

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 52 Beacon Street
2. Assessor Map 186 Lot 6 3. Zoning District Shoreline Single Residence
4. Applicant: David & Carolyn Strutton
5. Applicant's Address 52 Beacon Street, Marblehead, MA 01945
6. Telephone Number: 267-718-5672 (Daytime) _____ (Evening)
7. Email address: strutton.david.r@gmail.com cstrutton@gmail.com
7. Applicant's Representative Walter Jacob Architects LTD. walter@architectwaj.com
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
Old & Historic Districts Commission (Scheduled), Conservation Commission
(Scheduled), Zoning Board of Appeals (Scheduled)



(Signature of Owner)

9/24/25

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name David Strutton
Address 52 Beacon Street
Marblehead, MA 01945
Phone: 267-718-5672

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____
Waivers _____
Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
 - (a) Date of Plan with all revisions noted and dated
 - (b) Title of Development/Project
 - (c) North Arrow
 - (d) Scale of Plan
 - (e) Name and Address of record Owner
 - (f) Name and Address of person preparing the Site Plan
 - (g) The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) Zoning District Boundaries and Flood Zone Boundaries
 - (i) Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) A locus map
 - (k) A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) Square footage of property
 - (m) Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) Location and dimensions of all utilities
 - (o) Location, type and dimensions of landscaping and screening
 - (p) Location of significant site features
 - (q) Contours
- (2) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

(4) A completed application form

(5) An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

Please circle "Yes" or "No"

(6) Applicant acknowledges that any alterations to driveway opening(s) on the public way are subject to the Town of Marblehead Curb Cut Regulations (Article IV Curb Cuts 255-13). Yes No

(7) Applicant acknowledges that any alterations that impact the public way require a "Street, Way or Sidewalk Opening Permit," issued by the Department of Public Works. Yes No

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

WJa

Walter Jacob architects

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:

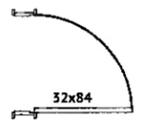
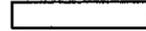
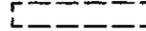
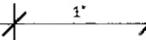
This project includes an addition to the second level, a one-story addition at the rear of the house, and a new roofed porch at the front of the house which encroaches on the rear- and side-yard setbacks and exceeds the 10% expansion limit on an existing non-conforming building that encroaches on the 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

Walter Jacob Architects LTD
89 Front Street, Unit 208
Marblehead, MA 01945
781.631.7440

