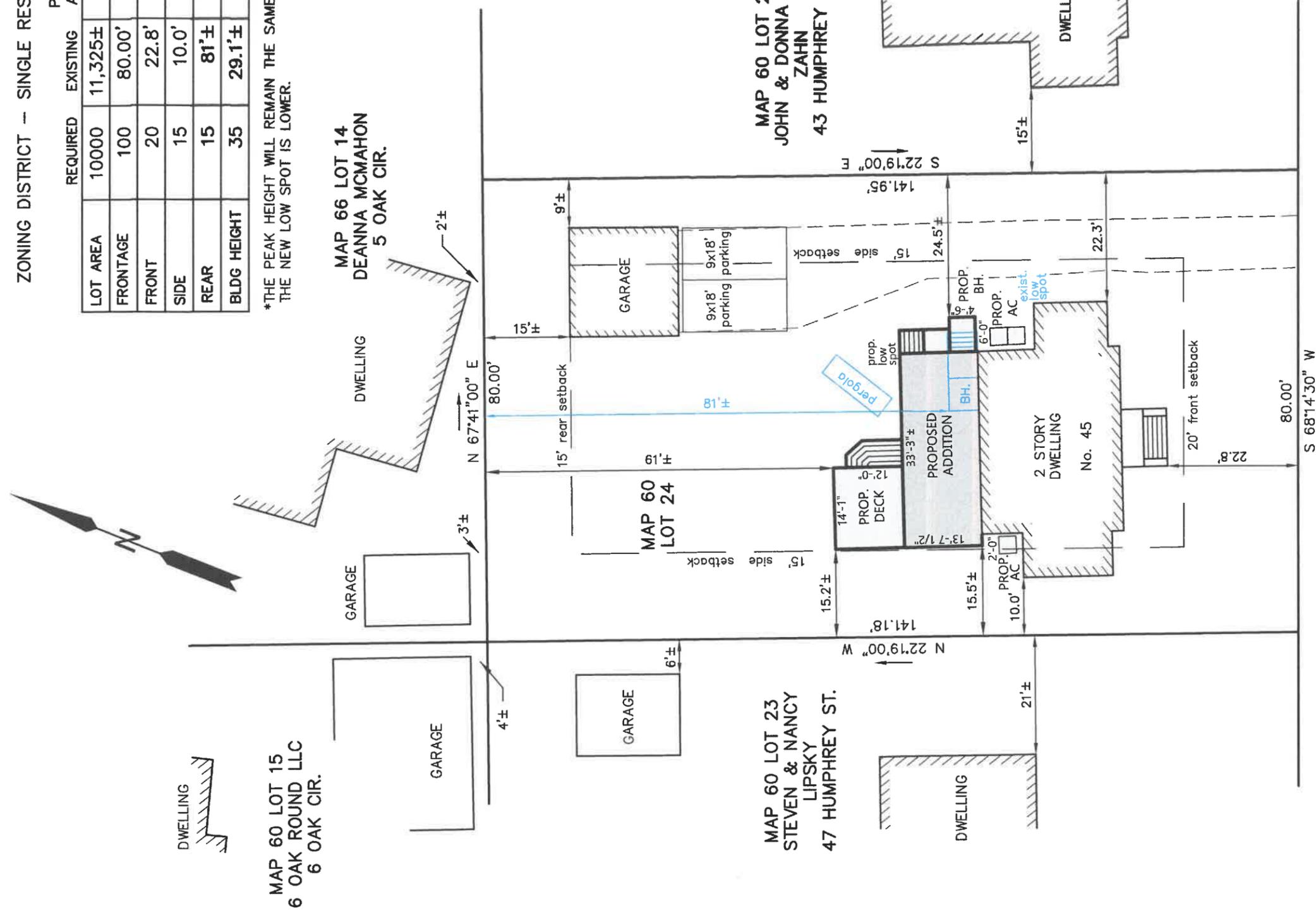


ZONING DISTRICT -- SINGLE RESIDENCE

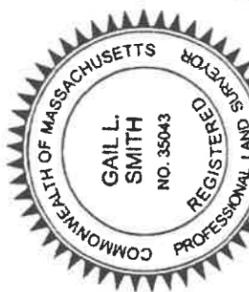
	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	11,325±	11,325±
FRONTAGE	100	80.00'	80.00'
FRONT	20	22.8'	22.8'±
SIDE	15	10.0'	15.2'±
REAR	15	81'±	61'±
BLDG HEIGHT	35	29.1'±	29.5'±*

\*THE PEAK HEIGHT WILL REMAIN THE SAME BUT THE NEW LOW SPOT IS LOWER.



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

HUMPHREY STREET



*Gail L. Smith*

ZONING BOARD OF APPEALS PLAN  
45 HUMPHREY STREET  
**MARBLEHEAD**

PROPERTY OF  
**CAROLINE HOBERT & MICHAEL O'NEIL**  
SCALE 1" = 20' DECEMBER 15, 2025  
**NORTH SHORE SURVEY CORPORATION**

