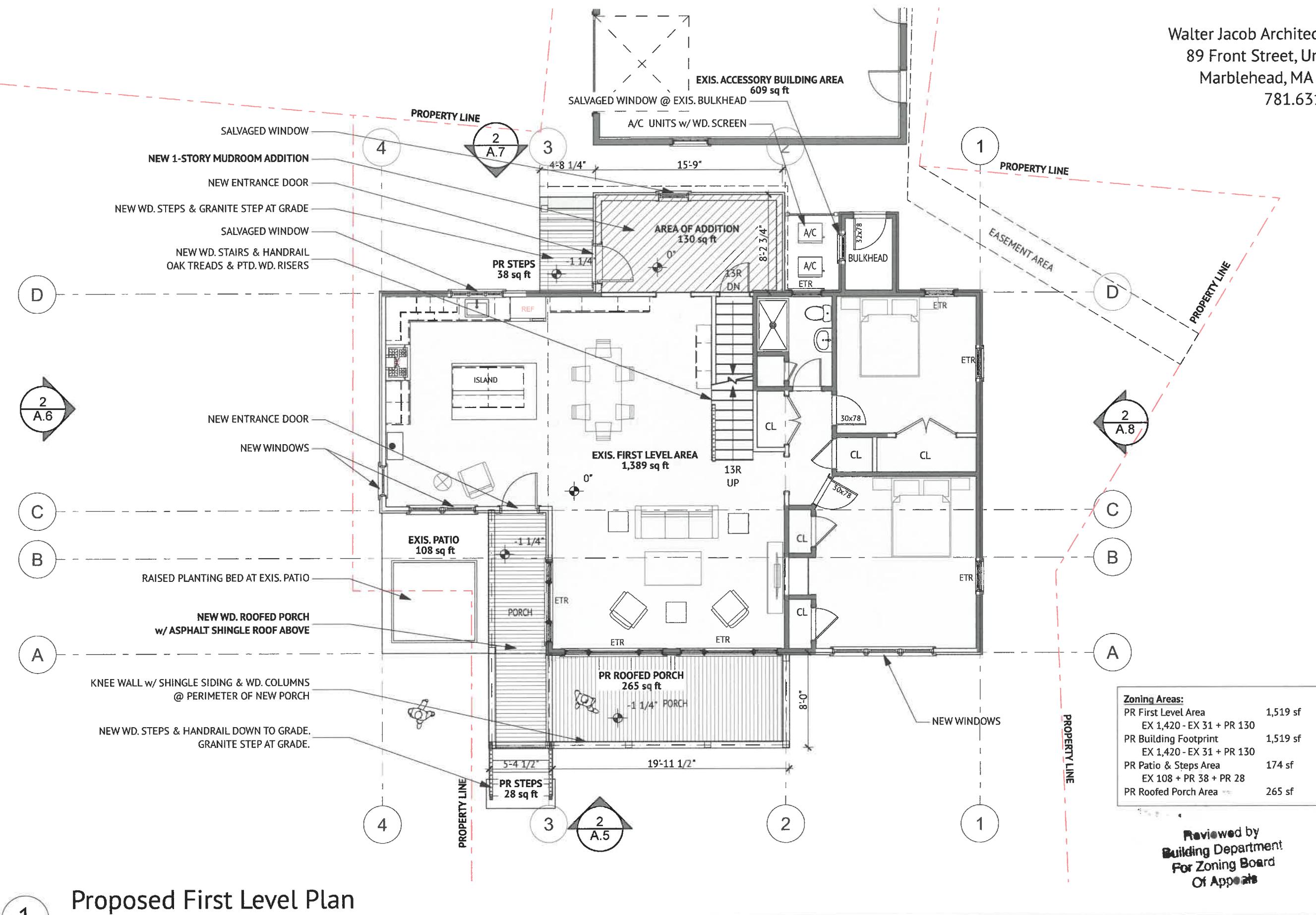


Zoning Areas:	
EX First Level Area	1,420 sf
EX Building Footprint	1,420 sf
EX Patio & Steps Area	202 sf
EX Accessory Building Area	609 sf