CS.1

Reviewed by
Building Department
For Zoning Board
Of Appeals

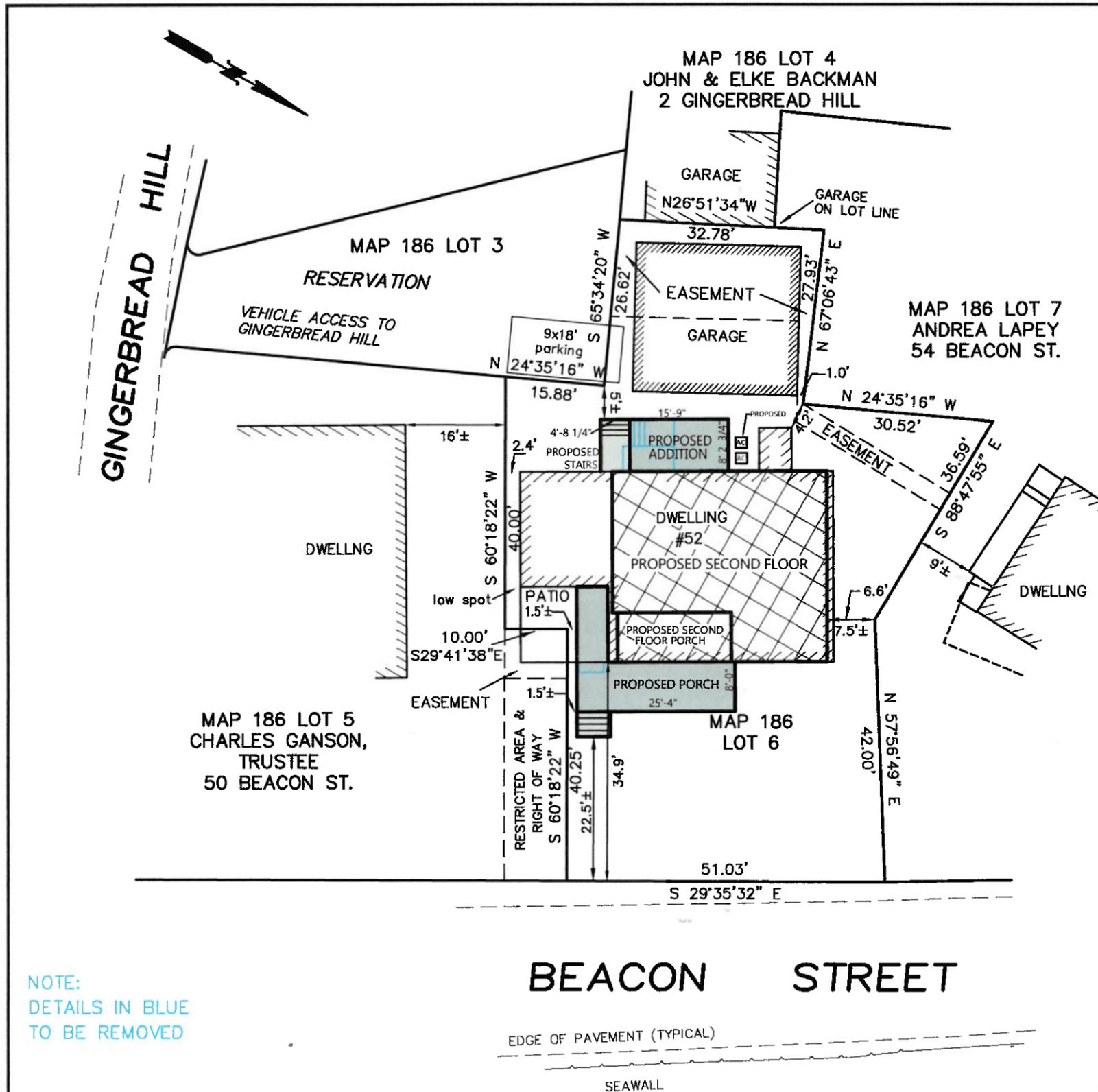


Private Residence

52 Beacon Street, Marblehead, MA 01945

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'±



NOTE:
DETAILS IN BLUE
TO BE REMOVED

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

Reviewed by
Building Department
For Zoning Board
Of Appeals



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

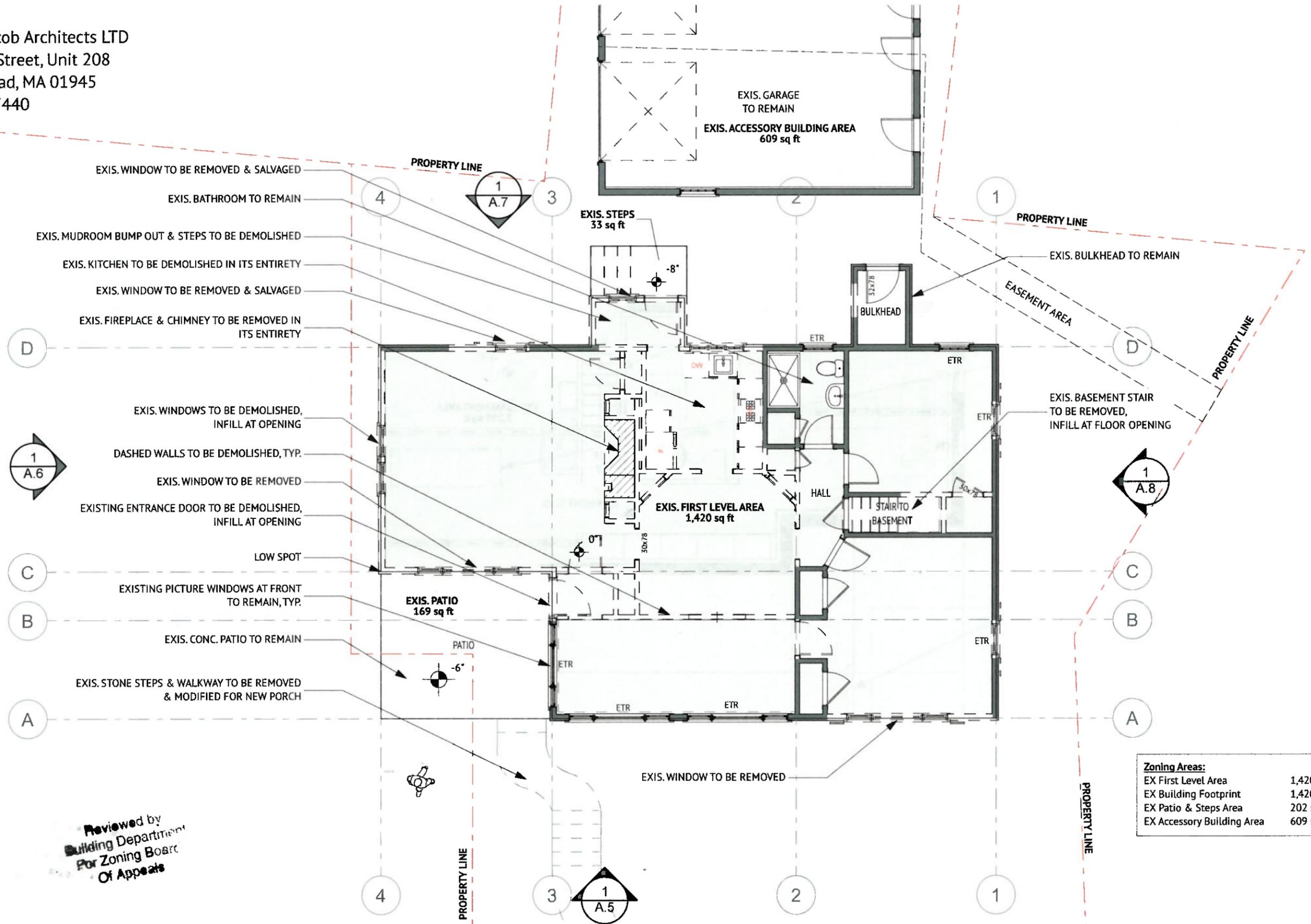
Reviewed by
Building Department
For Zoning Board
Of Appeals

Private Residence

Walter Jacob Architects LTD
89 Front Street, Unit 208
Marblehead, MA 01945
781.631.7440

Private Residence

52 Beacon Street, Marblehead, MA 01945



- EXIS. WINDOW TO BE REMOVED & SALVAGED
- EXIS. BATHROOM TO REMAIN
- EXIS. MUDROOM BUMP OUT & STEPS TO BE DEMOLISHED
- EXIS. KITCHEN TO BE DEMOLISHED IN ITS ENTIRETY
- EXIS. WINDOW TO BE REMOVED & SALVAGED
- EXIS. FIREPLACE & CHIMNEY TO BE REMOVED IN ITS ENTIRETY
- EXIS. WINDOWS TO BE DEMOLISHED, INFILL AT OPENING
- DASHED WALLS TO BE DEMOLISHED, TYP.
- EXIS. WINDOW TO BE REMOVED
- EXISTING ENTRANCE DOOR TO BE DEMOLISHED, INFILL AT OPENING
- LOW SPOT
- EXISTING PICTURE WINDOWS AT FRONT TO REMAIN, TYP.
- EXIS. CONC. PATIO TO REMAIN
- EXIS. STONE STEPS & WALKWAY TO BE REMOVED & MODIFIED FOR NEW PORCH