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

14 BROWN ST. - SALEM, MA  
(978) 744-4800 # 5752



# 45 HUMPHREY STREET MARBLEHEAD, MA

**ADOPTED CODES:**

ZONING: TOWN OF MARBLEHEAD ZONING BYLAWS

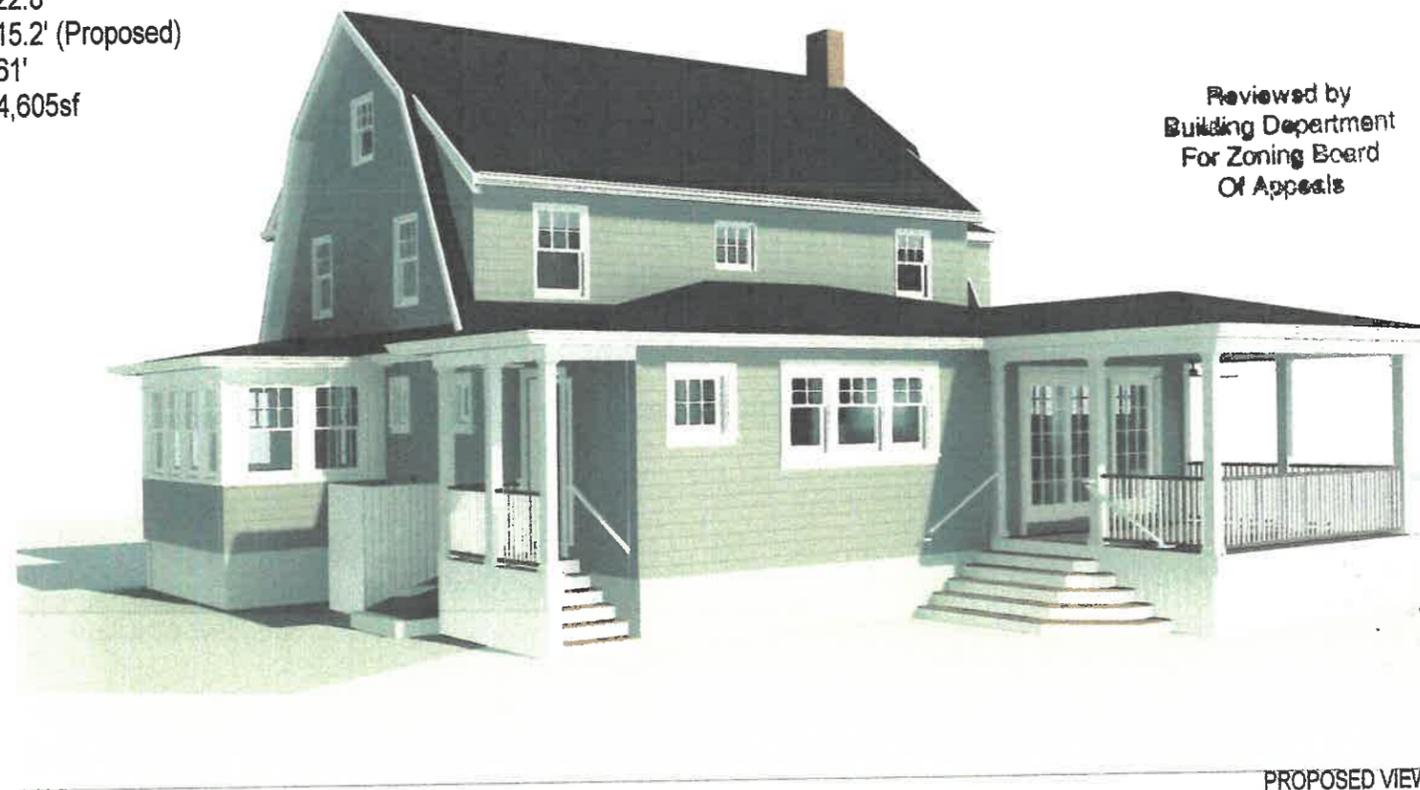
BUILDING: MA 780 CMR 10TH EDITION RESIDENTIAL VOLUME &  
MASSACHUSETTS AMENDMENTS  
INTERNATIONAL RESIDENTIAL CODE 2021

**ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN 'SINGLE RESIDENCE' DISTRICT**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000sf	11,325sf	11,325sf
MIN. LOT FRONTAGE	100'	80'	80'
OPEN AREA RATIO	1	2.7	2.2
MAX. BUILDING HEIGHT	35'	29.1'	29.5'
MIN. FRONT YARD SETBACK	20'	22.8'	22.8'
MIN. SIDE YARD SETBACK	15'	10'	15.2' (Proposed)
MIN. REAR YARD SETBACK	15'	86.3'	61'
GROSS FLOOR AREA	-	3,536sf	4,605sf



EXISTING VIEW



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Building Department  
For Zoning Board  
Of Appeals

PROPOSED VIEW



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Marblehead, MA 01945  
617.480.4419  
SusanKoelleArchitect.com



**45 Humphrey**  
Marblehead, MA

Drawing Title:

Cover

Scale:

Drawn By:

