



Walter Jacob architects

PROJECT TEAM

CLIENT

Carolyn and David Strutton
52 Beacon Street
Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
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Marblehead, MA 01945
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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

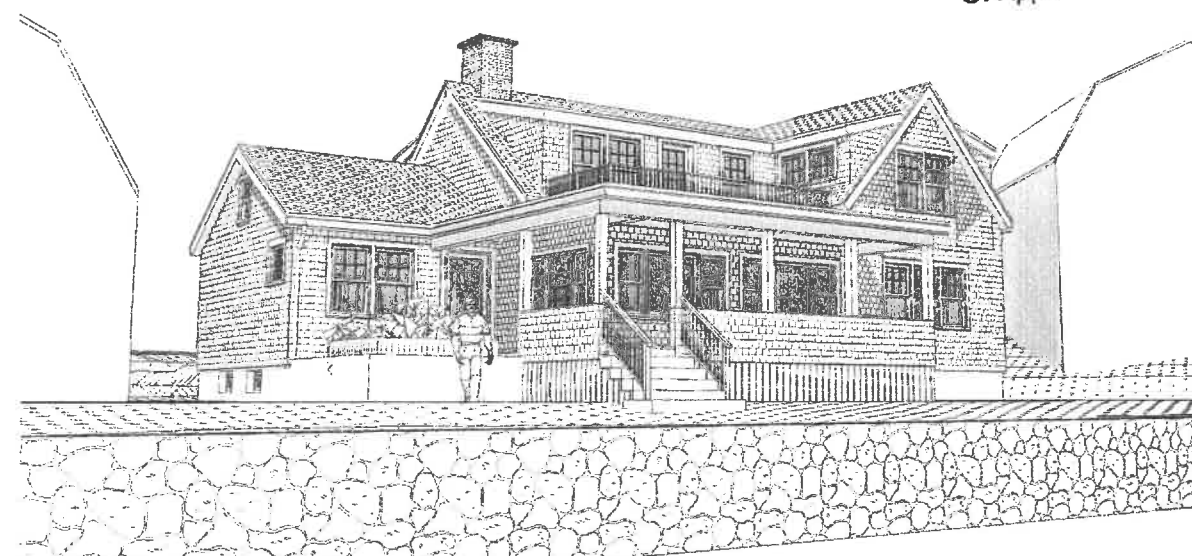
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CS.1

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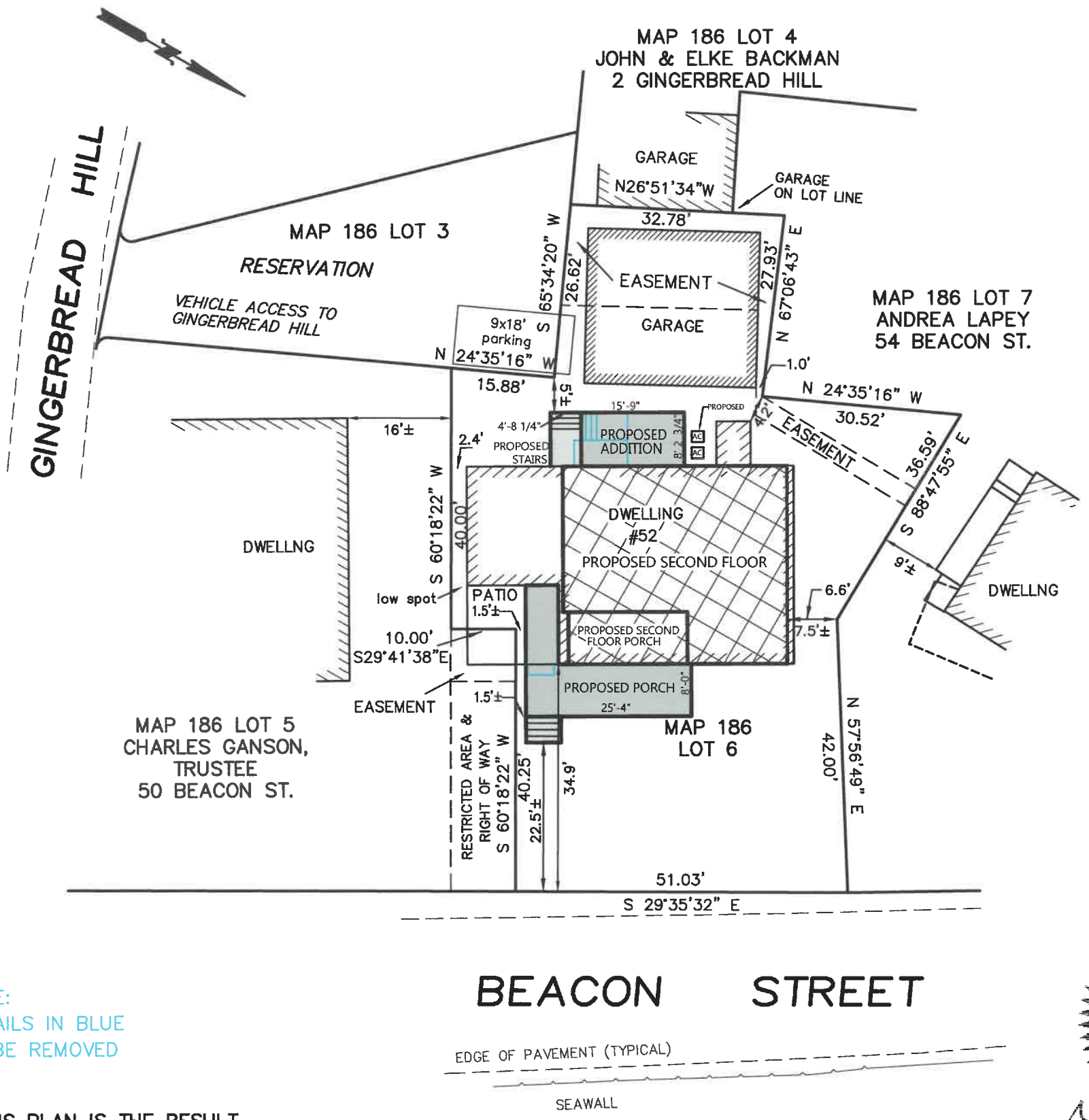


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Cover Sheet

09.17.25 Marblehead Zoning Board of Appeals



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

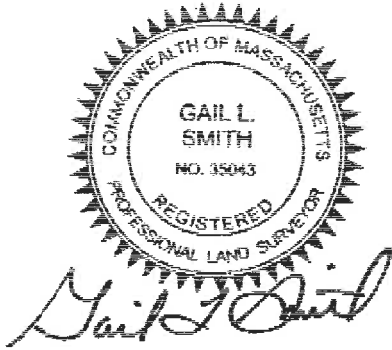
14 BROWN ST. – SALEM, MA

(978) 744-4800

4571

NOTE:
DETAILS IN BLUE
TO BE REMOVED

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.