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

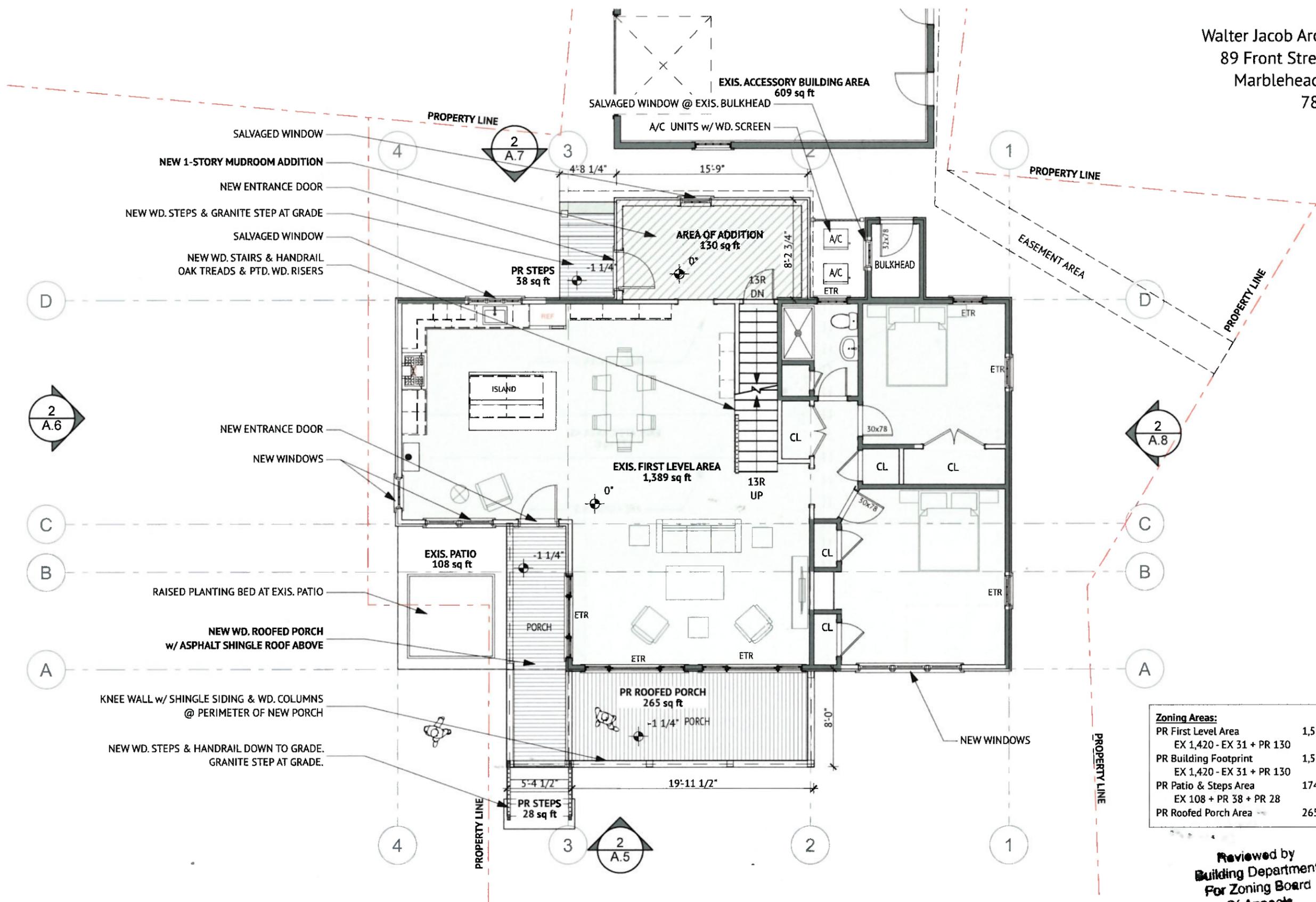
1

Existing First Level Plan

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

Existing First Level Plan

09.17.25 Marblehead Zoning Board of Appeals



Zoning Areas:	
PR First Level Area	1,519 sf
EX 1,420 - EX 31 + PR 130	
PR Building Footprint	1,519 sf
EX 1,420 - EX 31 + PR 130	
PR Patio & Steps Area	174 sf
EX 108 + PR 38 + PR 28	
PR Roofed Porch Area	265 sf

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Private Residence

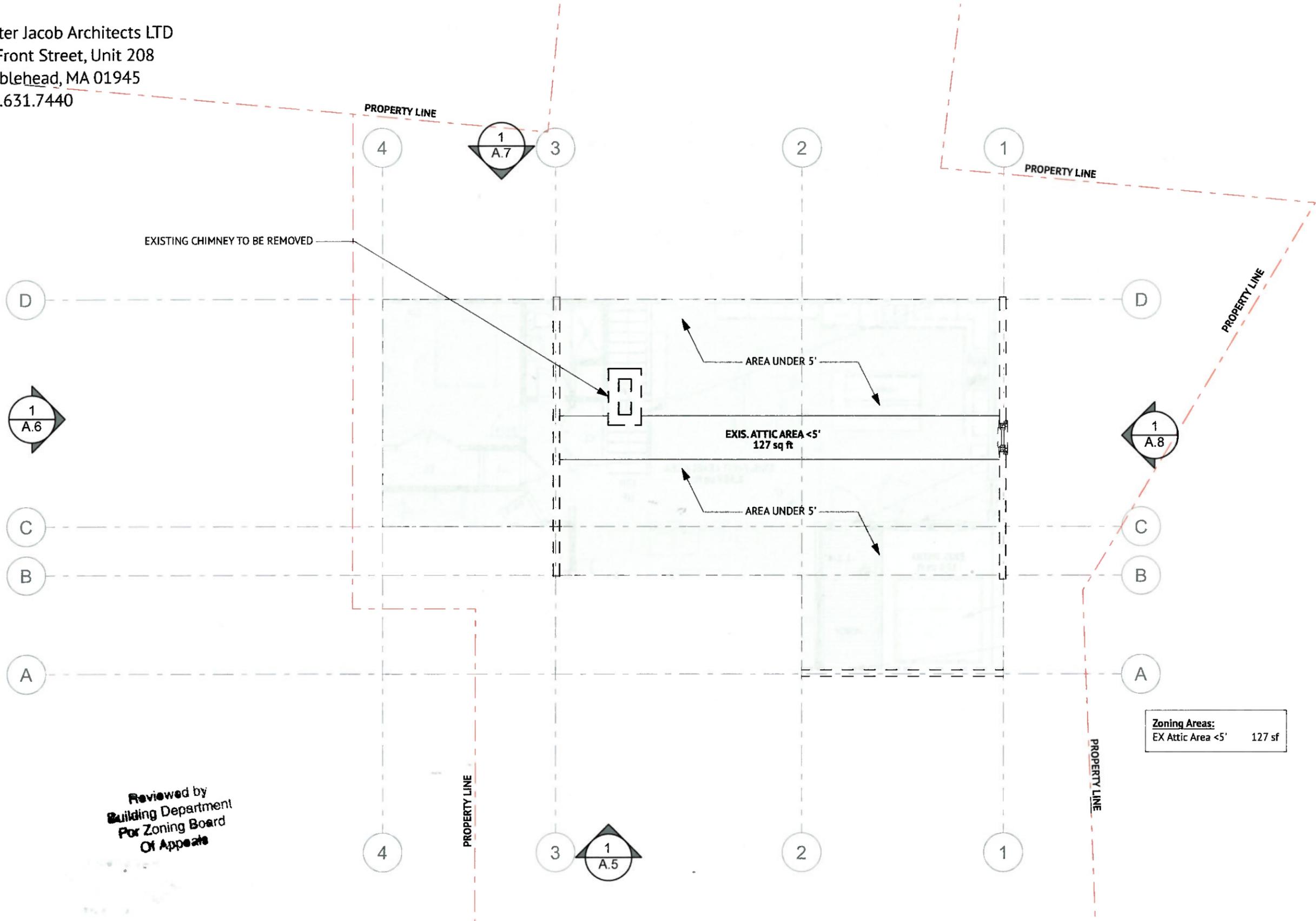
52 Beacon Street, Marblehead, MA 01945

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

Walter Jacob Architects LTD
89 Front Street, Unit 208
Marblehead, MA 01945
781.631.7440