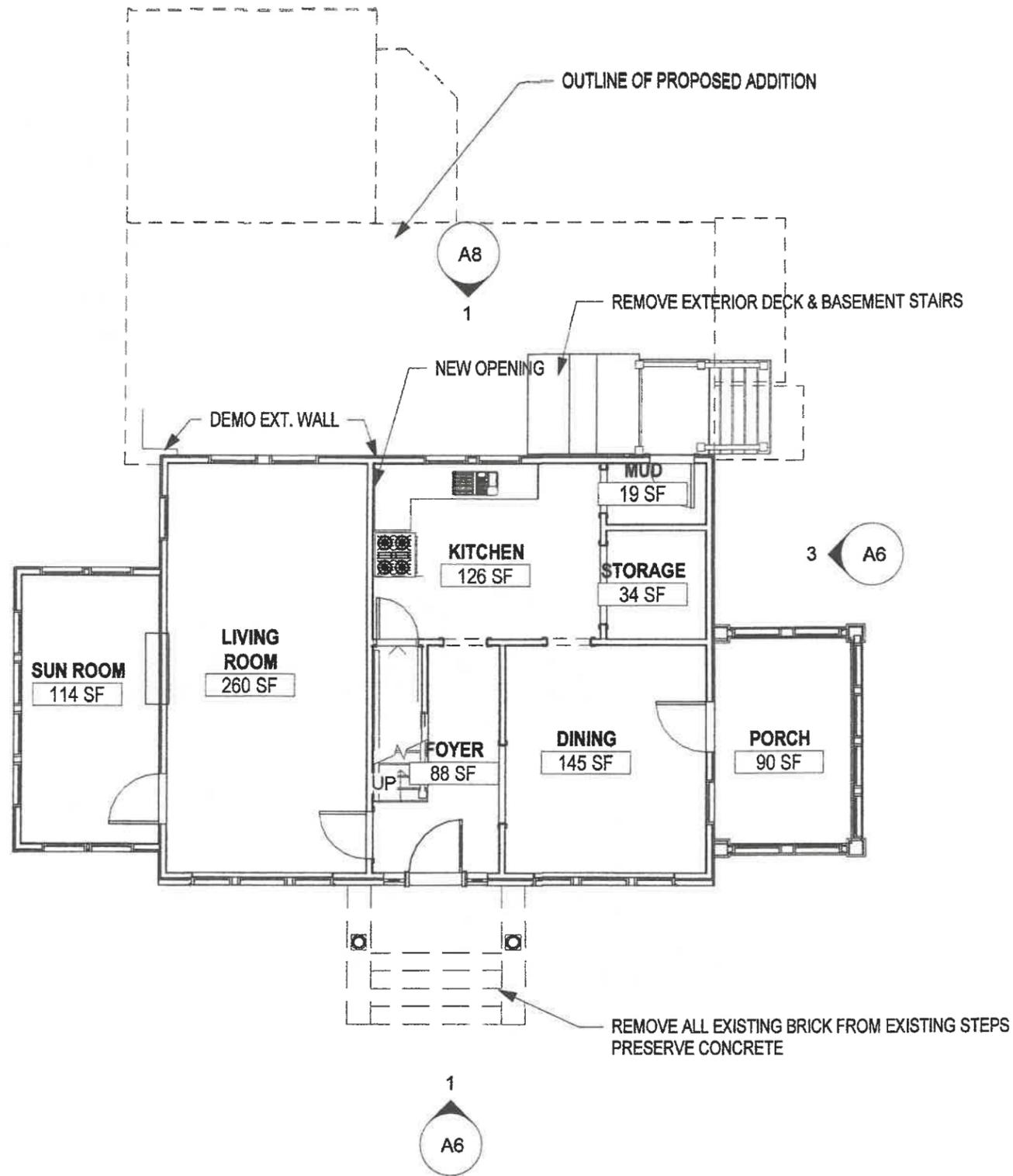
SYK

Date:

01/05/2025

Drawing #:

**A1**



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 Of Appeals

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 Marblehead, MA 01945  
 617.480.4419  
 SusanKoelleArchitect.com



# 45 Humphrey

Marblehead, MA

Drawing Title:  
 Existing First  
 Floor Plan

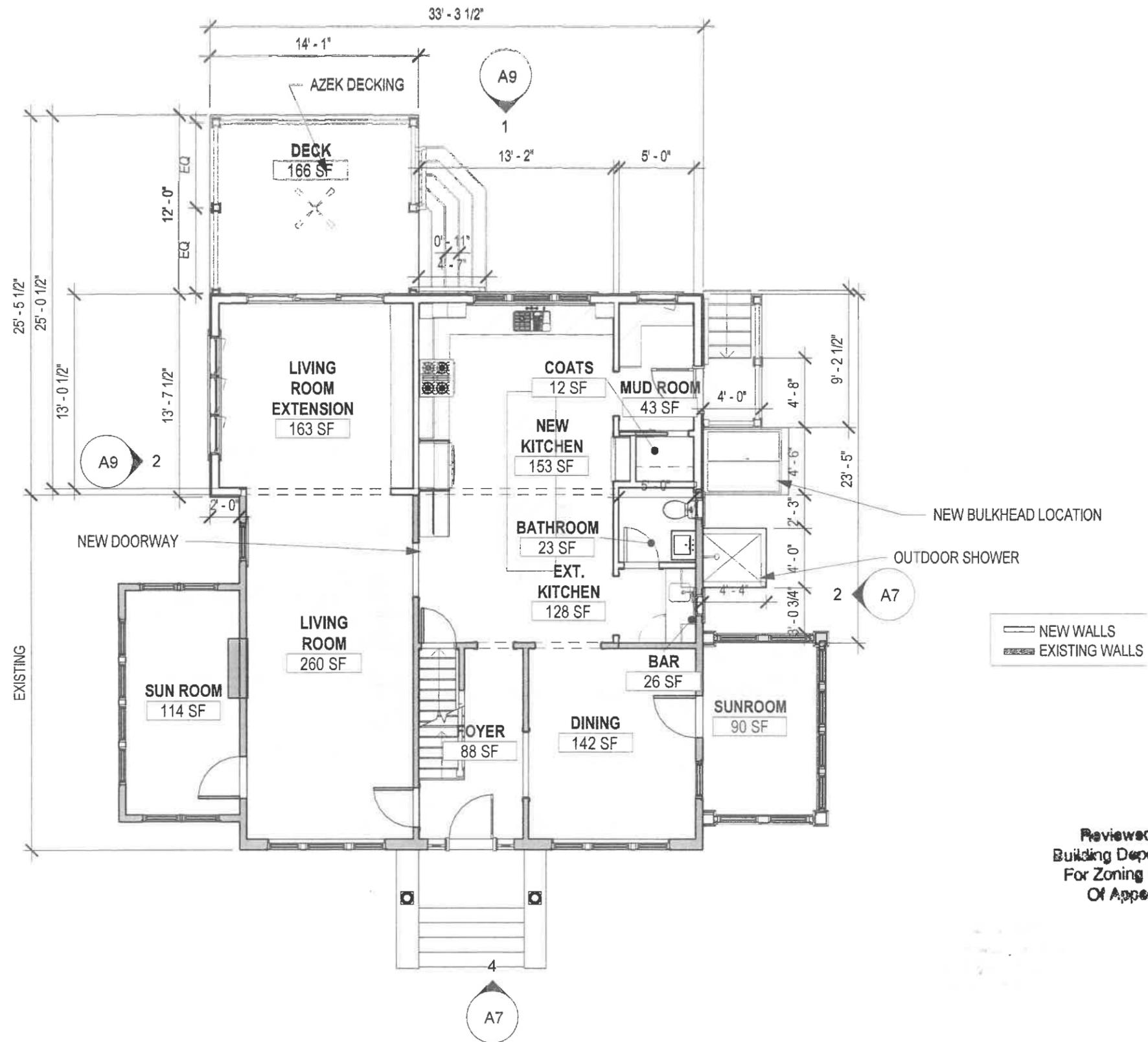
Scale:  
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Drawn By:  
 SYK

Date:  
 01/05/2025

Drawing #:

# A2



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 For Zoning Board  
 Of Appeals

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 Marblehead, MA 01945  
 617.480.4419  
 SusanKoelleArchitect.com