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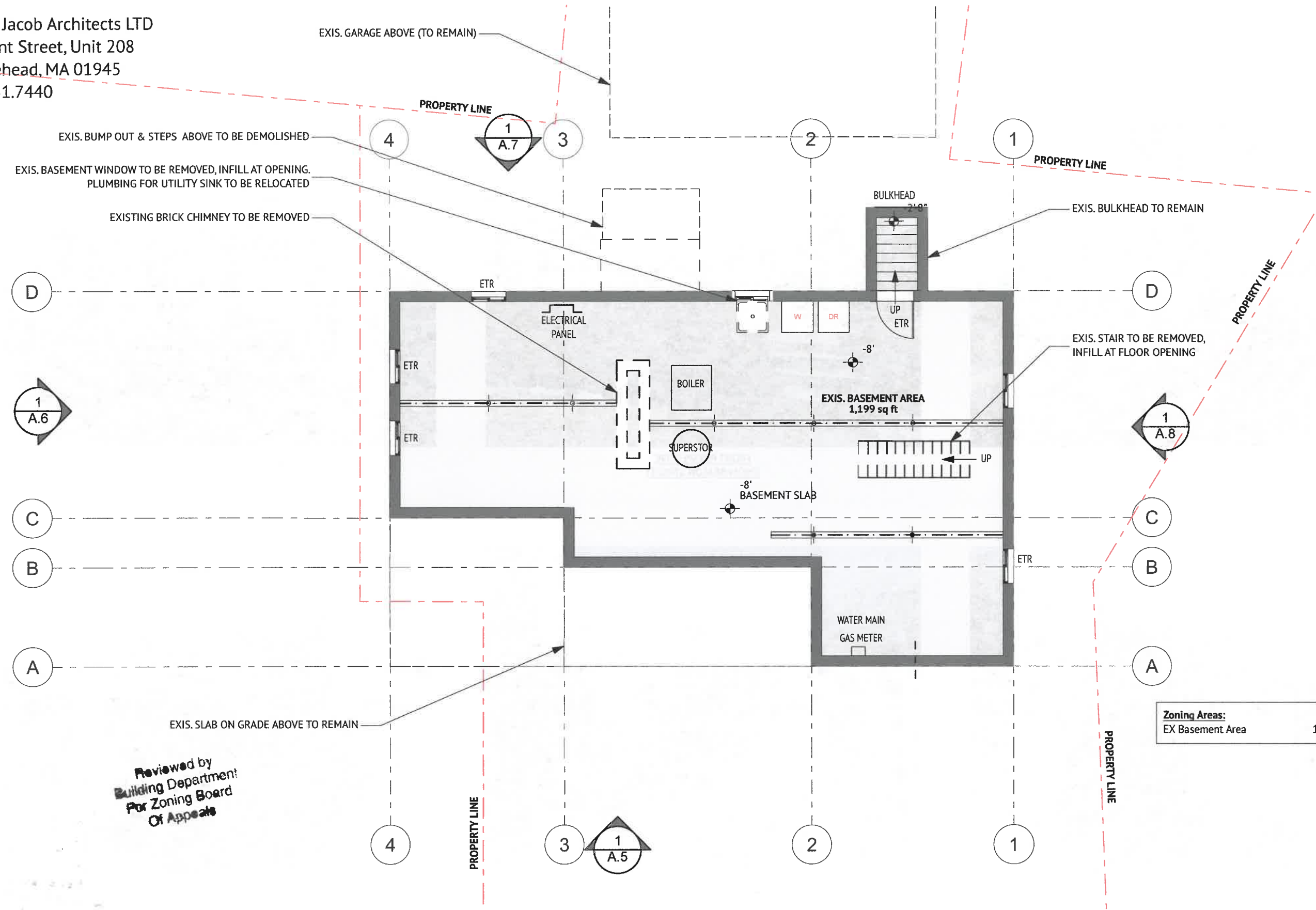
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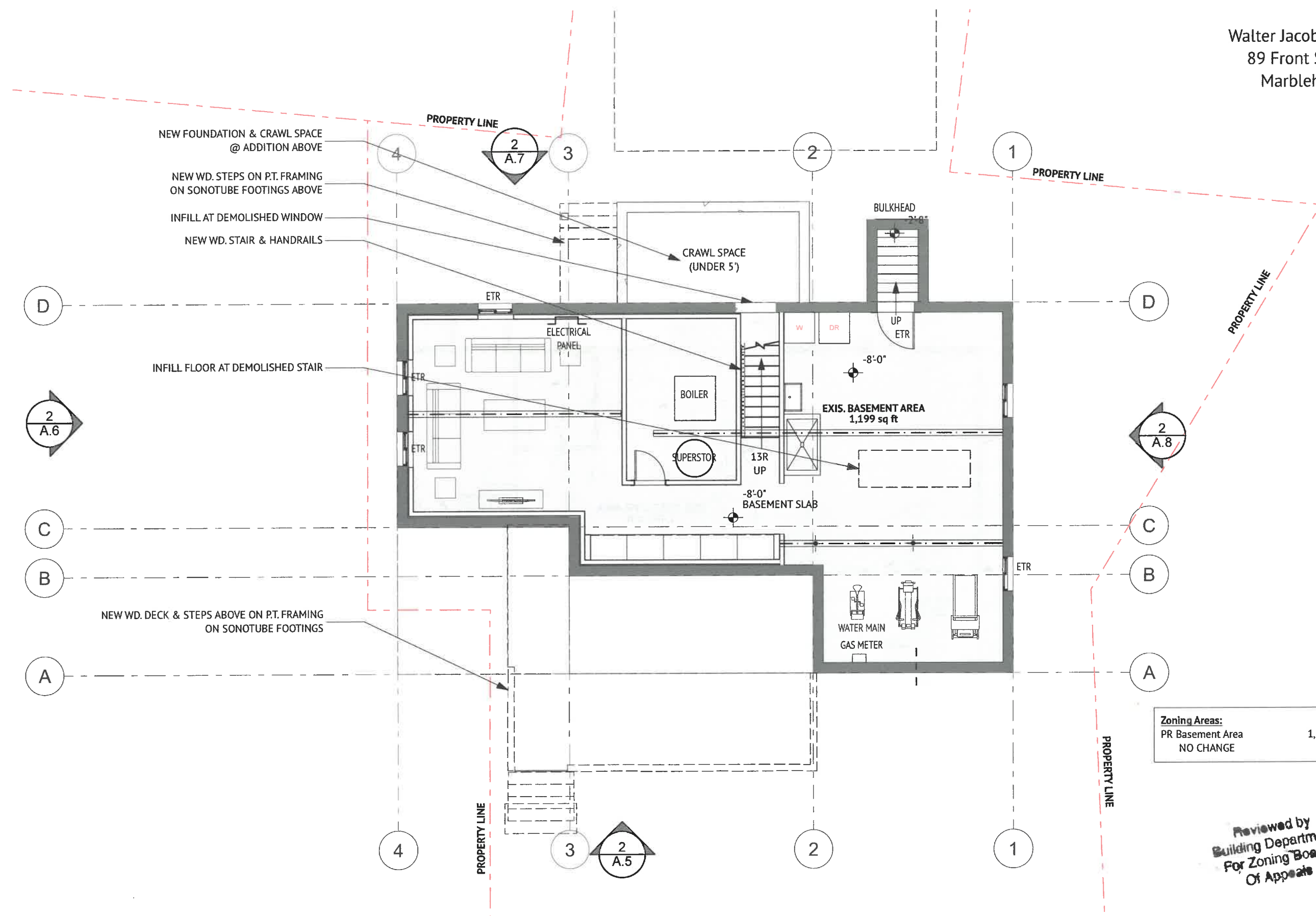
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1 Existing Basement Level Plan
SCALE: 1/8" = 1'-0"