Private Residence

52 Beacon Street, Marblehead, MA 01945

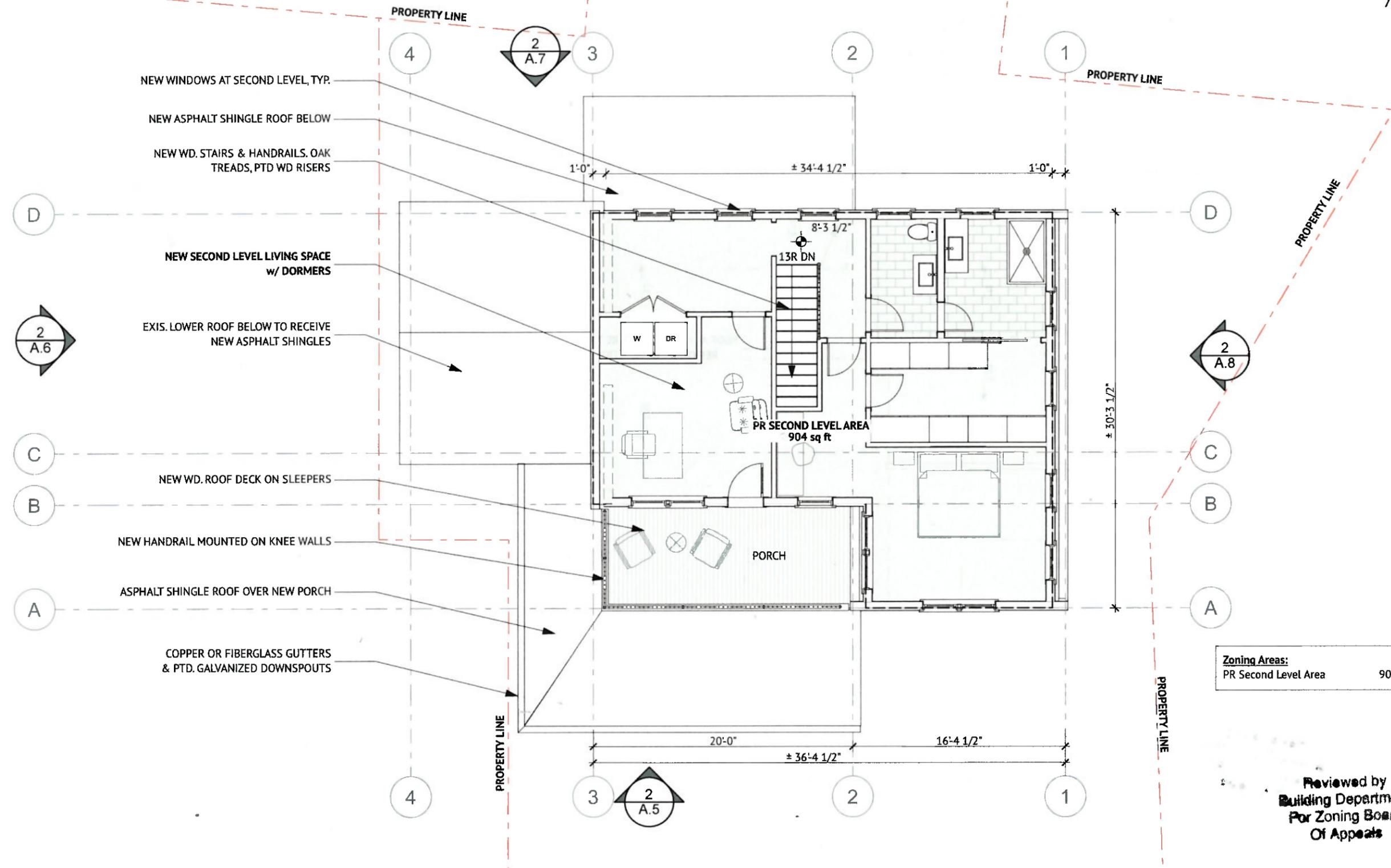


Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Existing Second Level Plan
09.17.25 Marblehead Zoning Board of Appeals