# 45 Humphrey

Marblehead, MA

Drawing Title:  
 Proposed  
 First Floor  
 Plan

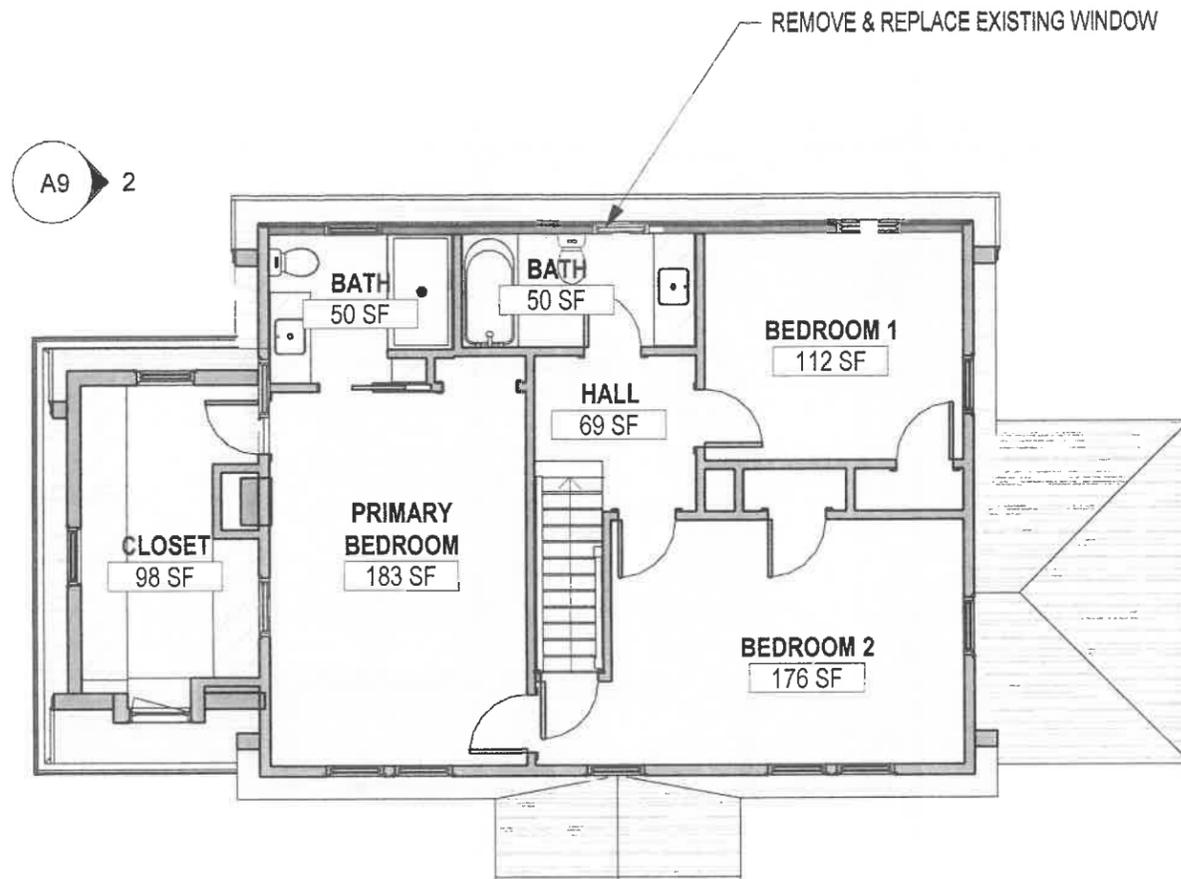
Scale:  
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Drawn By:  
 SYK

Date:  
 01/05/2025

Drawing #:

# A3



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 Building Department  
 For Zoning Board  
 Of Appeals

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 Marblehead, MA 01945  
 617.480.4419  
 SusanKoelleArchitect.com



**45 Humphrey**  
 Marblehead, MA

Drawing Title:  
 Existing  
 Second Floor  
 Plan

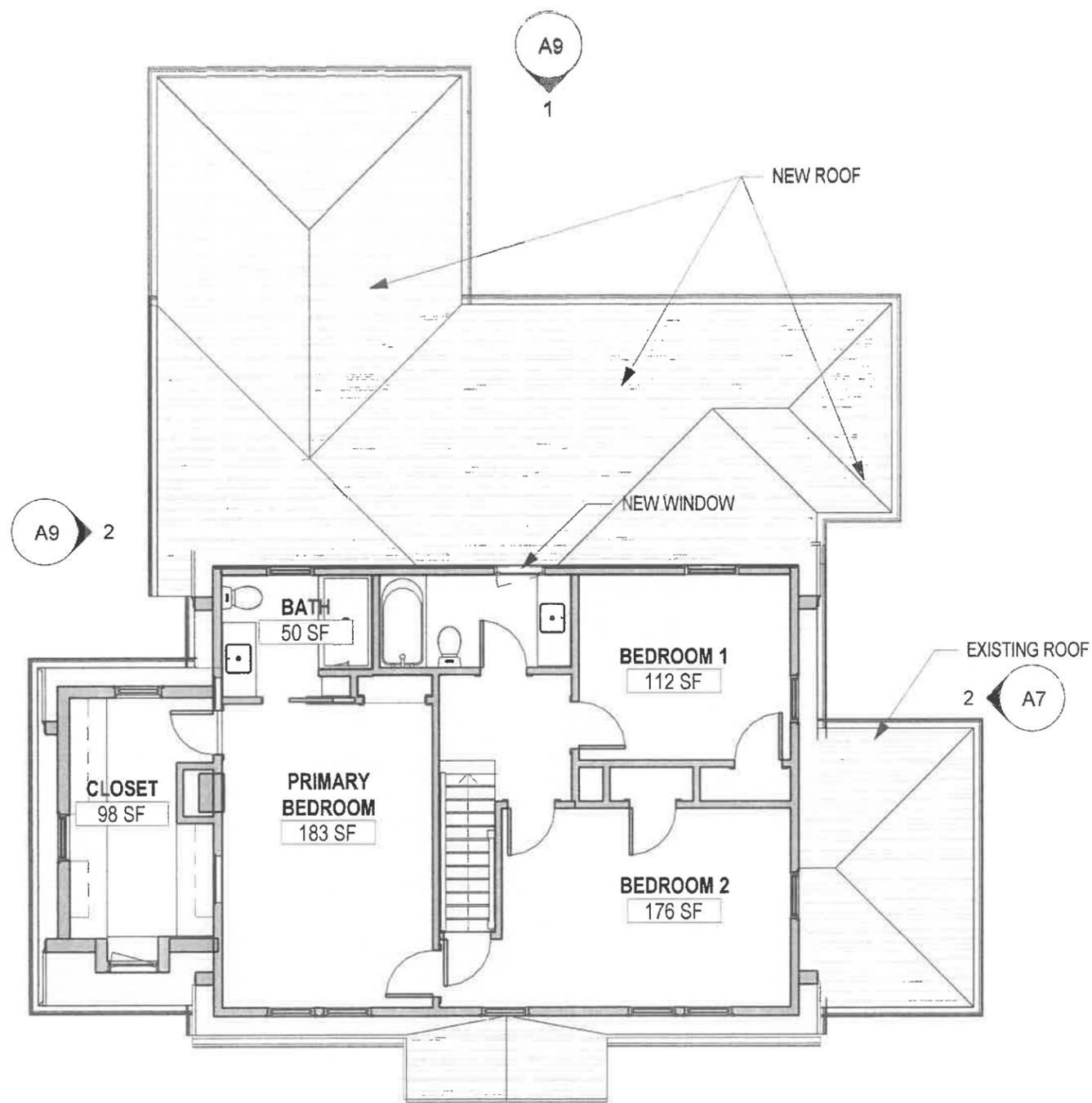
Scale:  
 1/8" = 1'-0"

