



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

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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 [Signature] 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) [Signature] 9-17-2025
2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: <https://marbleheadma.gov/>

Town of Marblehead
ZBA-APPLICATION
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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

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

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ADDITIONAL HEARINGS REQUIRED

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

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 9-17-2025

Town of Marblehead
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Revision Date: 12-02-2020

Project Address 52 Beacon St

Map(s) / Parcel(s) 186 / 6

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

± 5,430 sf ± 5,430 sf

Area of features

footprint of accessory building(s) 609 sf 609 sf

footprint of building 1,420 sf 1,519 sf

footprint of deck(s), porch(es), step(s), bulkhead(s) 202 sf 439 sf

number of required parking spaces 2 x (9'x 18' per space) 324 sf 324 sf

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B 2,555 sf 2,891 sf

Net Open Area (NOA) = (A - B) 2,875 sf 2,539 sf

GROSS FLOOR AREA (GFA)

accessory structure(s) 609 sf 609 sf

basement or cellar (area >5' in height) 1,199 sf 1,199 sf

1st floor (12' or less in height) NOTE: [for heights exceeding 12' see definition 1,420 sf 1,519 sf

2nd floor (12' or less in height) 12' see definition 904 sf

3rd floor (12' or less in height) of STORY §200-7] _____

4th floor (12' or less in height) _____

attic (area >5' in height) 127 sf

area under deck (if >5' in height) _____

roofed porch(es) 265 sf

Gross Floor Area (GFA) = sum of the above areas 3,355 sf 4,496 sf

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,141 sf

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 34.0089 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.8569

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 0.5647

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

WJa

Walter Jacob architects

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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