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

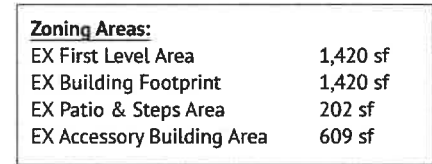
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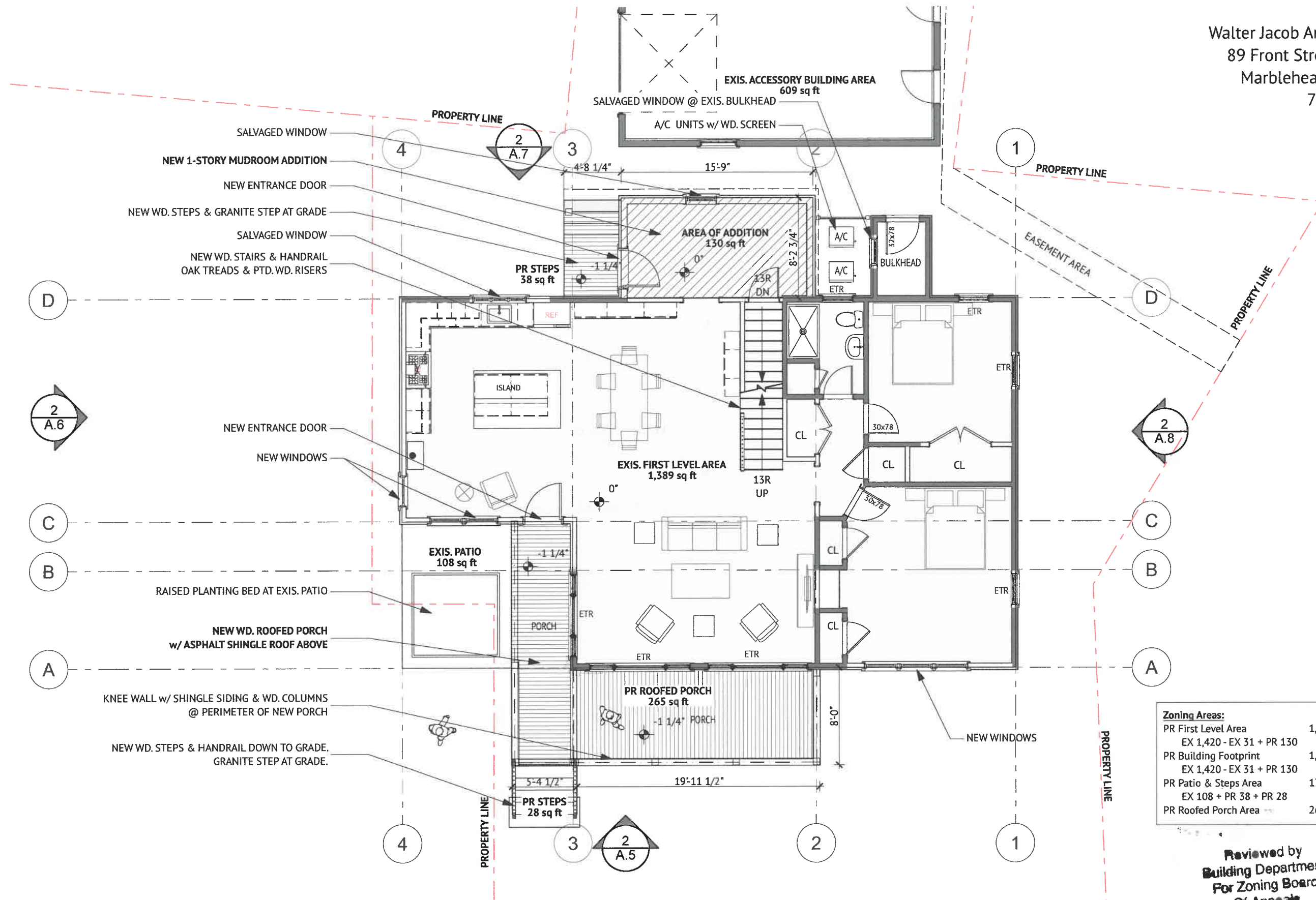
1 Proposed Basement Level Plan
SCALE: 1/8" = 1'-0"