Private Residence

Proposed First Level Plan

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



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Proposed First Level Plan

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X.3

Private Residence

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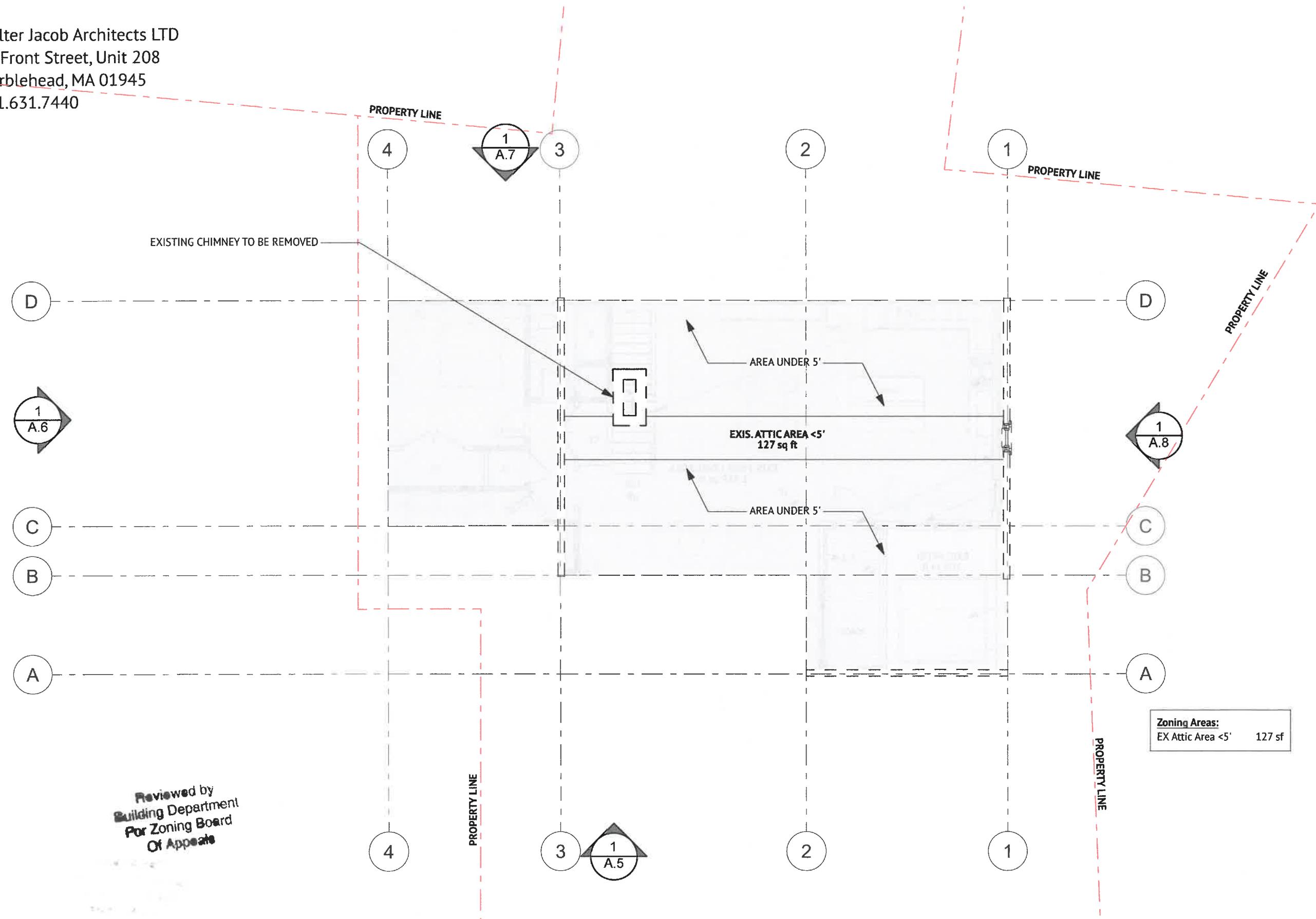
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Existing Second Level Plan