Zoning Areas:
EX Attic Area <5\'' 127 sf



Zoning Areas:	
PR Second Level Area	904 sf

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Private Residence

52 Beacon Street, Marblehead, MA 01945

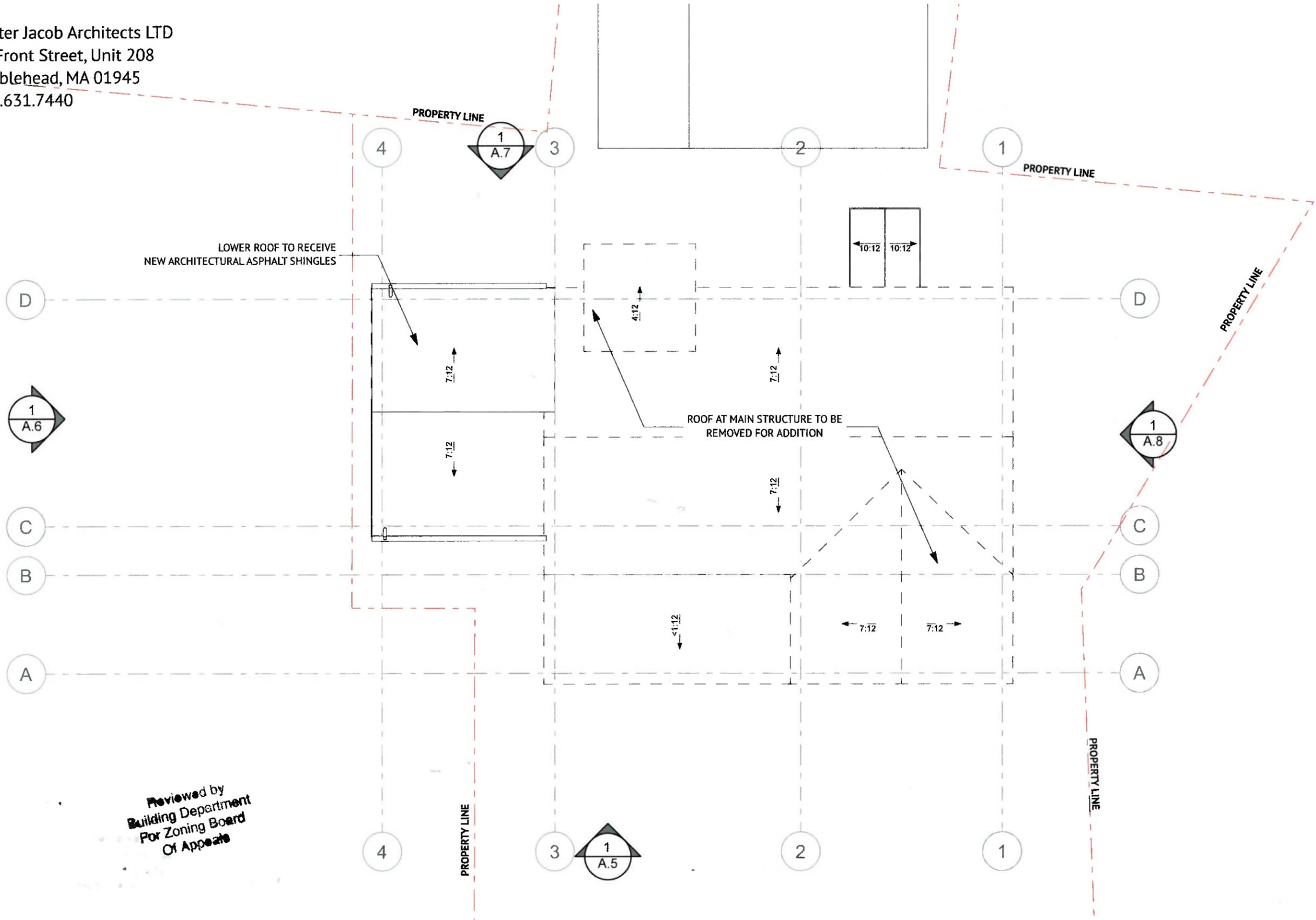
09.08.25_52 Beacon St.pln 9/16/25

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

Walter Jacob Architects LTD
89 Front Street, Unit 208
Marblehead, MA 01945
781.631.7440