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

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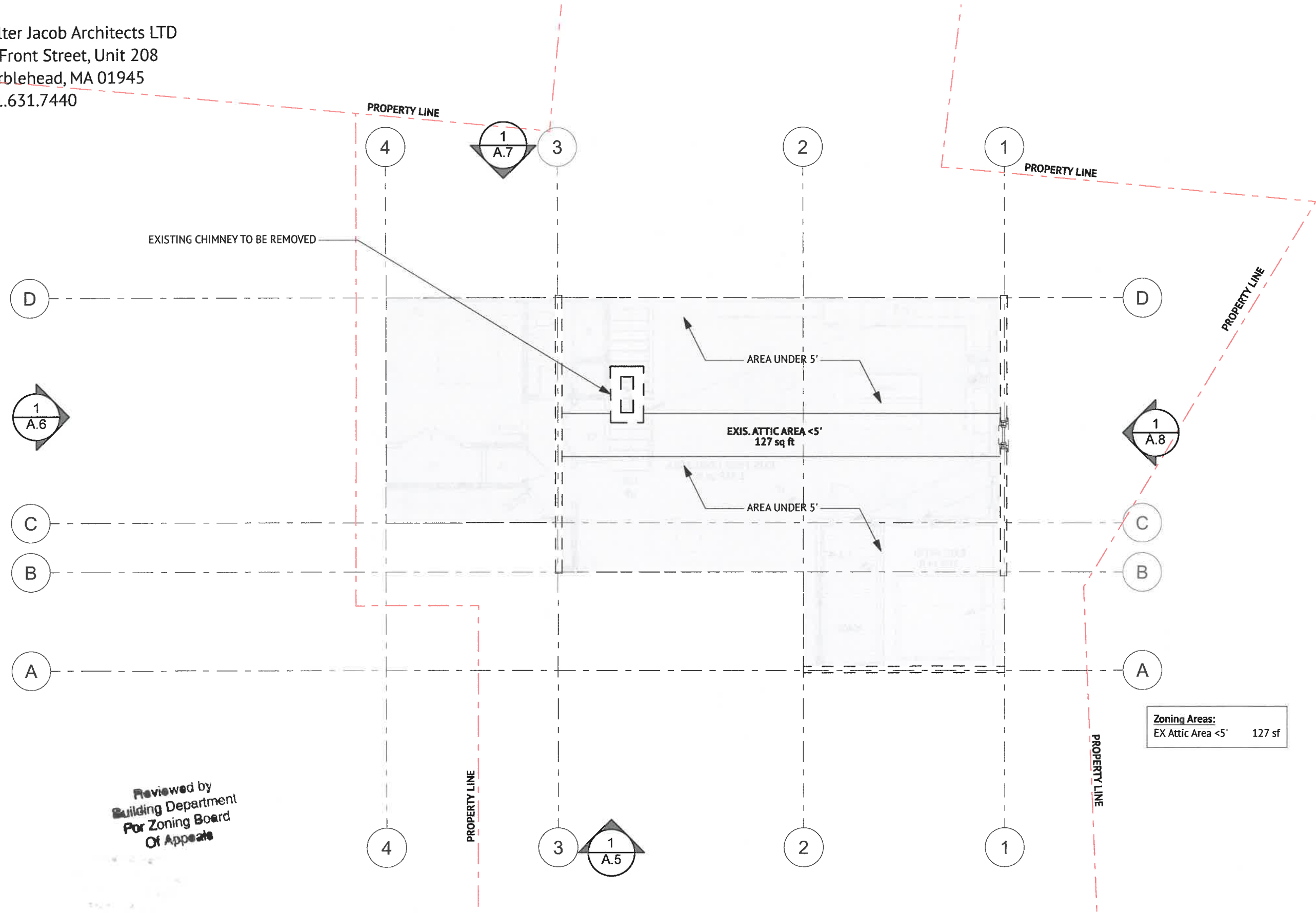
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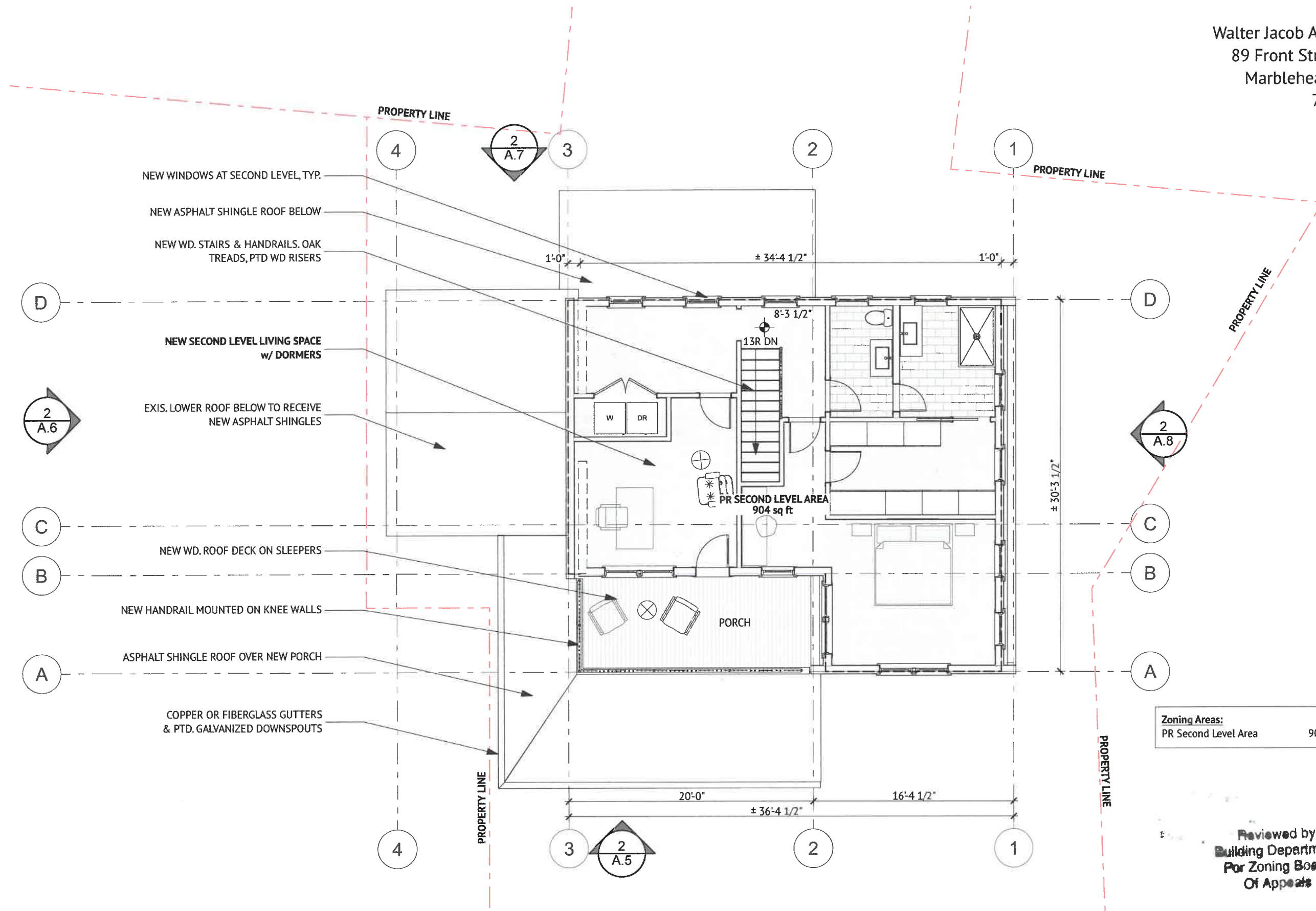
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1 Existing Second Level Plan
SCALE: 1/8" = 1'-0"