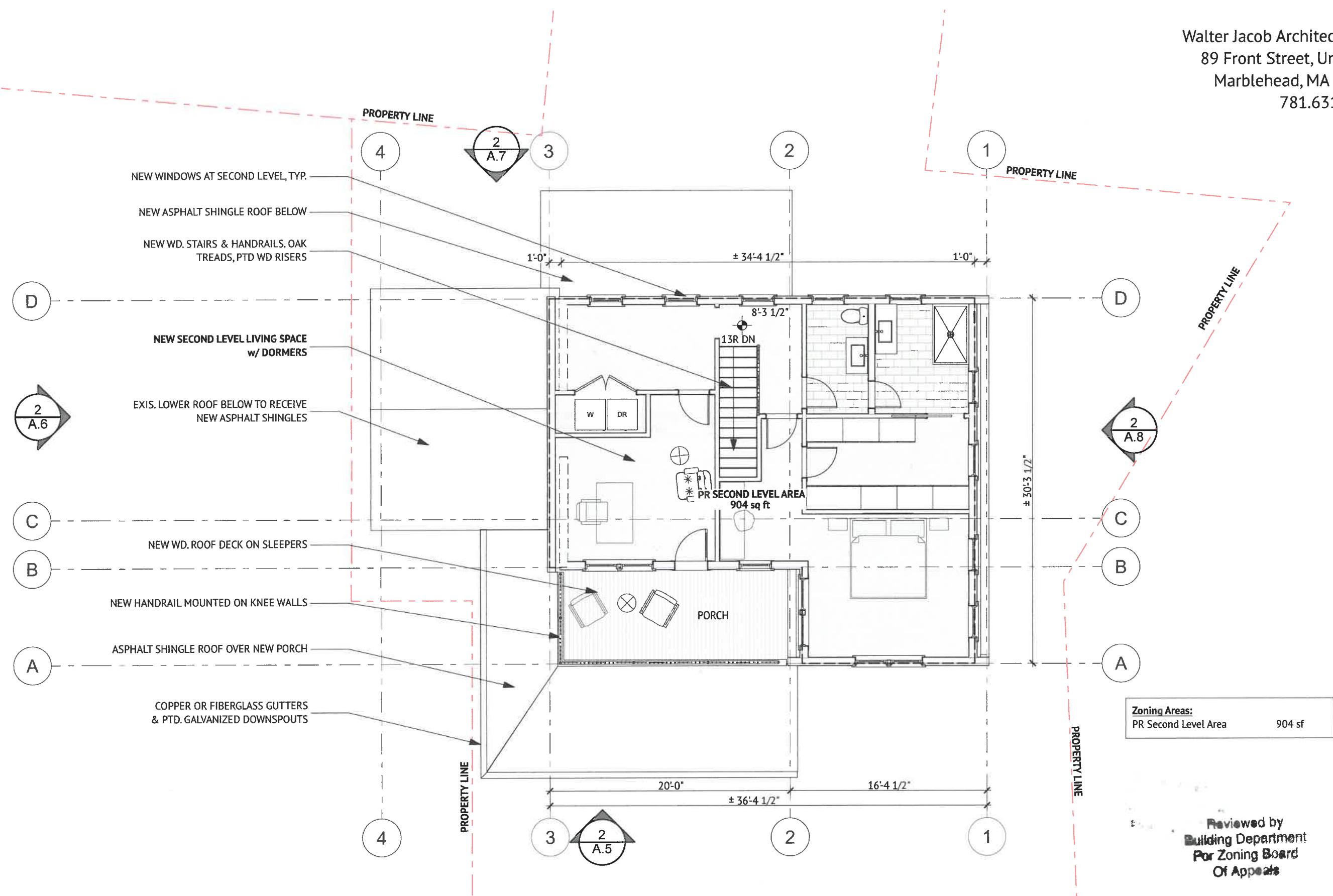
SCALE: 1/8" = 1'-0"

Existing Second Level Plan

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Zoning Areas:
EX Attic Area <5' 127 sf



Proposed Second Level Plan

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

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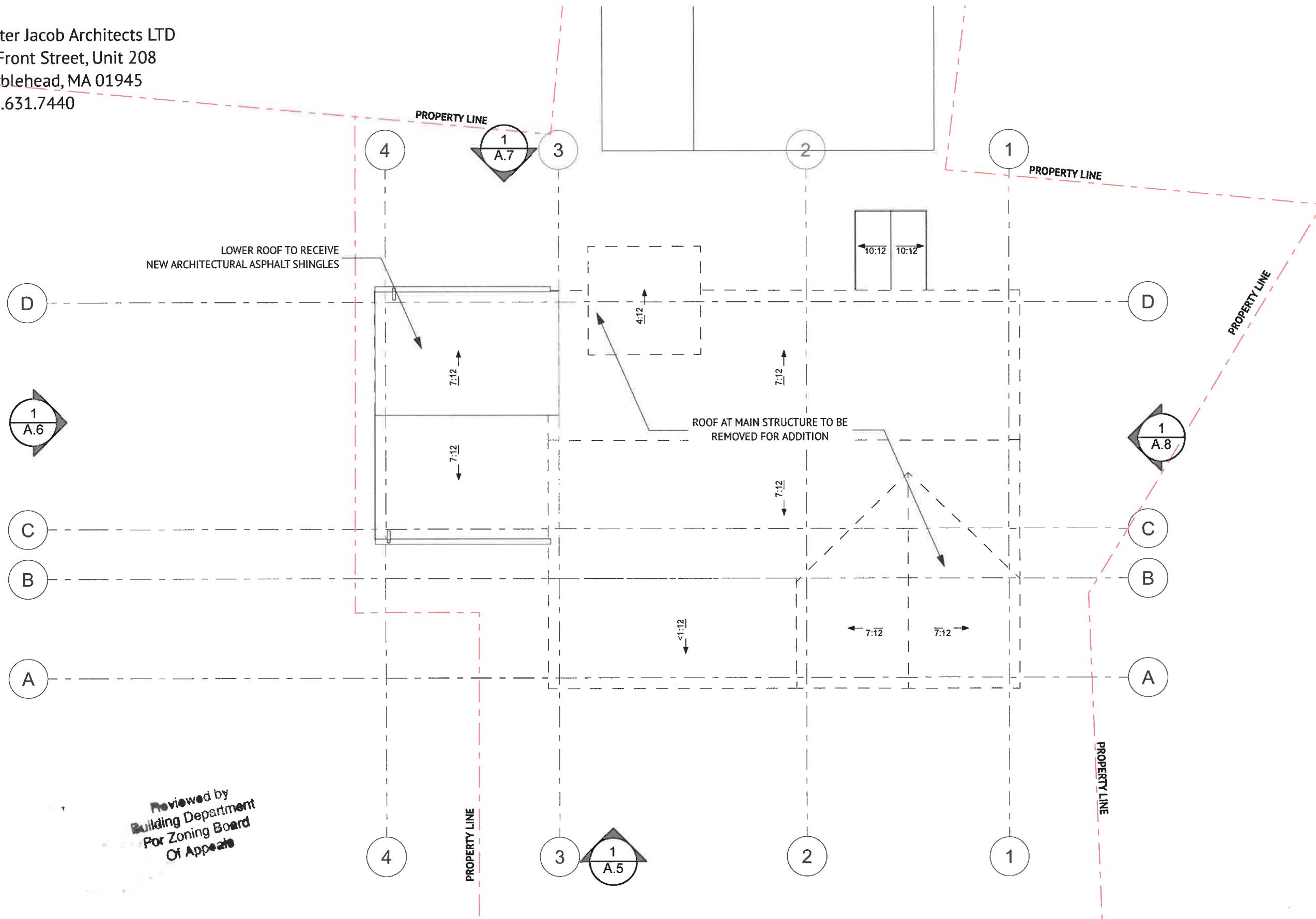
Existing Roof Plan