Private Residence

52 Beacon Street, Marblehead, MA 01945



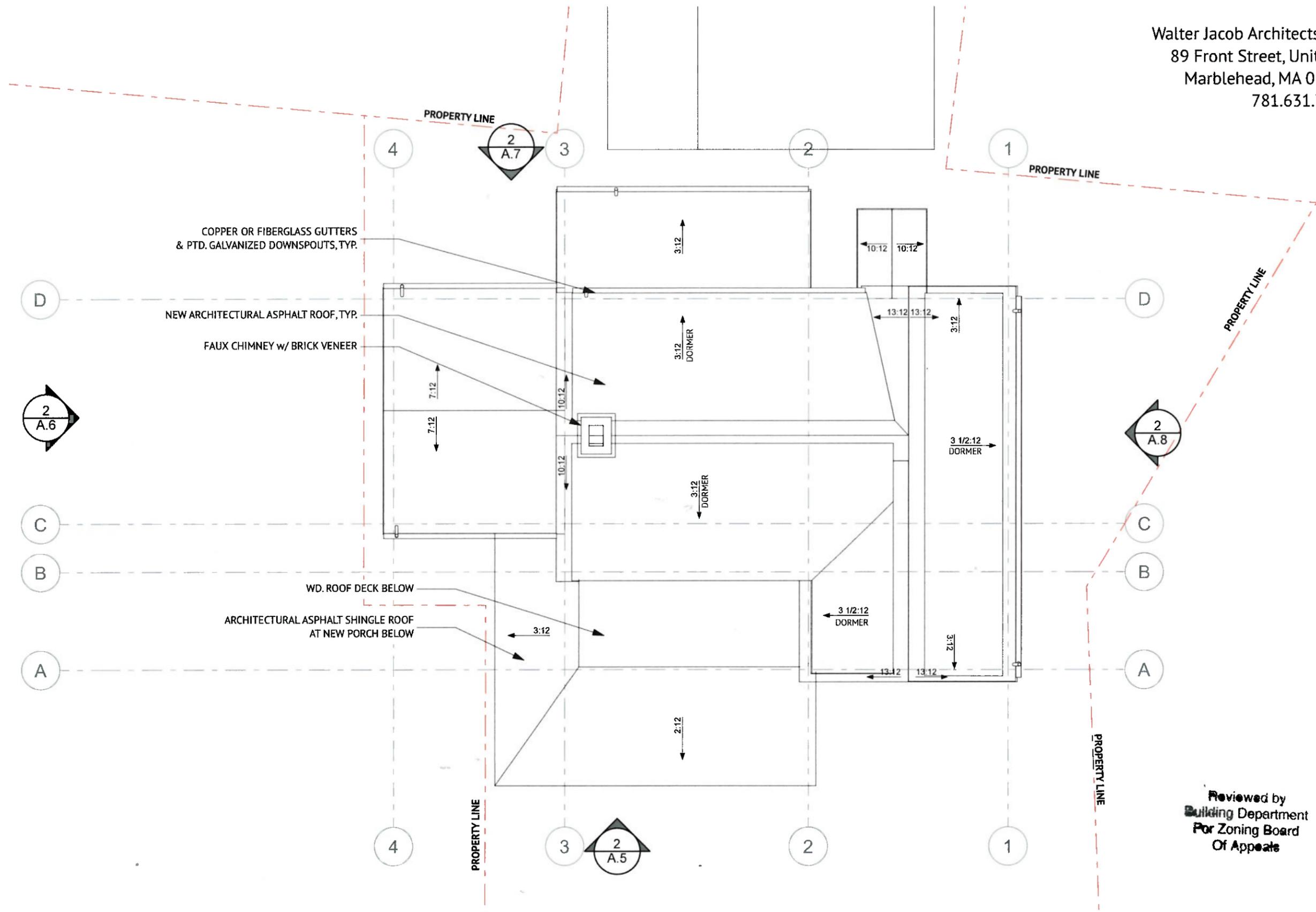
1

Existing Roof Plan

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

Existing Roof Plan

09.17.25 Marblehead Zoning Board of Appeals



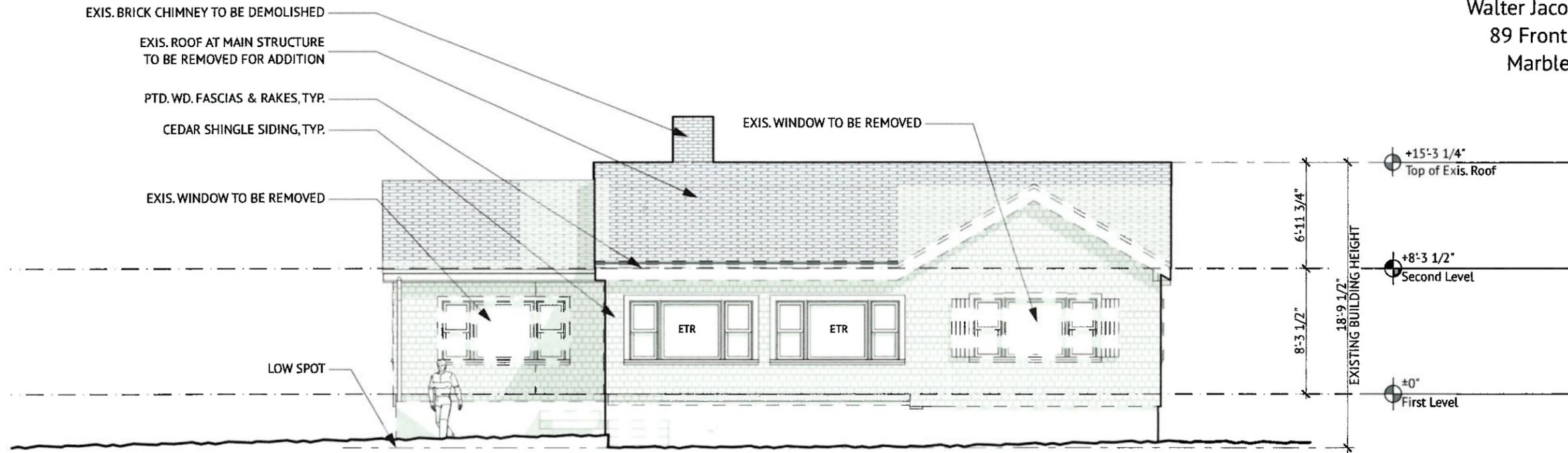
1 Proposed Roof Plan
SCALE: 1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