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

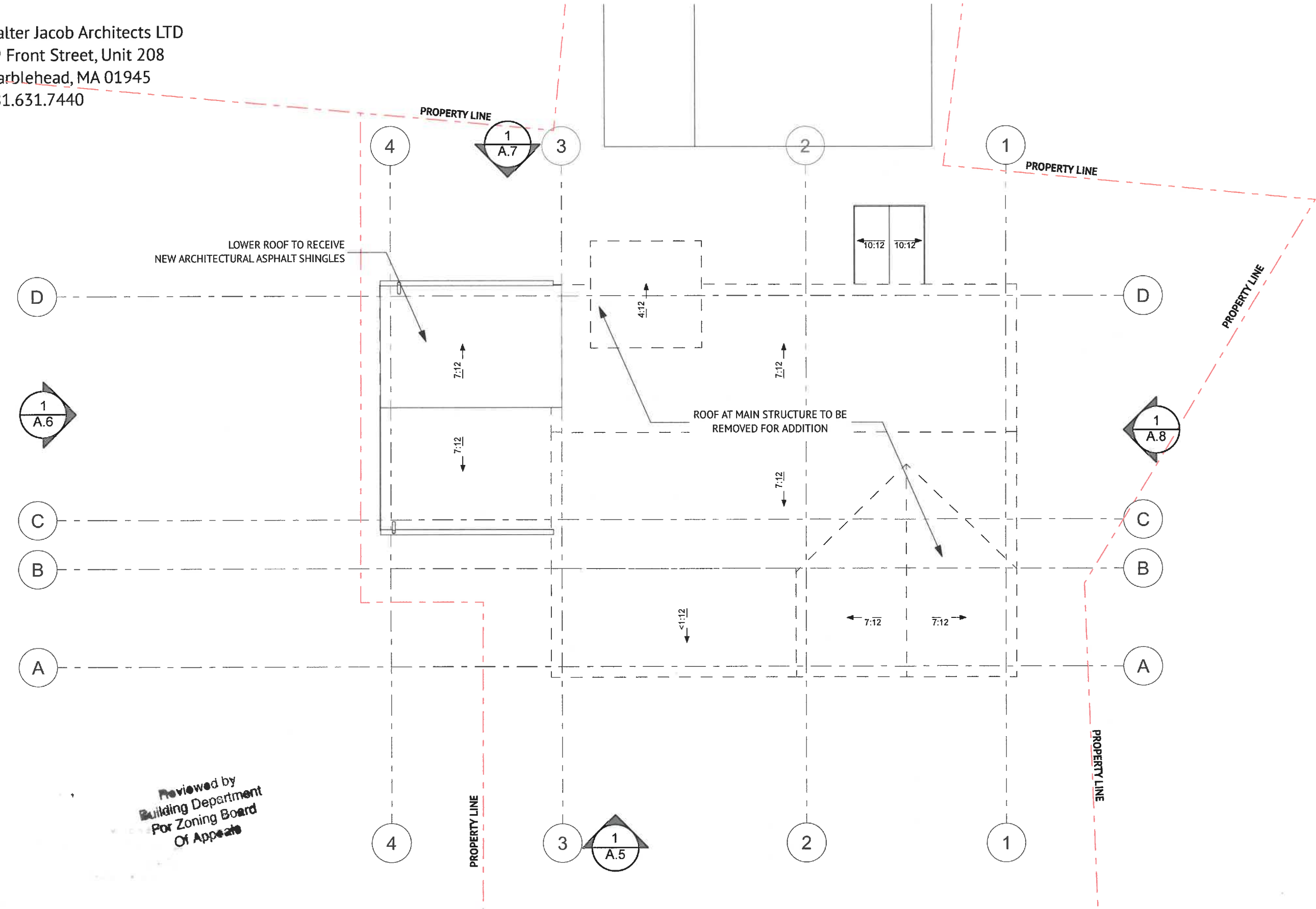
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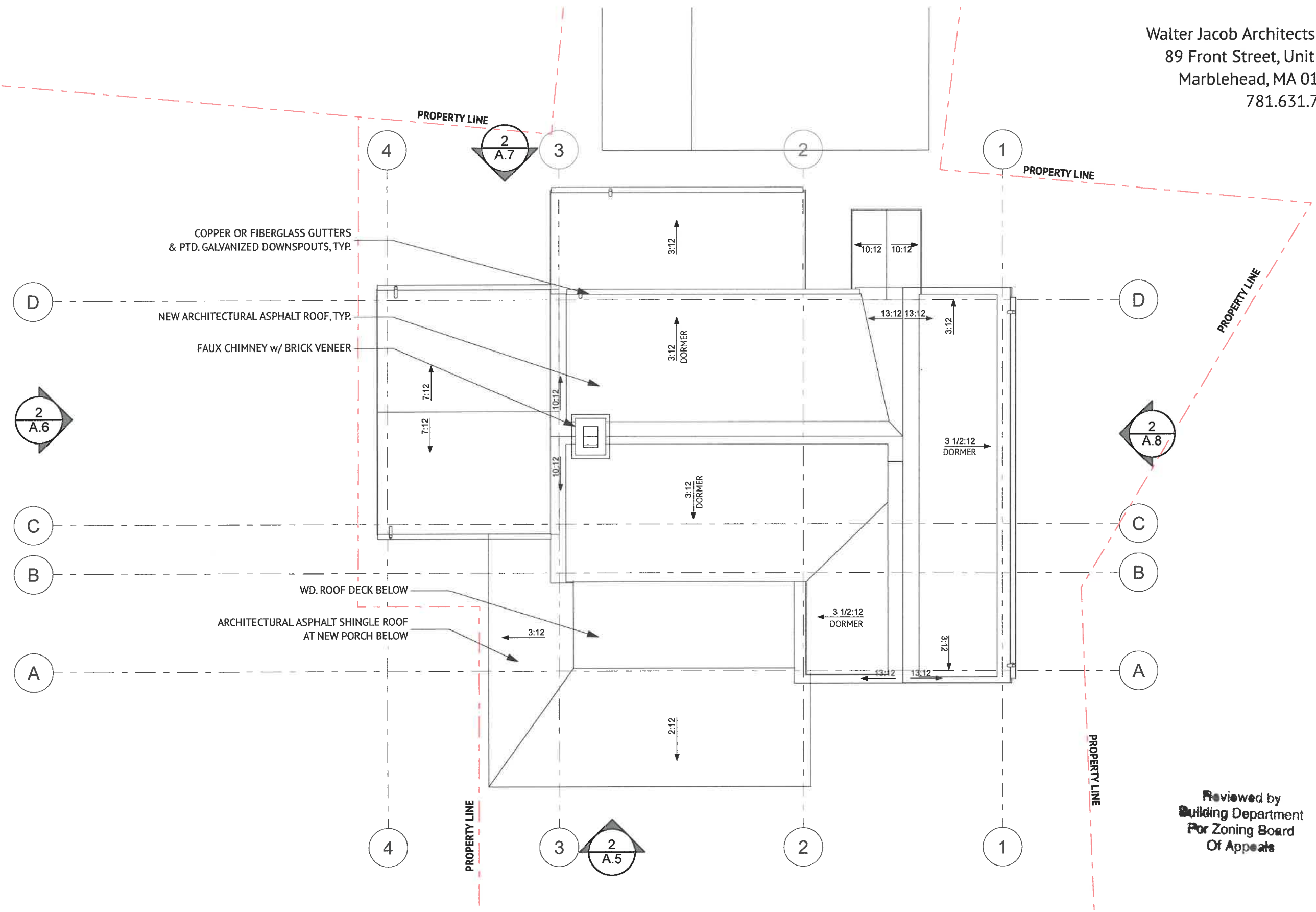
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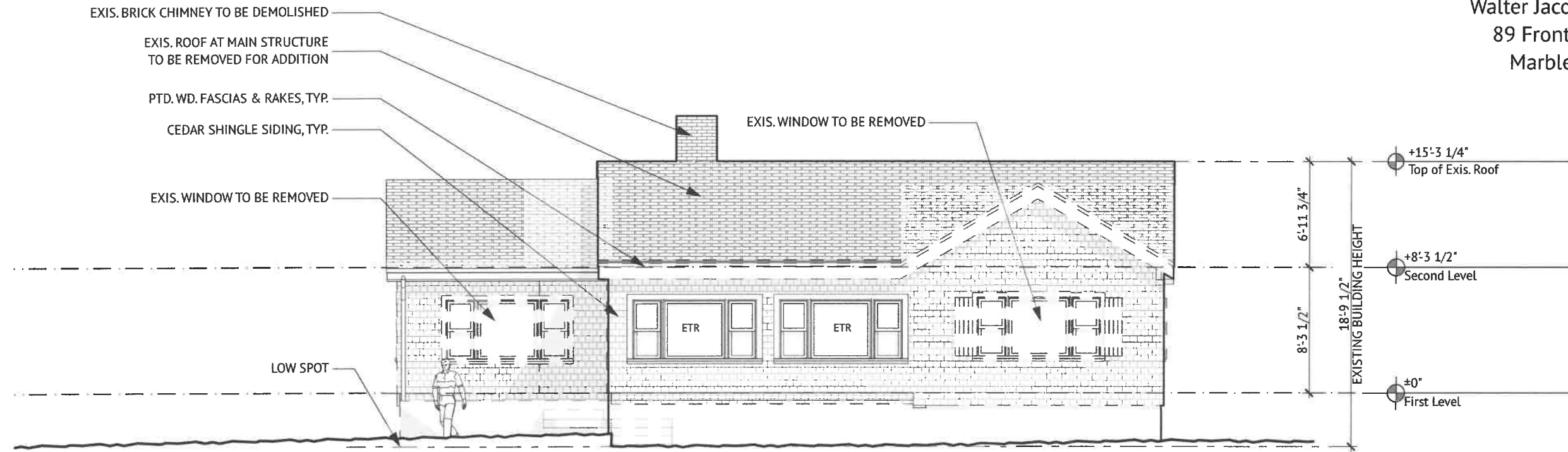