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

Existing Roof Plan

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Private Residence

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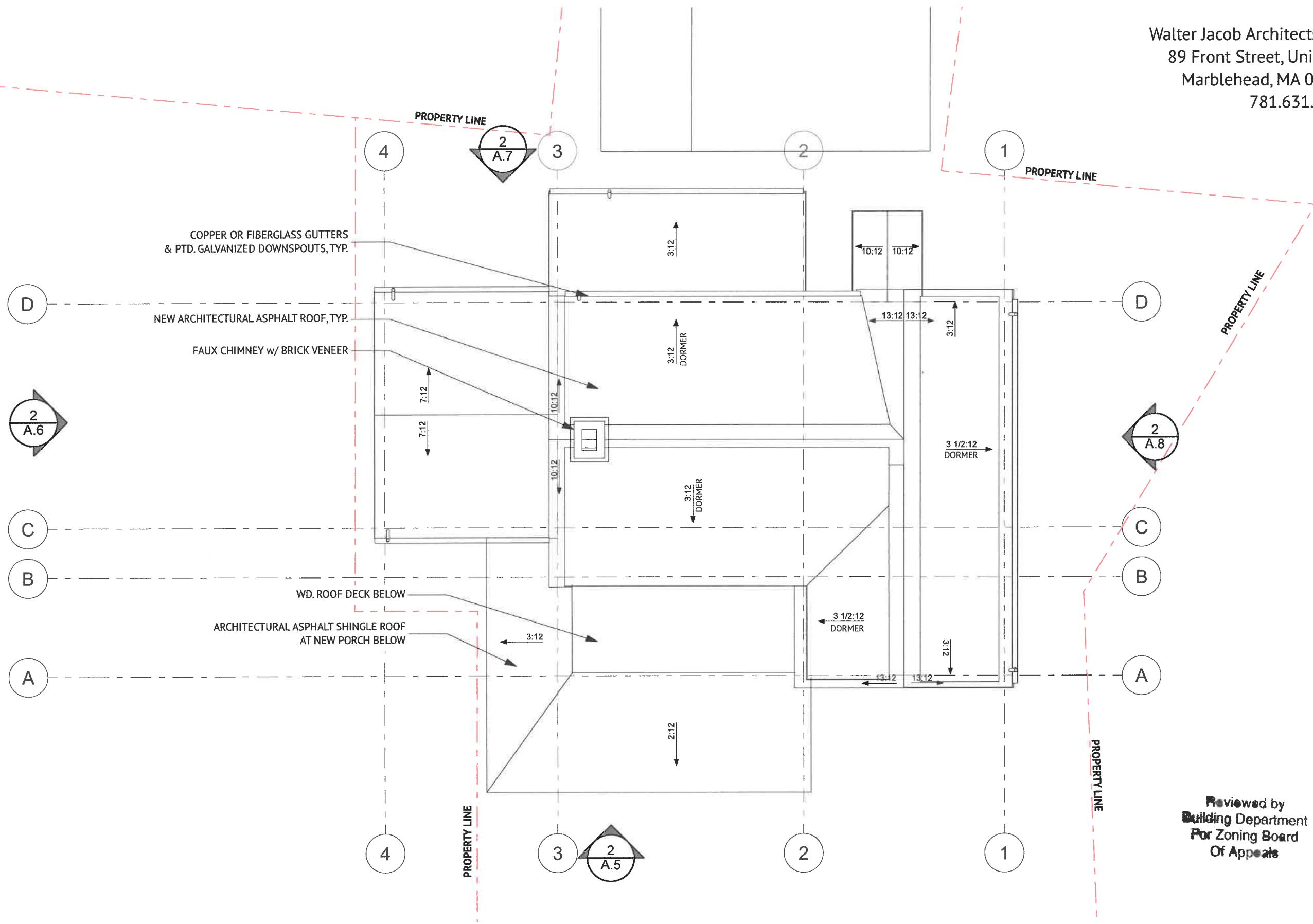
Proposed Roof Plan