Drawn By:  
 Author

Date:  
 01/13/26

Drawing #:

**A3.1**



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Of Appeals

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Marblehead, MA

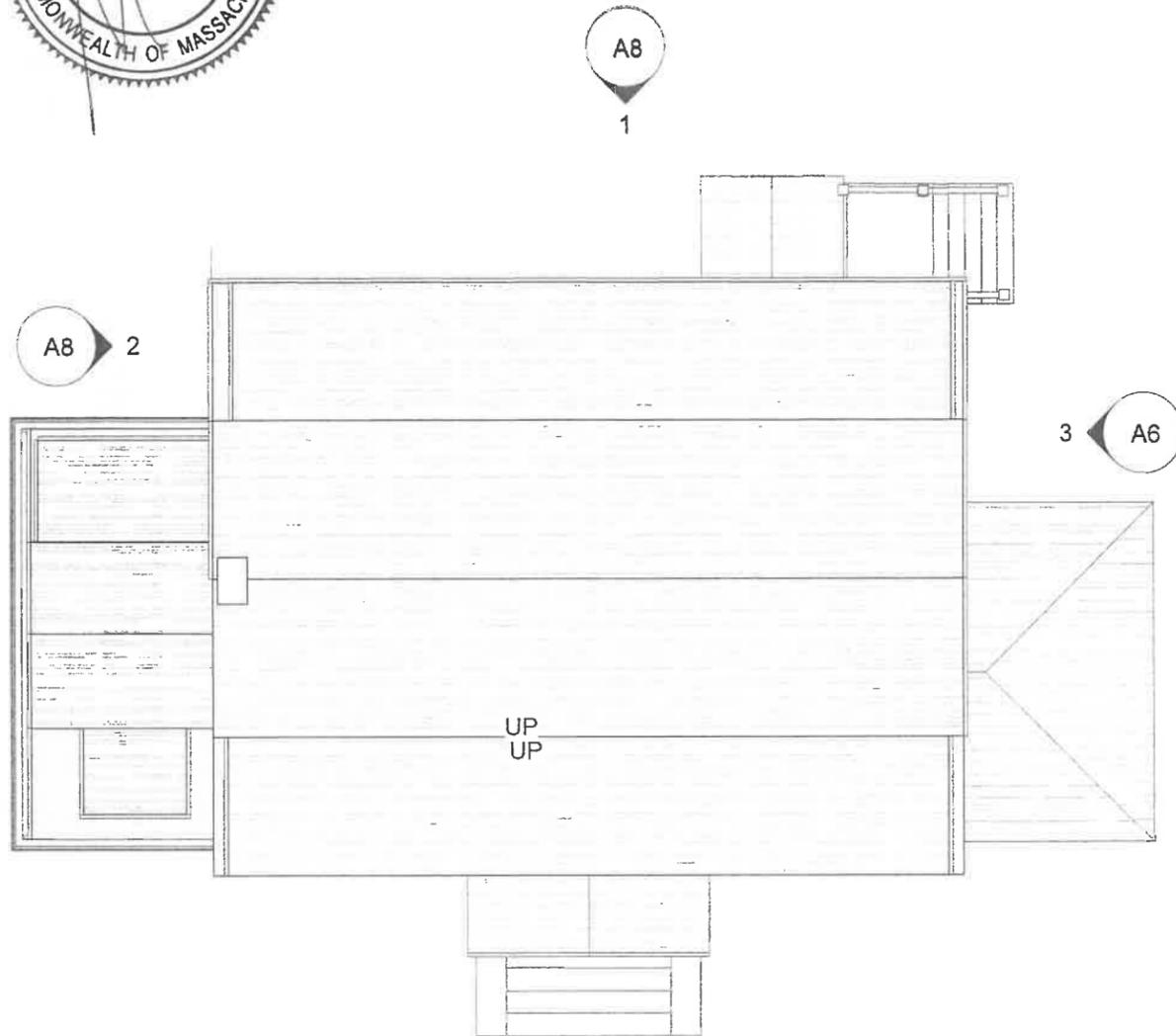
Drawing Title:  
Proposed  
Second Floor  
Plan