Private Residence

52 Beacon Street, Marblehead, MA 01945

09.08.25_52 Beacon St.pln 9/16/25



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

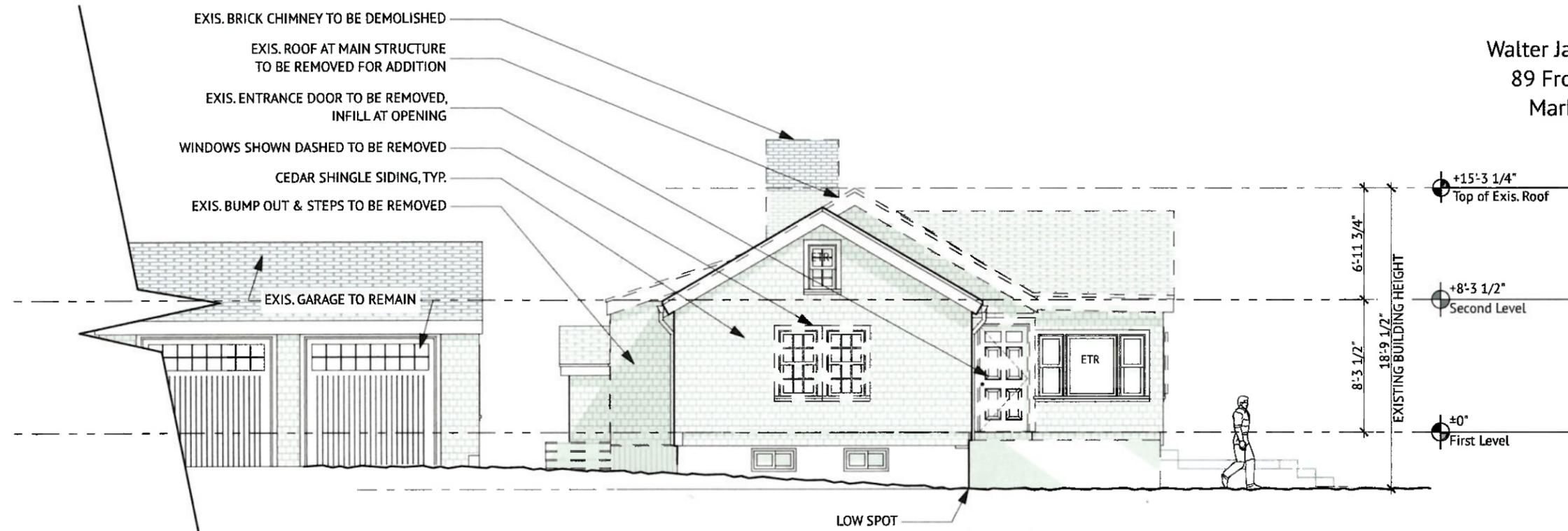


Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

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

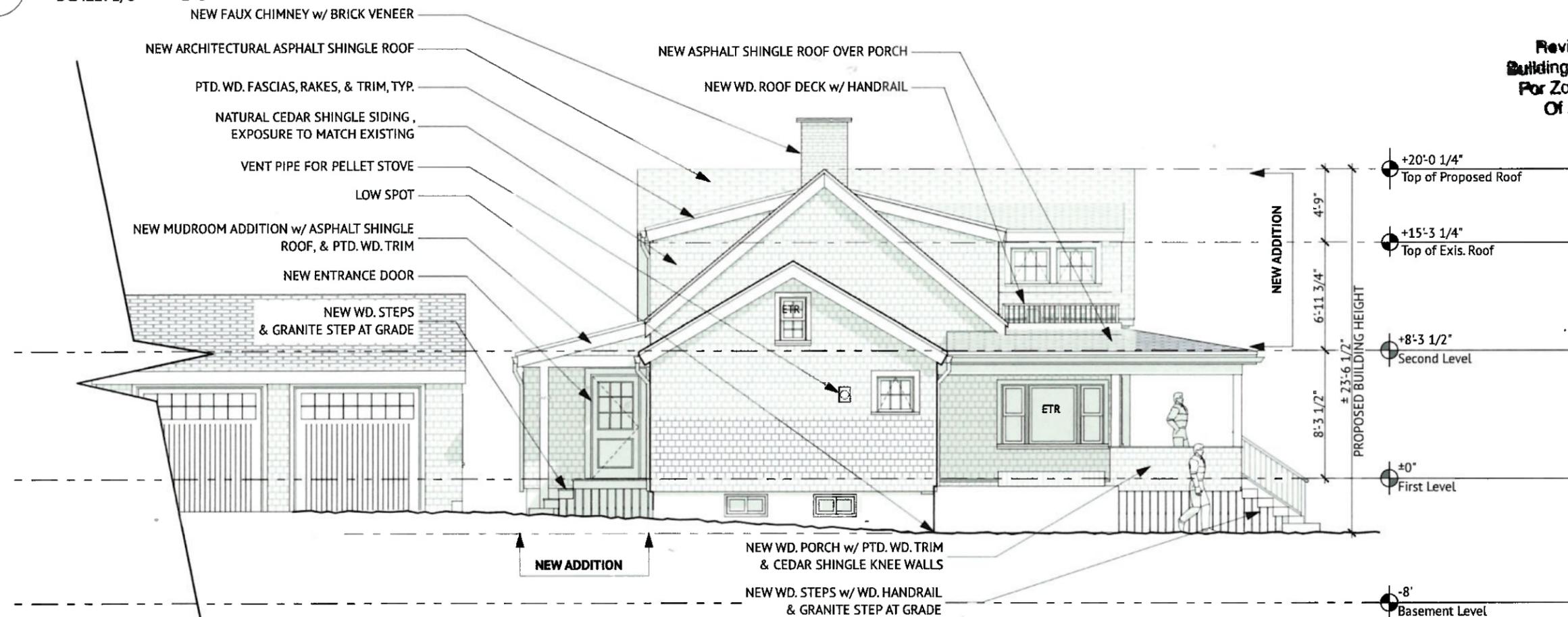
Private Residence

52 Beacon Street, Marblehead, MA 01945



1 Existing West Elevation

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



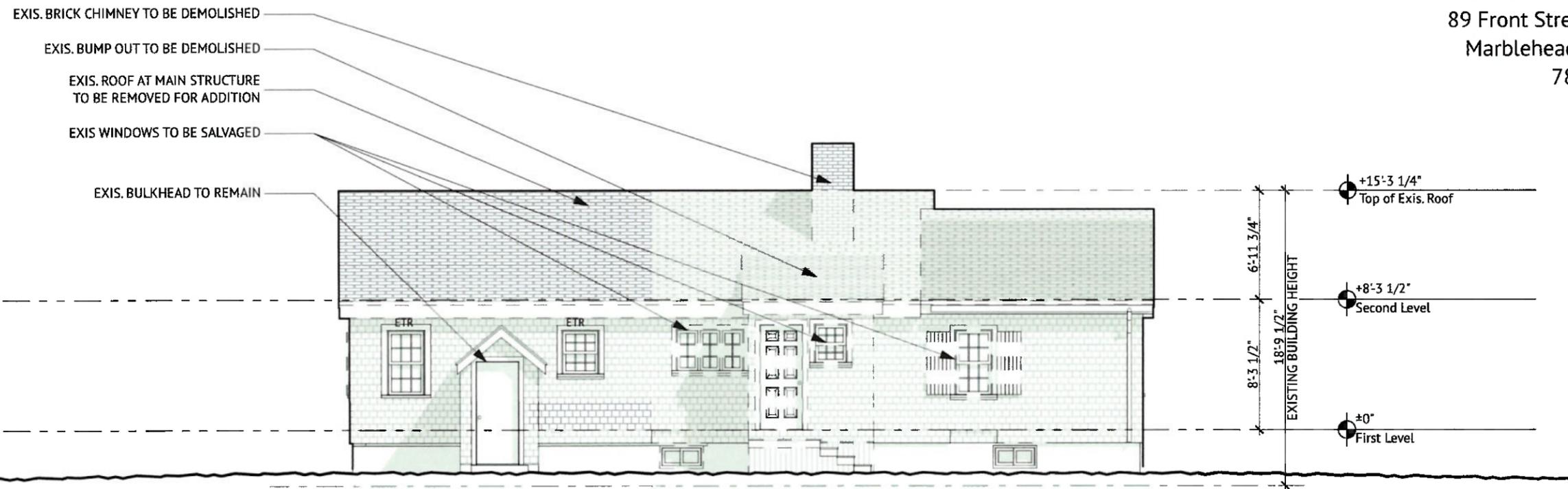
Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