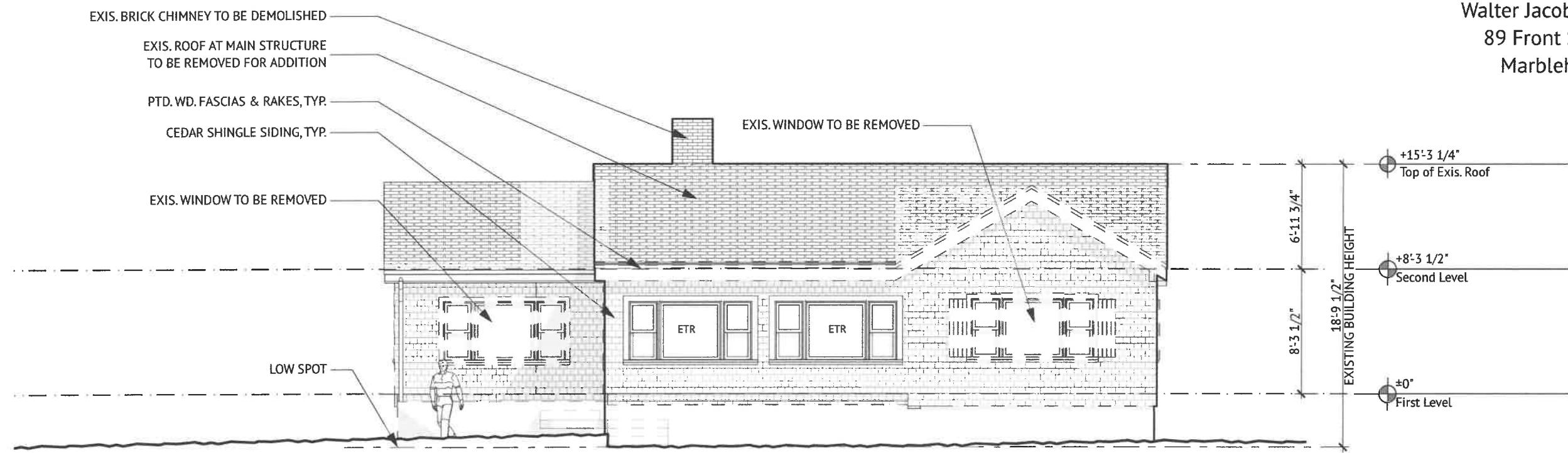
SCALE: 1/8" = 1'-0"

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Proposed Roof Plan

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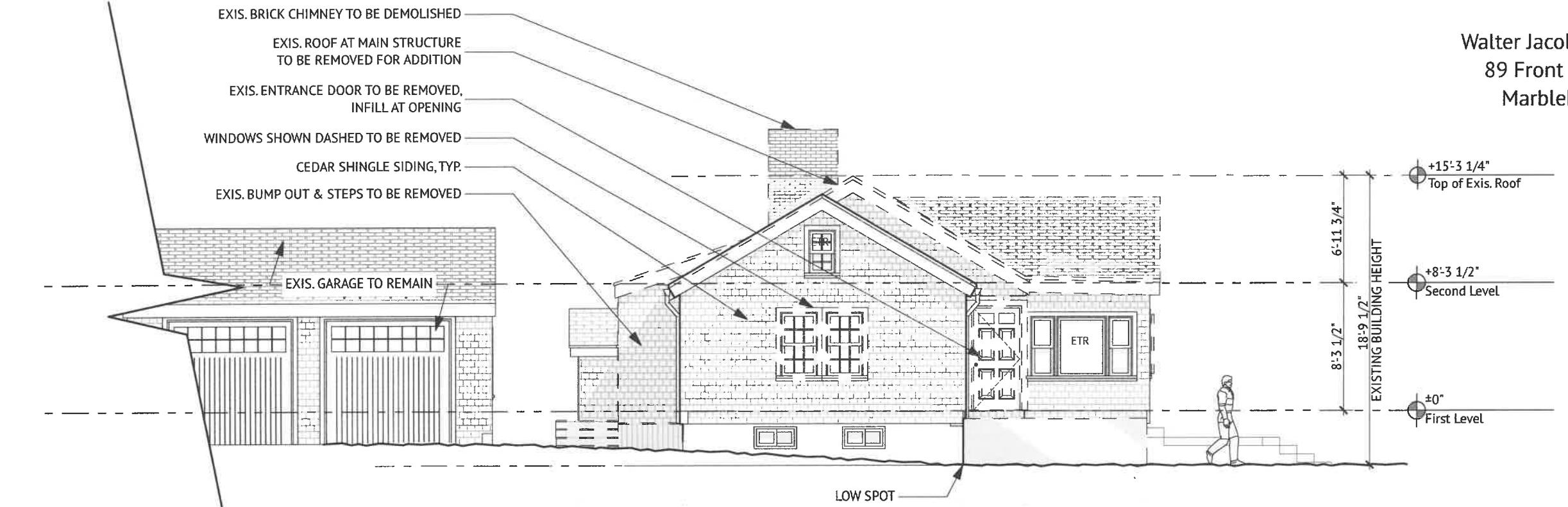
1 Existing South Elevation