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

Drawn By:  
Author

Date:  
01/13/26

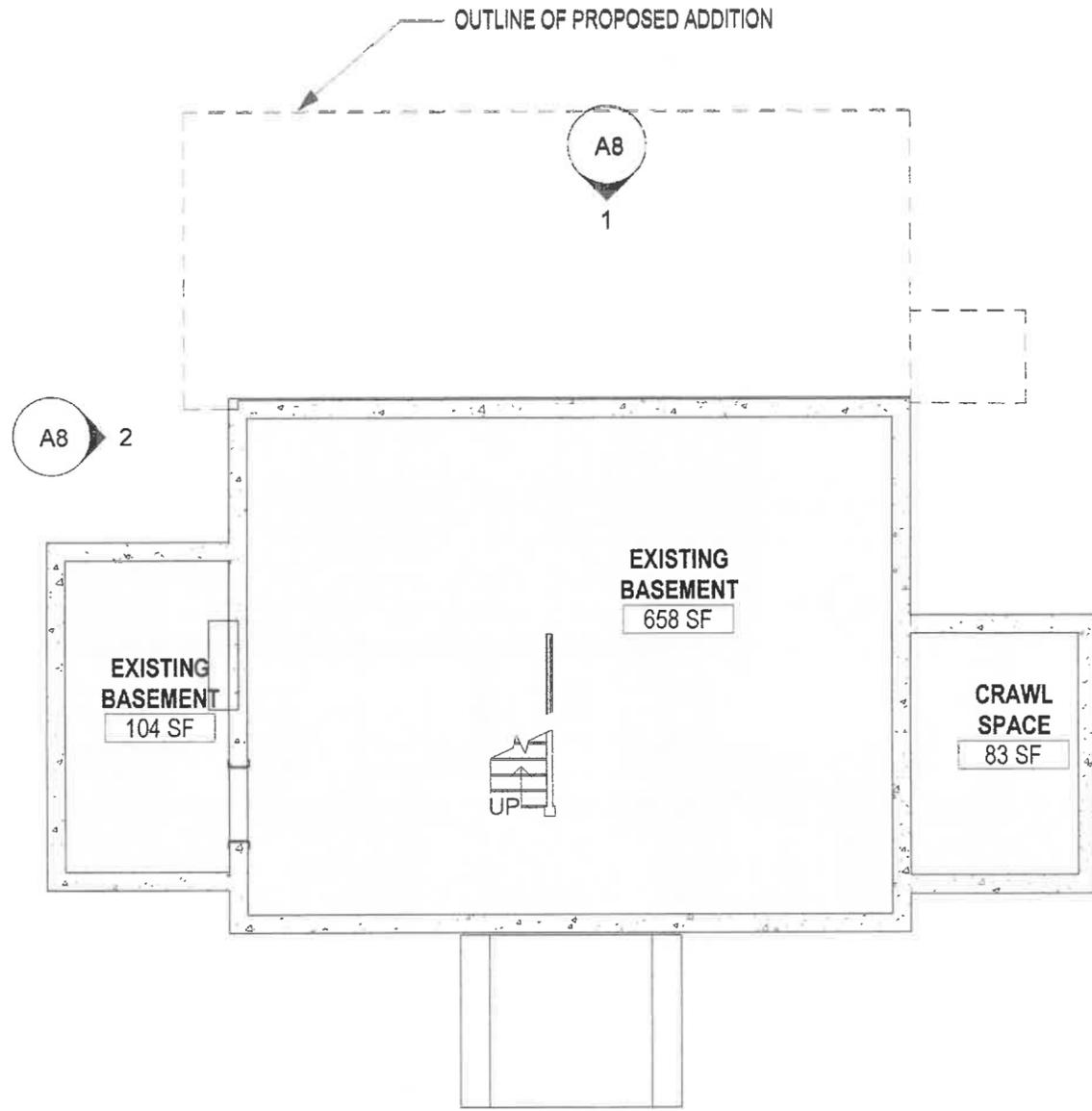
Drawing #:  
**A3.2**



1 Roof - Existing  
1/8" = 1'-0"



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Of Appeals



2 Basement - Existing  
1/8" = 1'-0"