2 Proposed West Elevation

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

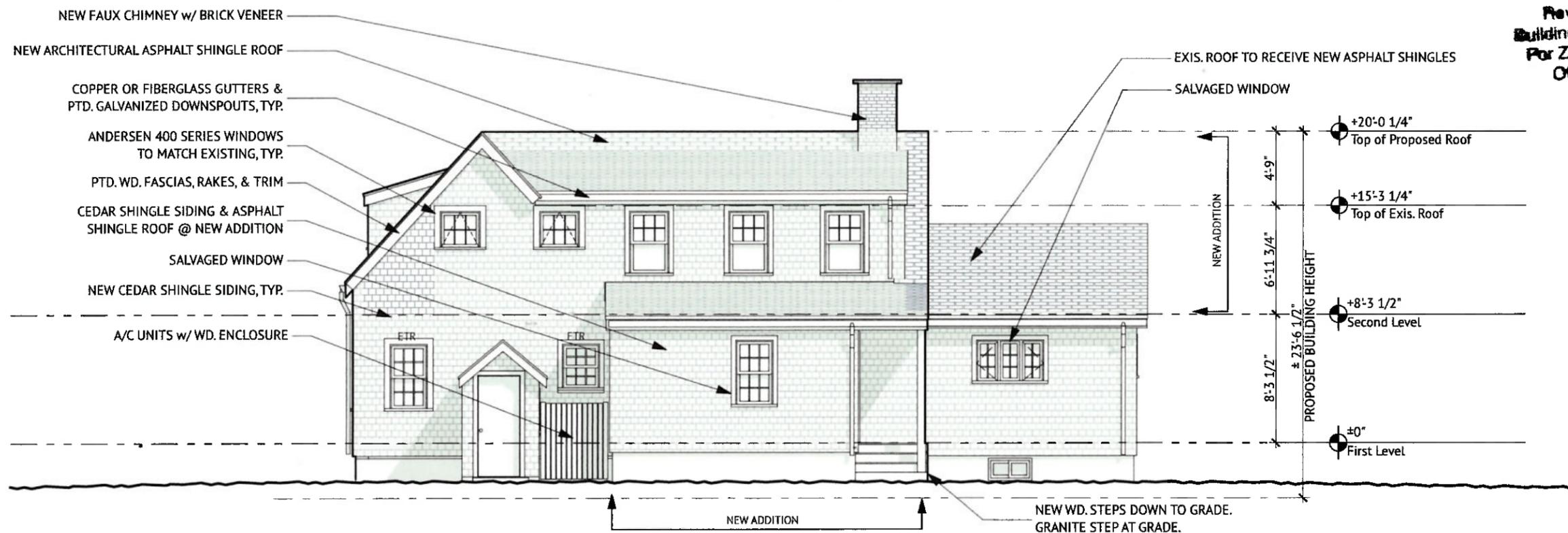
Private Residence

52 Beacon Street, Marblehead, MA 01945



1 Existing North Elevation

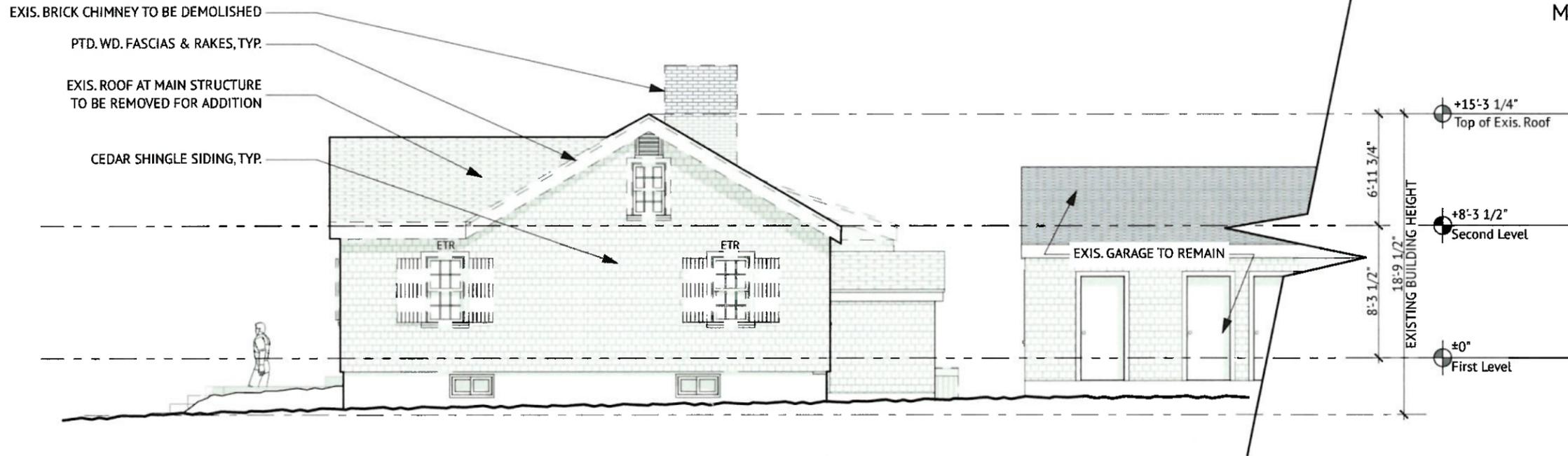
SCALE: 1/8" = 1'-0"



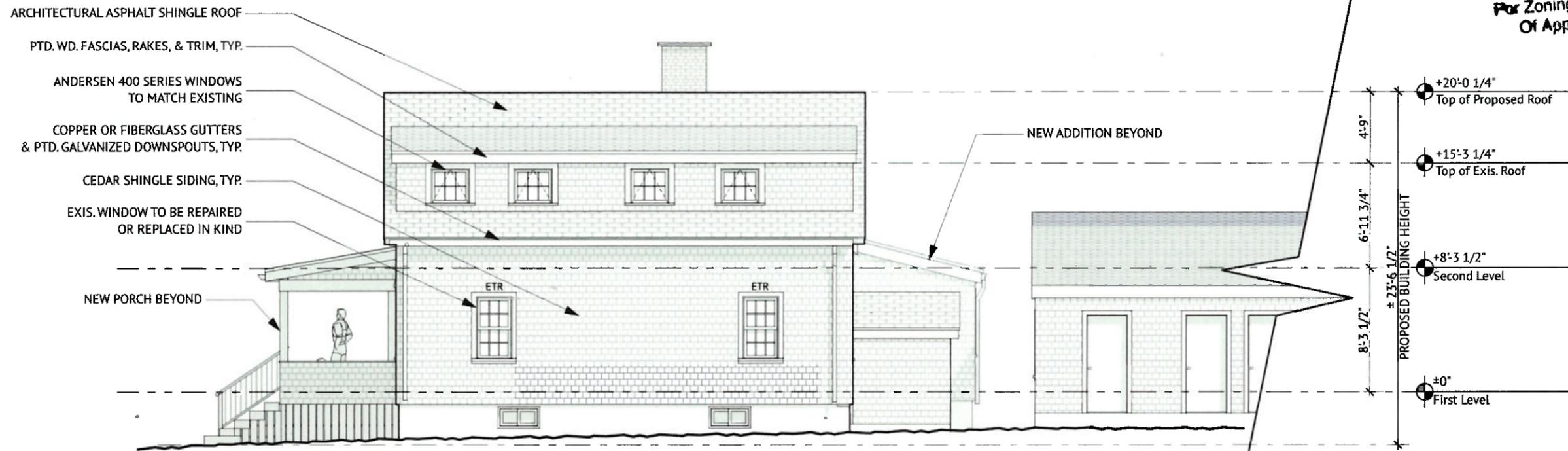
Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

2 Proposed North Elevation

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



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



Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

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