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



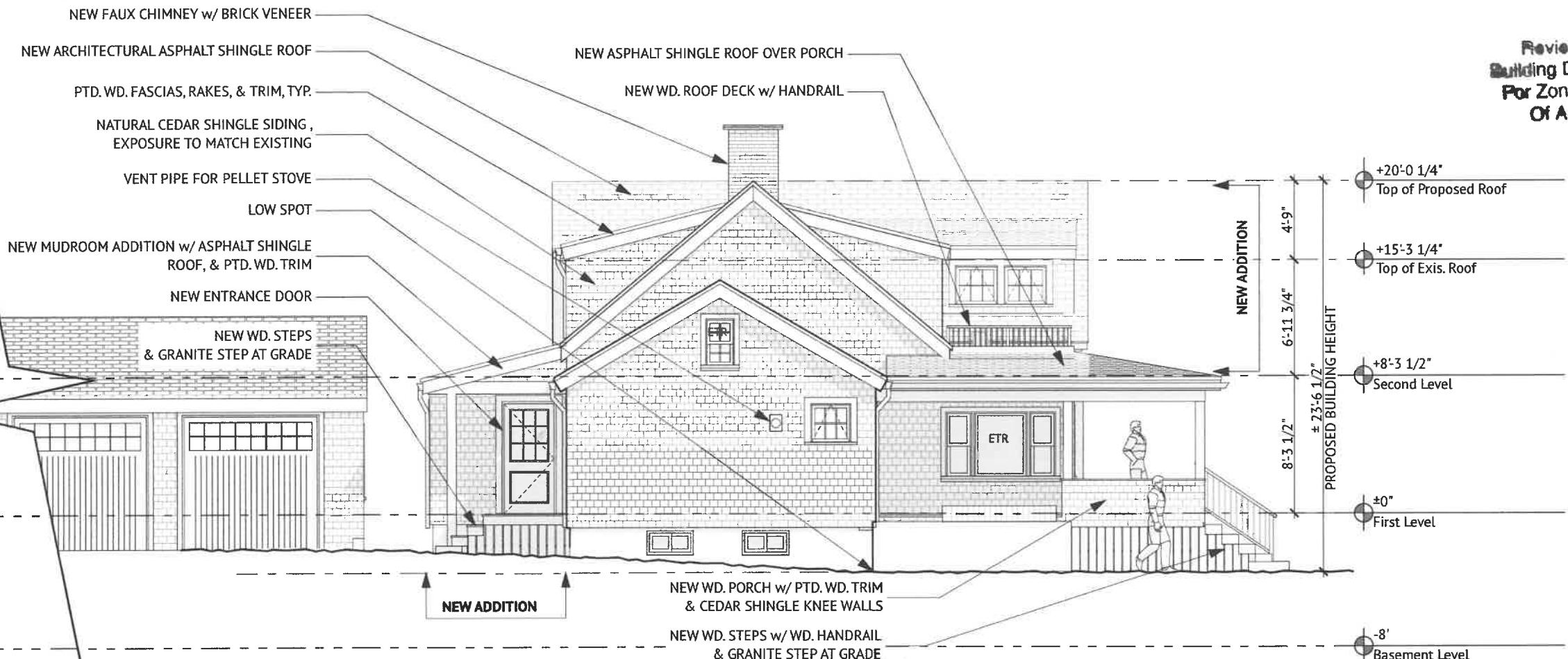
2 Proposed South Elevation

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