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45 Humphrey

Marblehead, MA

Drawing Title:  
Existing Roof  
& Basement  
Plans

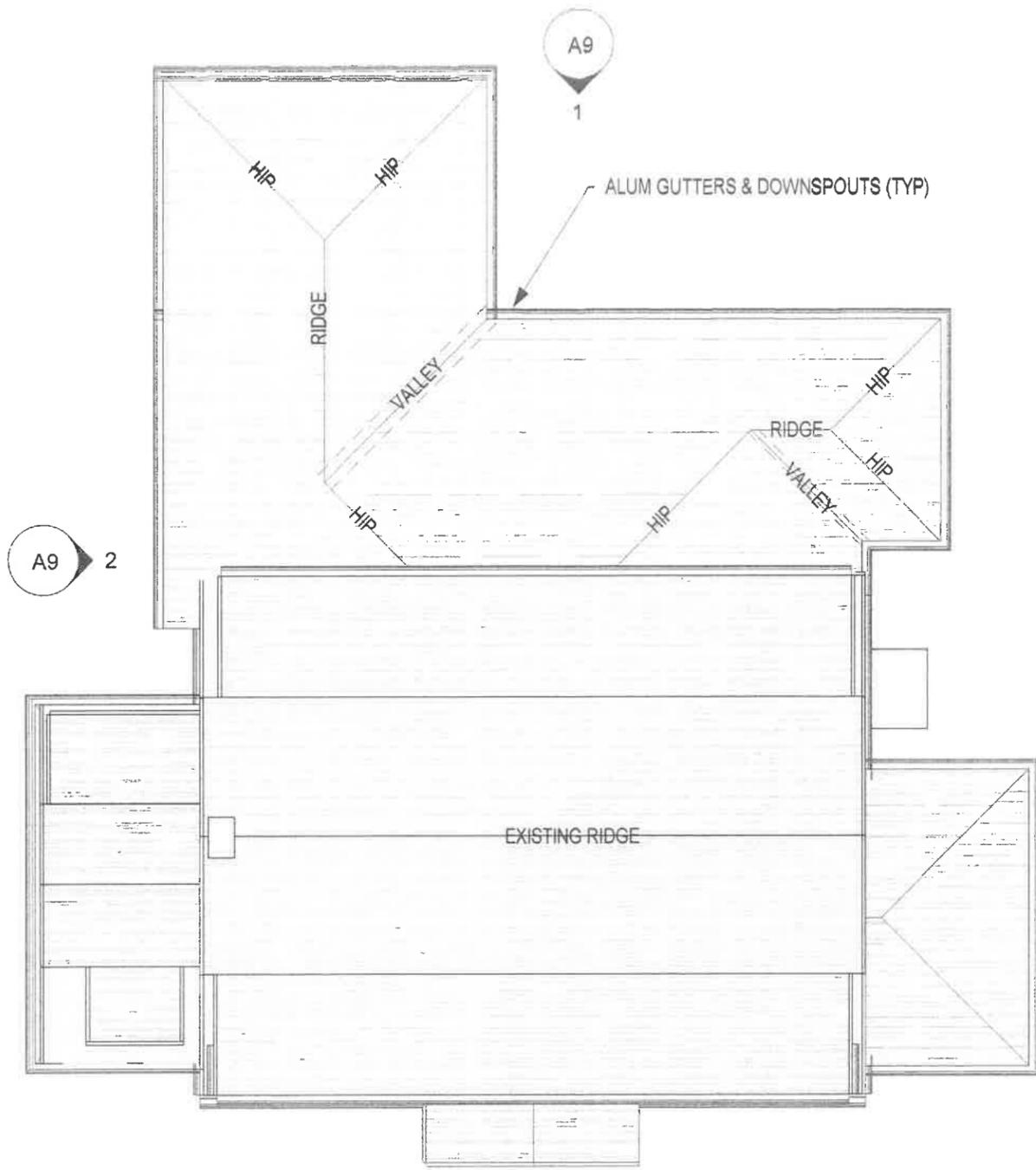
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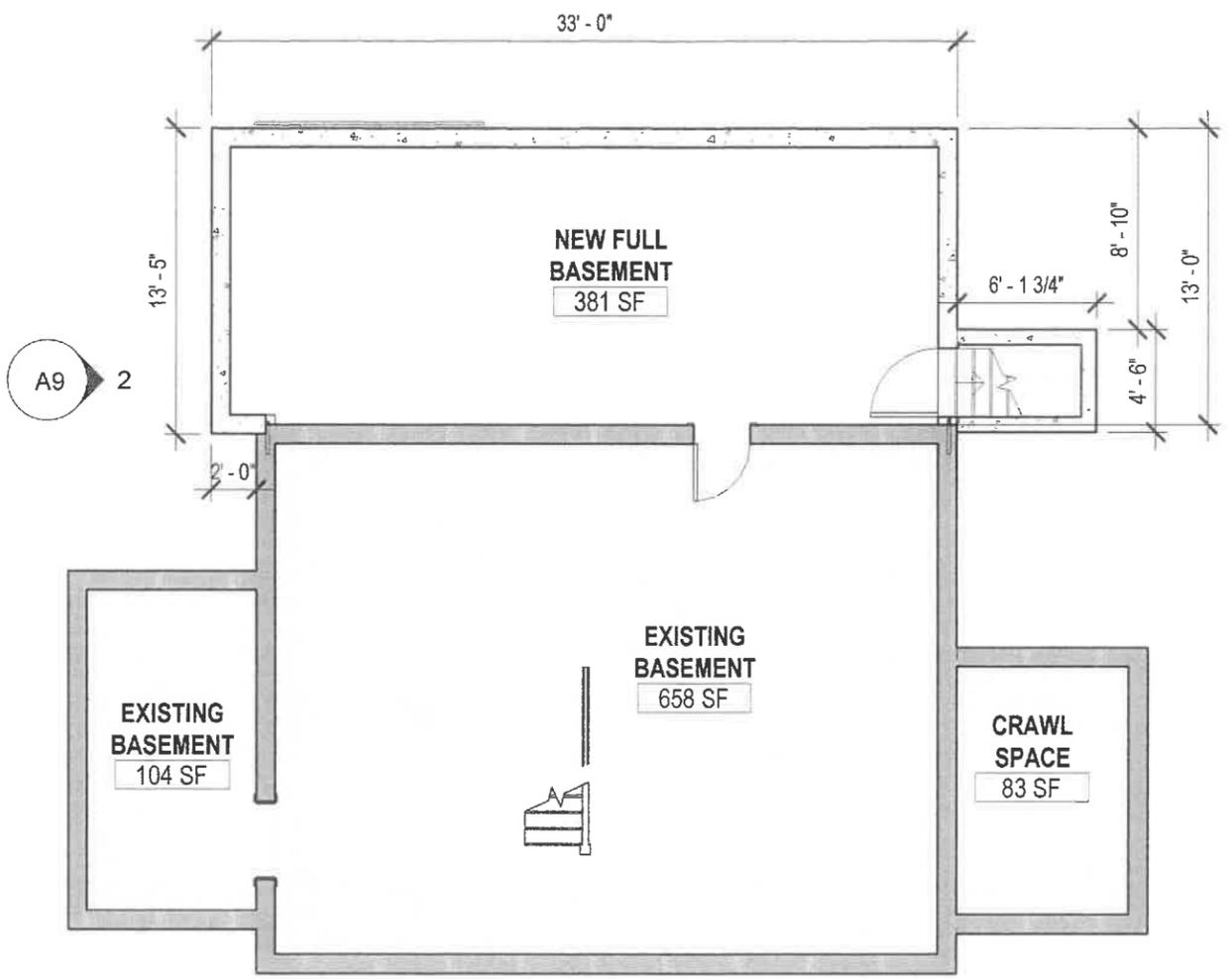
Date:  
01/05/2025