1 Existing Roof Plan
SCALE: 1/8" = 1'-0"



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

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1

Existing South Elevation

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



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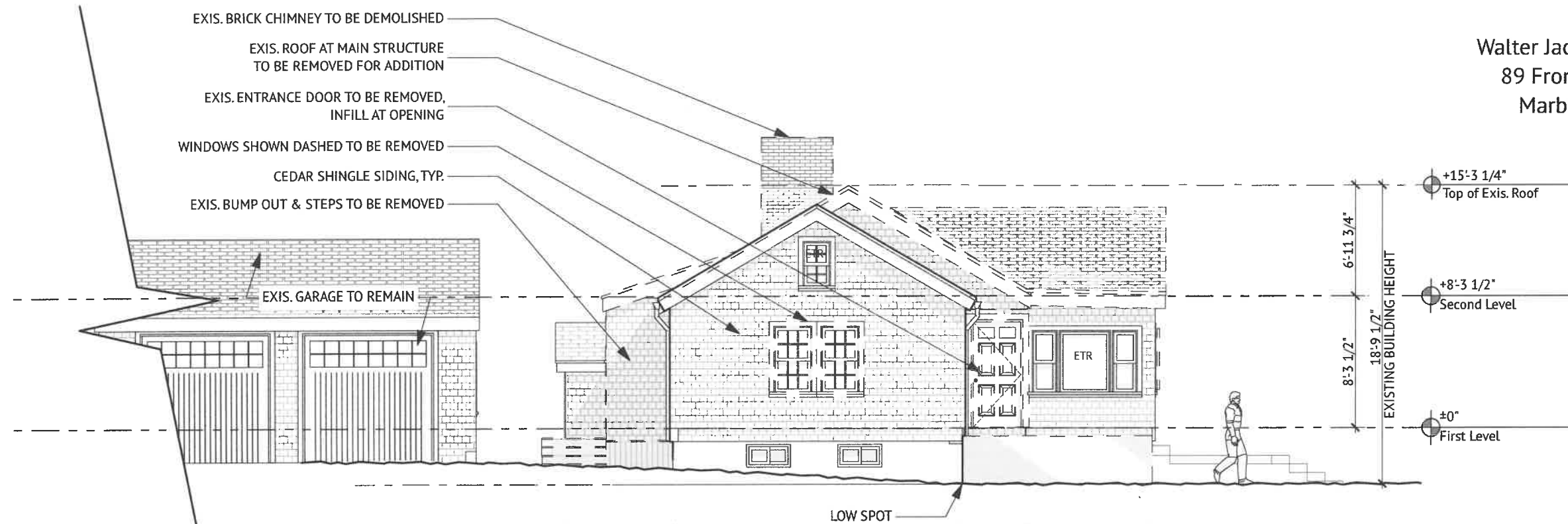
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2

