



TOWN SEAL

tel: 781-631-1529

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Revision Date: 08-01-2025

## Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building  
7 Widger Road, Marblehead, MA 01945

### ZBA APPLICATION

PAGE 1 of 3

2025 SEP 18 AM 9:12  
Town Clerk

Project Address 52 Beacon Street

Assessor Map(s) 186 Parcel Number(s) 6

#### OWNER INFORMATION

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Carolyn & David Strutton

Address 52 Beacon Street, Marblehead, MA 01945

Phone Numbers: home 267.718.5672 work \_\_\_\_\_

E-mail cstrutton@gmail.com strutton.david.r@gmail.com fax \_\_\_\_\_

#### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature WJ date 09.17.2025

Name (printed) Walter Jacob Architects, LTD.

Address 89 Front Street, Unit 208, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781.631.7440

E-mail walter@architectwaj.com eli@architectwaj.com fax \_\_\_\_\_

#### PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

See attached page

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

- Please schedule a Zoning / Application review with the Building Department by calling 781-631-2220.
- Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Community Development & Planning Office:
  - the signed and stamped application (3 pages);
  - current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
  - the project design plans as required;
  - check for the applicable fee payable to the Town of Marblehead.
- Any relevant permit(s) that were previously issued must be available for review by the Board of Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

#### REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) WJ 9-17-2025
2. Town Clerk's stamp (upper right corner)

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

**Project Address** 52 Beacon St **Map(s) / Parcel(s)** 186/6

**ZONING DISTRICT** (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR **SSR** ESR SESR HBR U SU

**CURRENT USE** (explain) Single Family Residence

**CURRENT USE CONFORMS TO ZONING** (Article IV, Table 1)

Yes  No \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No  Yes \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CONSTRUCTION QUALIFIES AS "Building New"** (\$200-7) Yes \_\_\_\_\_ No

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

**Lot Area** - Less than required (\$200-7 and Table 2)  
 **Lot Width** - Less than required (\$200-7)  
 **Frontage** - Less than required (\$200-7 and Table 2)  
**Front Yard Setback** - Less than required (Table 2)  
 **Rear Yard Setback** - Less than required (Table 2)  
 **Side Yard Setback** - Less than required (Table 2)  
**Height** - Exceeds maximum allowed (\$200-7 and Table 2)  
 **Open Area** - Less than required (\$200-7, \$200-15.B(2) and Table 2)  
 **Parking** - Less than required; undersized; tandem (\$200-17 to §200-21) (circle all that apply)  
**Other Non-conformities** (explain) \_\_\_\_\_  
No Existing Dimensional Non-conformities

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**NEW DIMENSIONAL NON-CONFORMITIES** (check all that apply)

**Lot Area** - Less than required (\$200-7 and Table 2)  
**Lot Width** - Less than required (\$200-7)  
**Frontage** - Less than required (\$200-7 and Table 2)  
**Front Yard Setback** - Less than required (Table 2)  
 **Rear Yard Setback** - Less than required (Table 2)  
 **Side Yard Setback** - Less than required (Table 2)  
**Height** - Exceeds maximum allowed (\$200-7 and Table 2)  
**Open Area** - Less than required (\$200-7, \$200-15.B(2) and Table 2)  
**Parking** - Less than required; undersized; tandem (\$200-17 to §200-21) (circle all that apply)  
 **Exceeds 10% Expansion Limits for Non-conforming Building** (\$200-30.D)  
**Other Non-conformities** (explain) \_\_\_\_\_  
No New Dimensional Non-conformities

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes <input checked="" type="checkbox"/>	No _____
Historic District Commission	Yes <input checked="" type="checkbox"/>	No _____
Planning Board	Yes <input checked="" type="checkbox"/>	No _____

**DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C))

Yes  No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official *SM* *CD* Date 9-17-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
*Page 3 of 3*

*Revision Date: 12-02-2020*

**Project Address** 52 Beacon St **Map(s) / Parcel(s)** 186 / 6

<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	<u>± 5,430 sf</u>	<u>± 5,430 sf</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>609 sf</u>	<u>609 sf</u>
footprint of building	<u>1,420 sf</u>	<u>1,519 sf</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>202 sf</u>	<u>439 sf</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324 sf</u>	<u>324 sf</u>
area of pond(s), or tidal area(s) below MHW		
other areas (explain)		
<b>Sum of features = B</b>	<u>2,555 sf</u>	<u>2,891 sf</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>2,875 sf</u>	<u>2,539 sf</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>609 sf</u>	<u>609 sf</u>
basement or cellar (area >5' in height)	<u>1,199 sf</u>	<u>1,199 sf</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1,420 sf</u>	<u>1,519 sf</u>
2nd floor (12' or less in height)	<u>12' see definition</u>	<u>904 sf</u>
3rd floor (12' or less in height)	<u>of STORY §200-7]</u>	
4th floor (12' or less in height)		
attic (area >5' in height)	<u>Reviewed by Building Department</u> <u>127 sf</u>	
area under deck (if >5' in height)	<u>For Zoning Board</u>	
roofed porch(es)	<u>Of Appeals</u>	
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<u>3,355 sf</u>	<u>4,496 sf</u>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	<u>= 1,141 sf</u>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 34.0089 %</u>
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	<u>= 0.8569</u>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	<u>= 0.5647</u>

**This worksheet applies** 1. plan by/dated Walter Jacob Architects LTD. / 09.17.2025  
**to the following plan(s):** 2. plan by/dated North Shore Survey Corp. / 08.21.2025  
3. plan by/dated \_\_\_\_\_

**Building Official** *[Signature]* **Date** 9-17-2025

## ZBA Project Description

**Project Address:** 52 Beacon Street

**Map / Parcel #:** 186 / 6

**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, and on a non-conforming lot with less than the required lot area, lot width, frontage, open area, and parking.

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