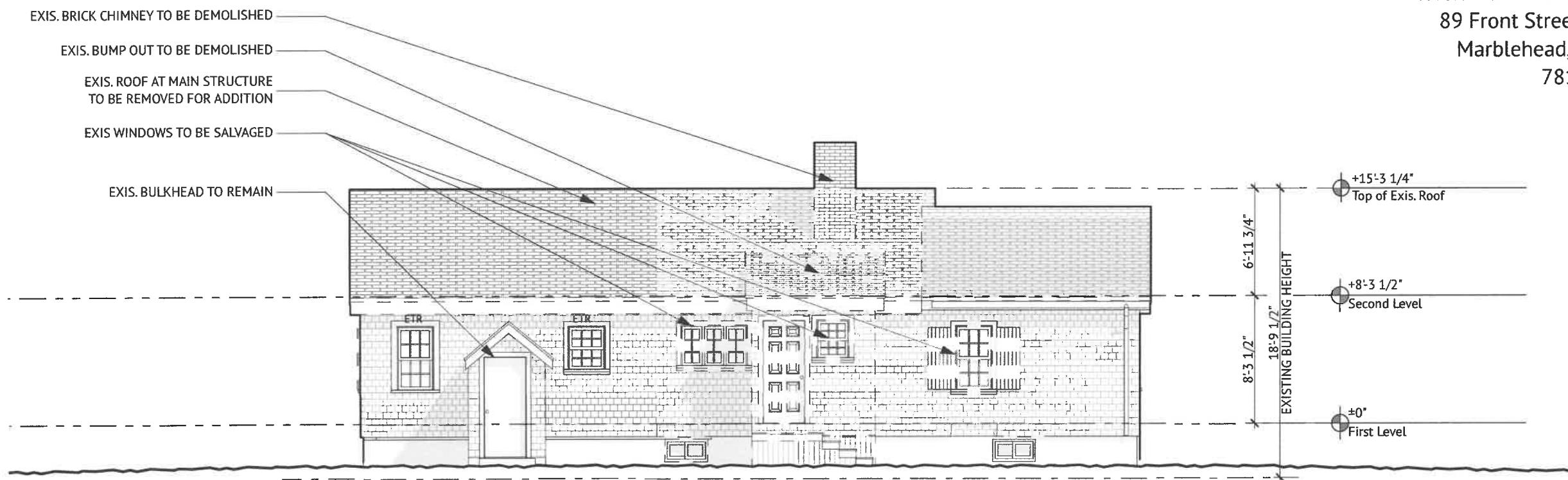
1 Existing West Elevation

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



2 Proposed West Elevation

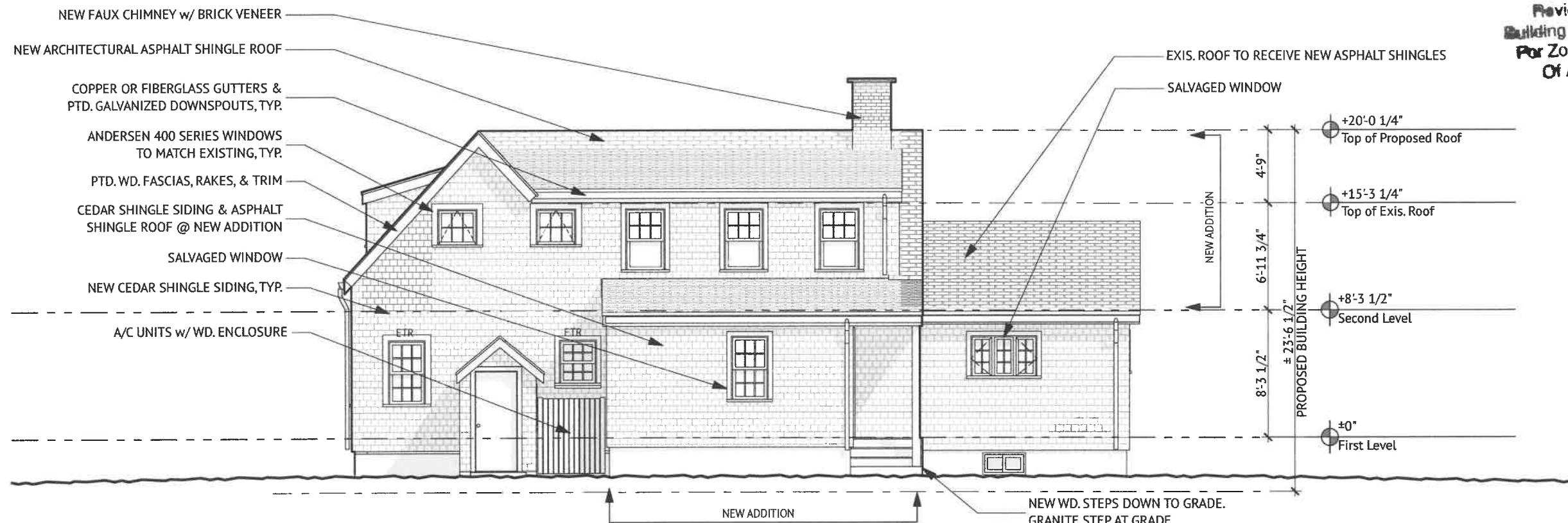
SCALE: 1/8" = 1'-0"



