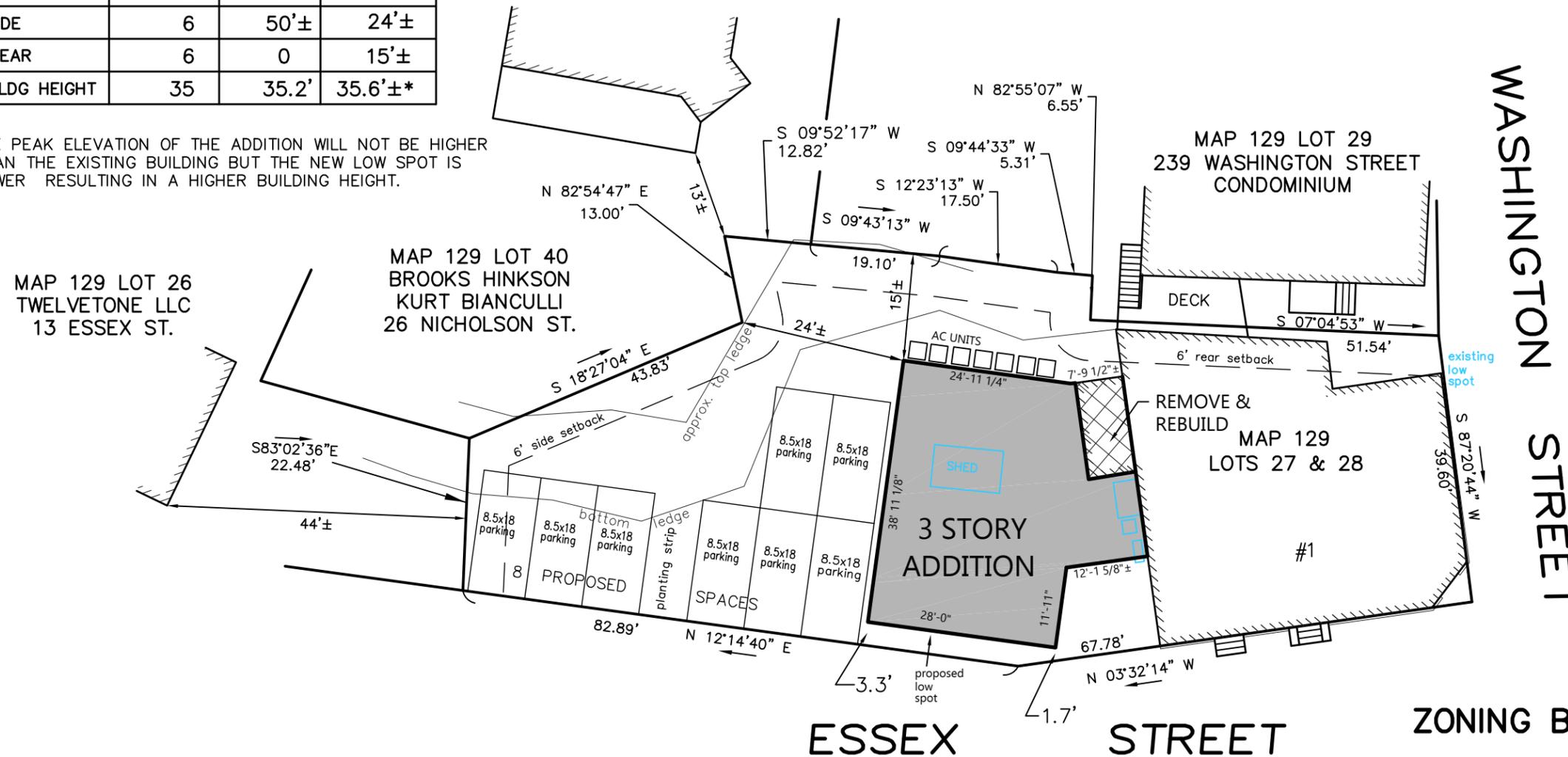


ZONING DISTRICT - B1

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000/4,000	6,800±	6,800±
FRONTAGE	35	190.27'	190.27'
FRONT	N	0	1.7'
SIDE	6	50'±	24'±
REAR	6	0	15'±
BLDG HEIGHT	35	35.2'	35.6'±*

*THE PEAK ELEVATION OF THE ADDITION WILL NOT BE HIGHER THAN THE EXISTING BUILDING BUT THE NEW LOW SPOT IS LOWER RESULTING IN A HIGHER BUILDING HEIGHT.



MAP 129 LOT 26
TWELVETONE LLC
13 ESSEX ST.

MAP 129 LOT 40
BROOKS HINKSON
KURT BIANCULLI
26 NICHOLSON ST.

MAP 129 LOT 29
239 WASHINGTON STREET
CONDOMINIUM

REMOVE &
REBUILD
MAP 129
LOTS 27 & 28

3 STORY
ADDITION

ZONING BOARD OF APPEALS PLAN
1-3 ESSEX STREET
MARBLEHEAD

PROPERTY OF
RUTHY, LLC

SCALE 1"= 20' JULY 28, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

REVISED 1/14/26 TO SHOW ADDITIONAL PARKING

NOTE:
DETAILS IN BLUE
TO BE REMOVED

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.



Gail L. Smith