Proposed South Elevation

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

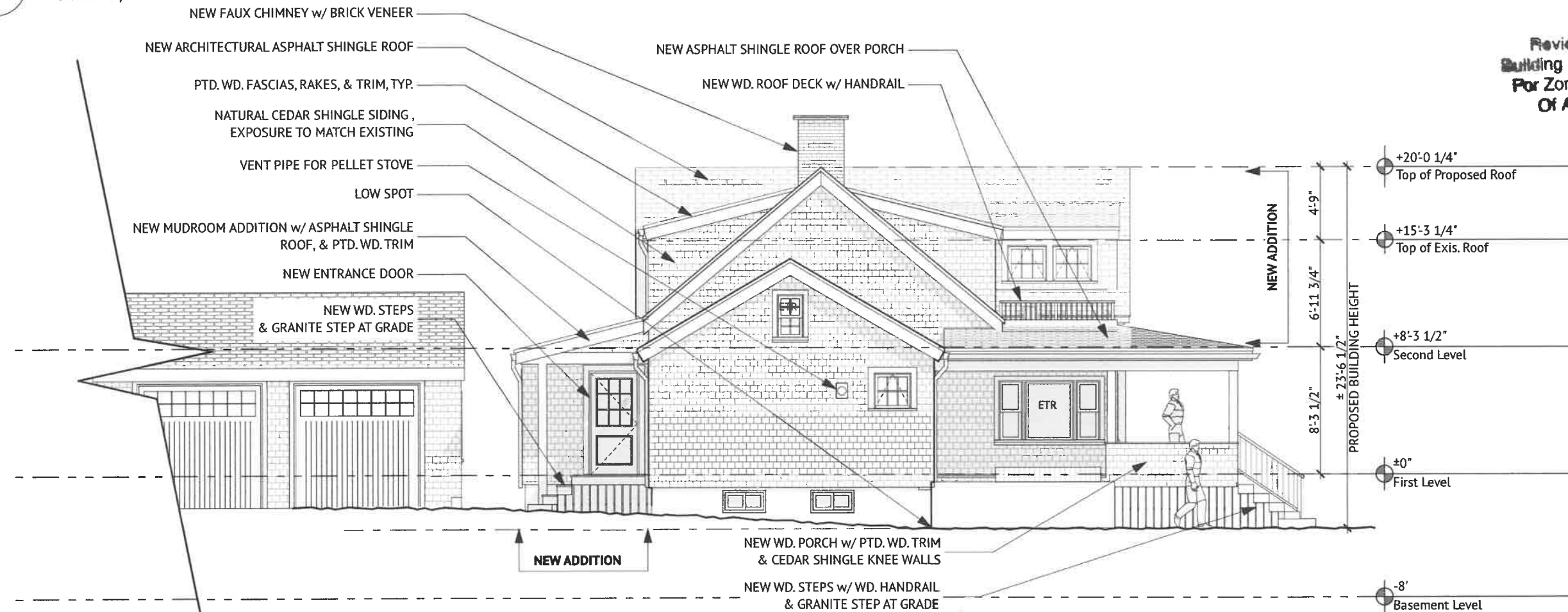


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A.6

1 Existing West Elevation

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



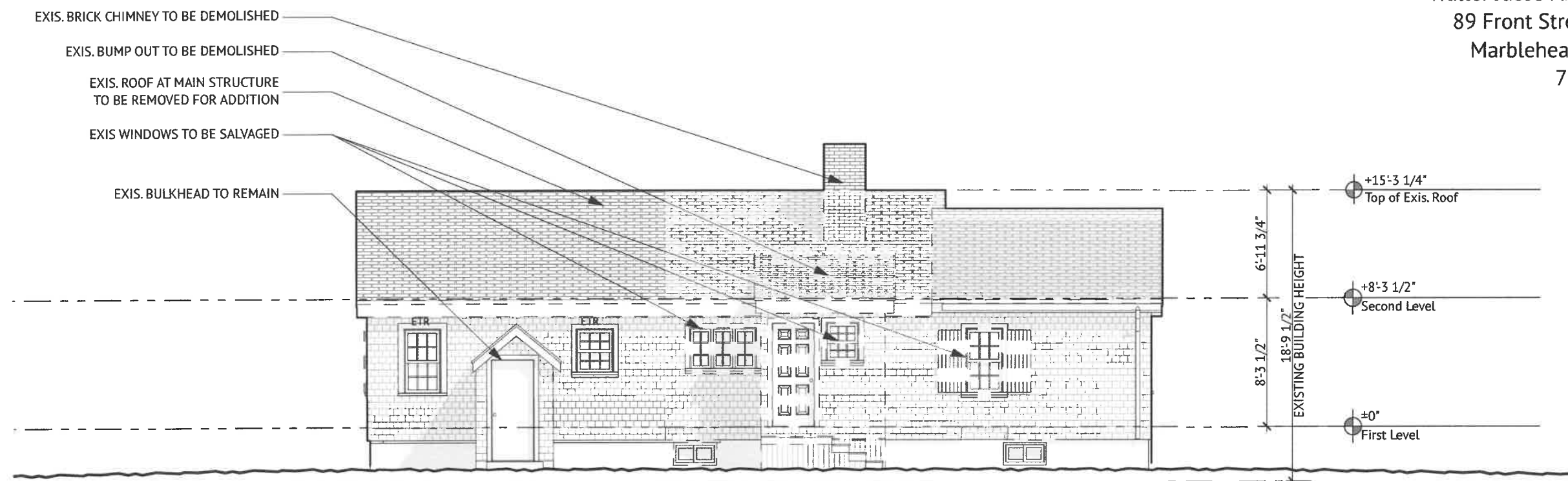
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2 Proposed West Elevation