Drawing #:

**A4**



2 PROPOSED ROOF PLAN  
1/8" = 1'-0"



1 Proposed Basement Plan  
1/8" = 1'-0"

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For Zoning Board  
Of Appeals

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Marblehead, MA 01945  
617.480.4419  
SusanKoelleArchitect.com



45 Humphrey

Marblehead, MA

Drawing Title:  
Proposed  
Basement &  
Roof Plan

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

Drawn By:  
SYK

Date:  
01/05/2025

Drawing #:

A5



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



3 Existing East Elevation  
1/8" = 1'-0"



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617.480.4419  
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# 45 Humphrey

Marblehead, MA

Drawing Title:  
Existing Elevations

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

Drawn By:  
SYK

Date:  
01/05/2025

Drawing #:

# A6



4 Proposed South Elevation  
1/8" = 1'-0"

PATCH, REPAIR & PAINT EXISTING PORCH  
NEW STONE FACING & BLUESTONE TREADS AND WALL CAP



2 Proposed East Elevation  
1/8" = 1'-0"

BULKHEAD



Susan Koelle Architect LLC  
49 Bennett Road  
Marblehead, MA 01945  
617.480.4419  
SusanKoelleArchitect.com



45 Humphrey  
Marblehead, MA

Drawing Title:  
Proposed Elevations

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

Drawn By:  
SYK

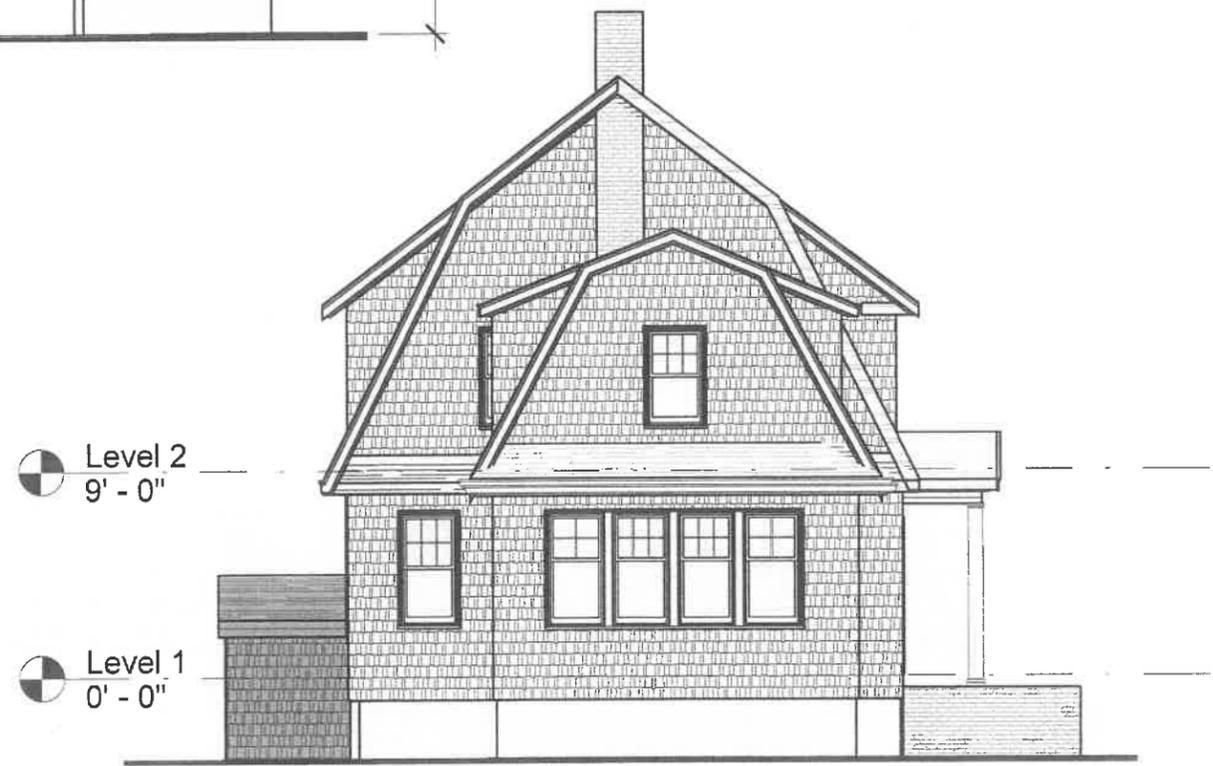
Date:  
01/05/2025

Drawing #:

**A7**



1 Existing Back Elevation  
1/8" = 1'-0"



2 Existing West Elevation  
1/8" = 1'-0"

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For Zoning Board  
Of Appeals



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Marblehead, MA

Drawing Title:  
Existing Elevations

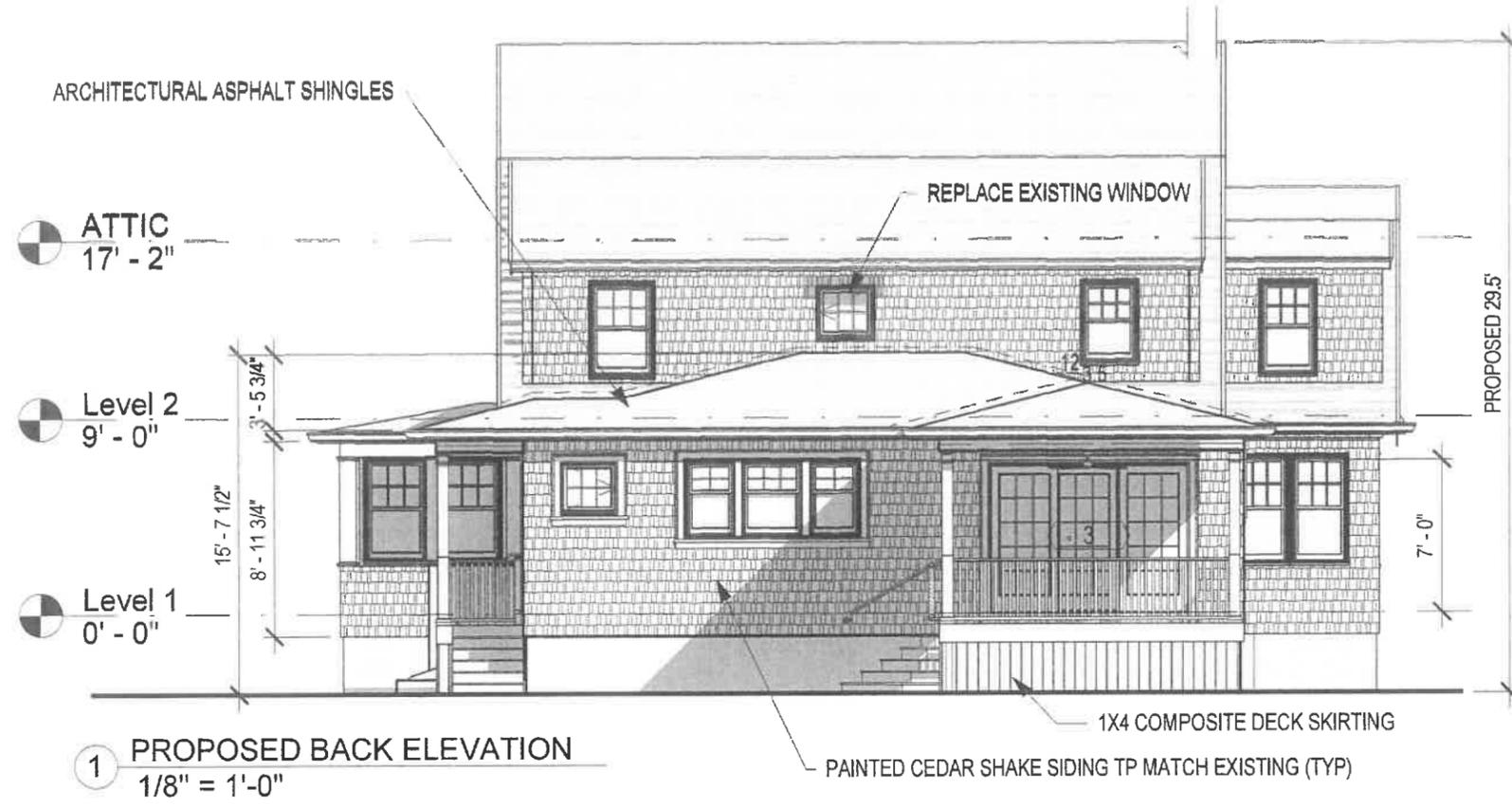
Scale:  
1/8" = 1'-0"

Drawn By:  
SYK

Date:  
01/05/2025

Drawing #:

**A8**



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Building Department  
For Zoning Board  
Of Appeals

Susan Koelle Architect LLC  
49 Bennett Road  
Marblehead, MA 01945  
617.480.4419  
SusanKoelleArchitect.com



# 45 Humphrey

Marblehead, MA

Drawing Title:  
Proposed  
Elevations

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

Drawn By:  
SYK

Date:  
01/05/2025

Drawing #:

# A9