Existing North Elevation

1

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

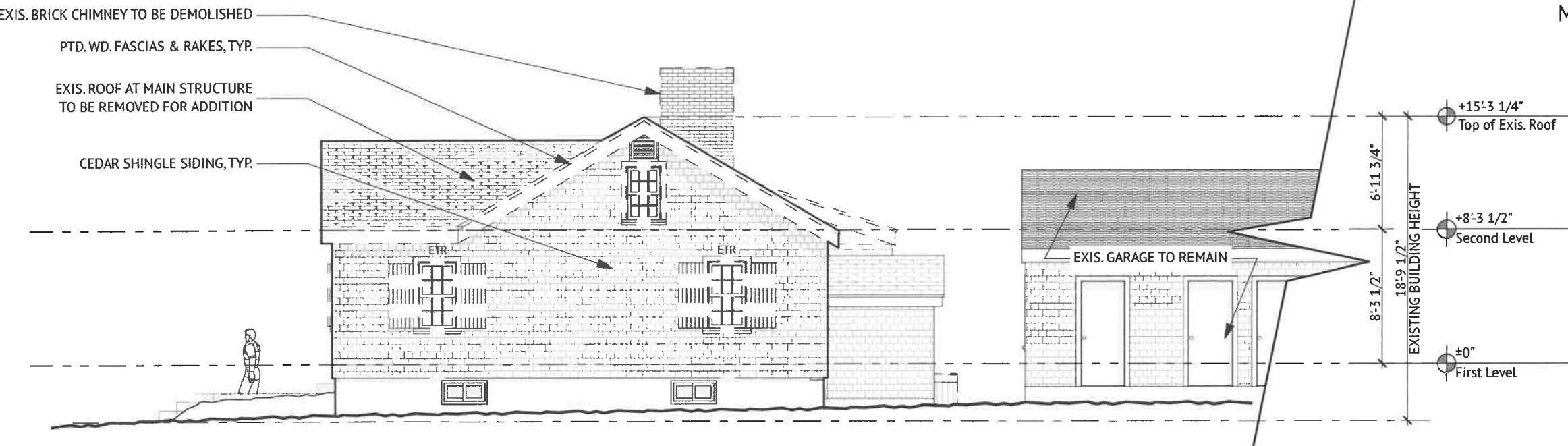


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Proposed North Elevation

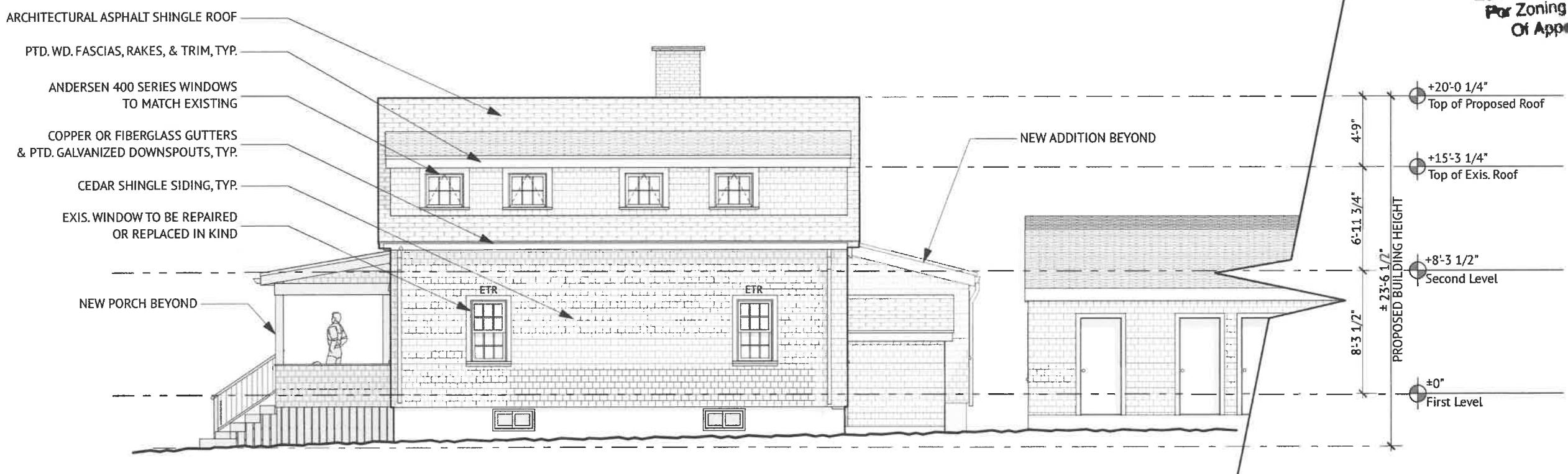
2

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



Existing East Elevation

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



Proposed East Elevation

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