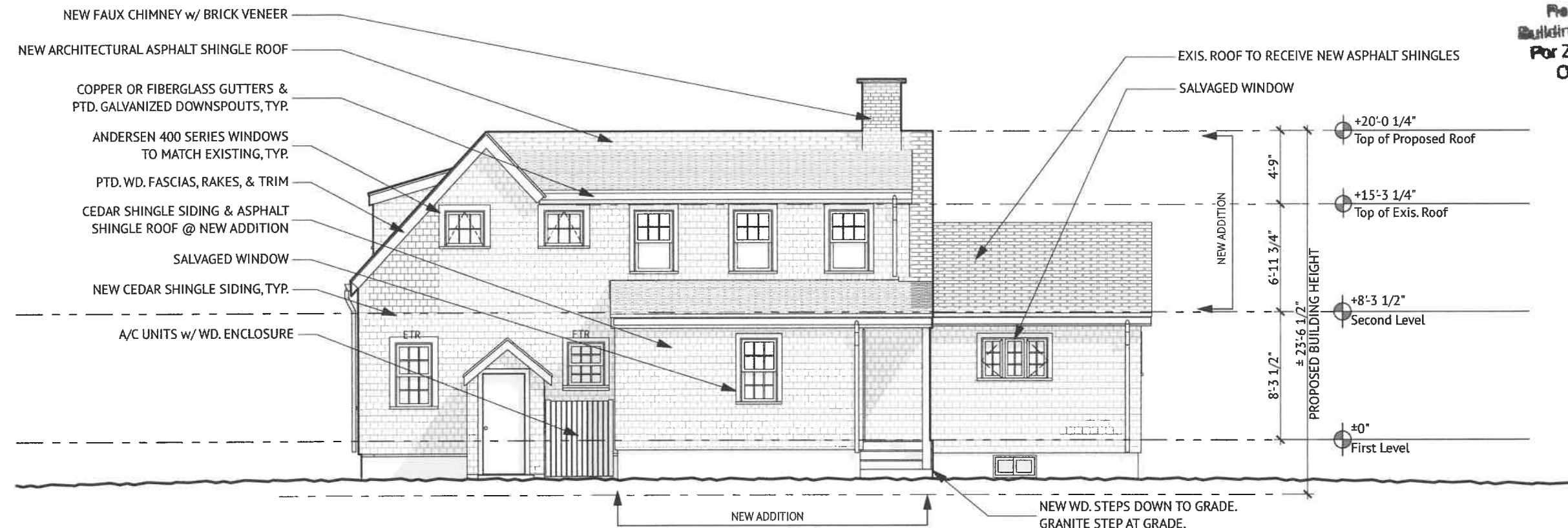
SCALE: 1/8" = 1'-0"

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1 Existing North Elevation
SCALE: 1/8" = 1'-0"

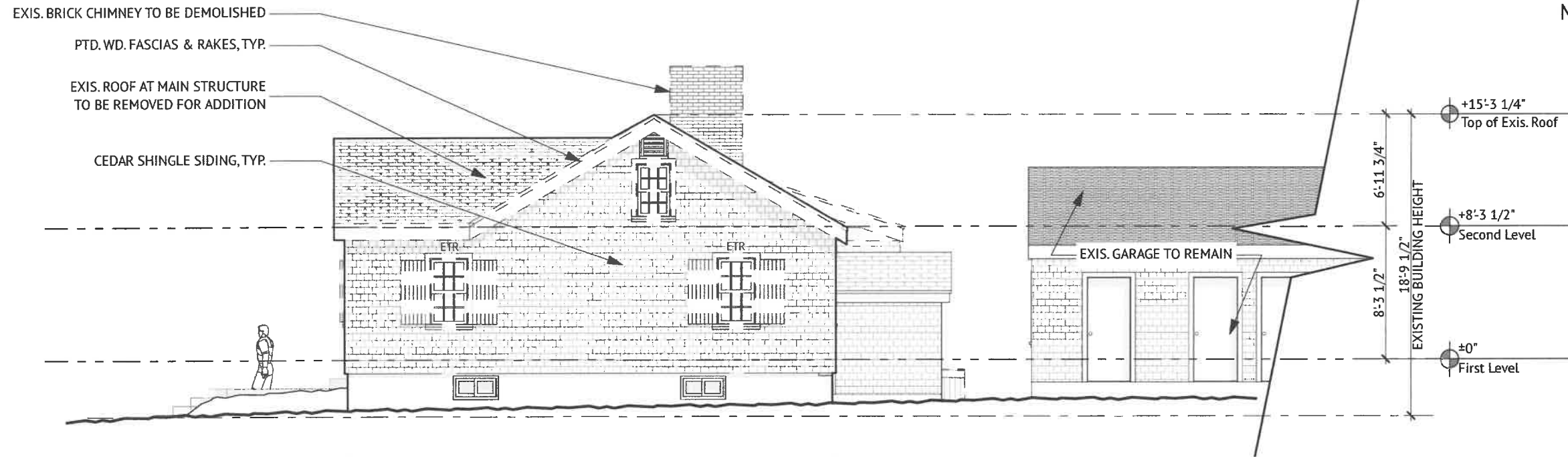


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2 Proposed North Elevation
SCALE: 1/8" = 1'-0"

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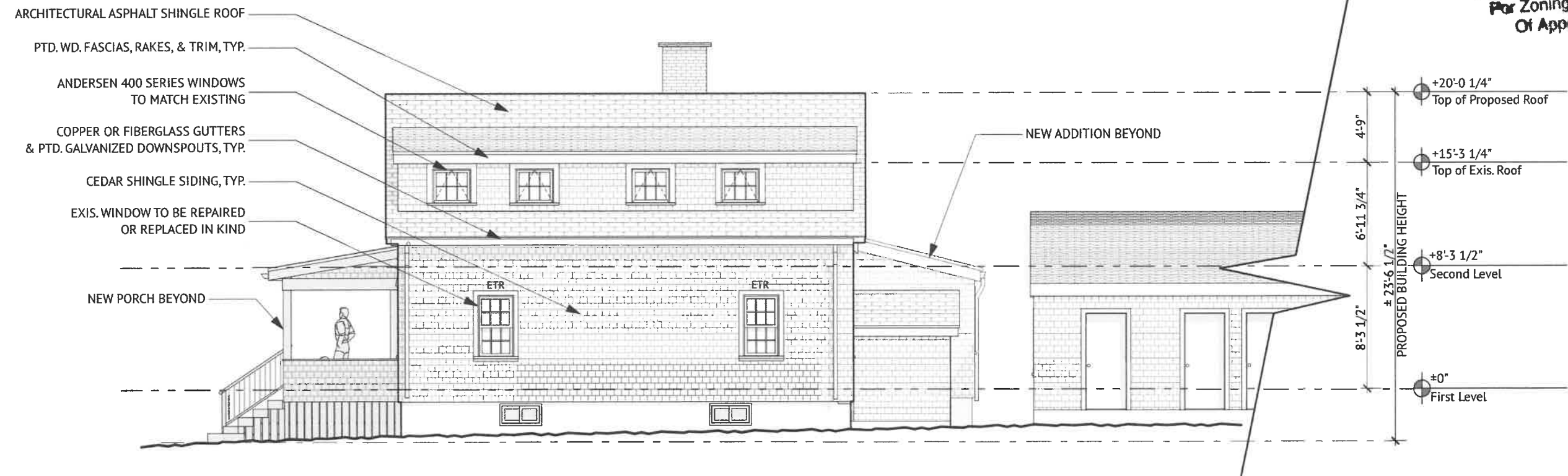
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2

Existing East Elevation

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



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1

Proposed East Elevation

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

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