62 ROCKAWAY AVE.
MARBLEHEAD, MA

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Building Department
For Zoning Board
Of Appeals

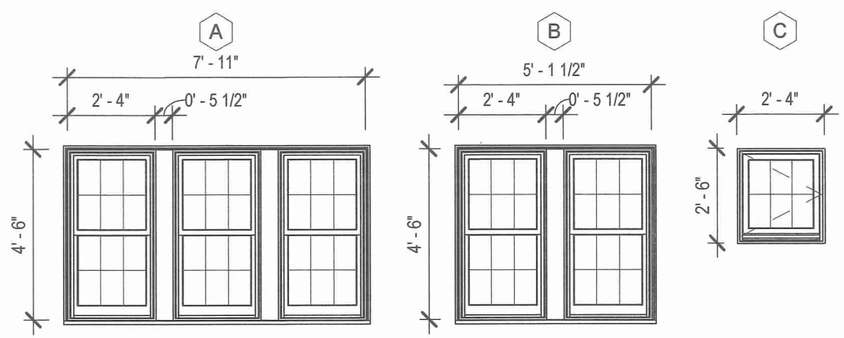
ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN 'SINGLE RESIDENCE' DISTRICT

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	10,000sf	6,367sf	6,367sf
MIN. LOT FRONTAGE	100'	52.5+80.01	52.5+80.01
MAX. BUILDING HEIGHT	35'	28.5' +/-	28.5' +/-
MIN. FRONT YARD SETBACK	20'	19.1'	11'
MIN. SIDE YARD SETBACK	15'	8.4'	8.4'
MIN. REAR YARD SETBACK	15'	9.2'	9.2'
MIN OPEN AREA RATIO	1	1.24	1.13

ADOPTED CODES:

ZONING: MARBLEHEAD ZONING BY-LAWS

BUILDING: MA 780 CMR 9TH EDITION RESIDENTIAL VOLUME &
MASSACHUSETTS AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2015



DOUBLE HUNG - 3 UNITS

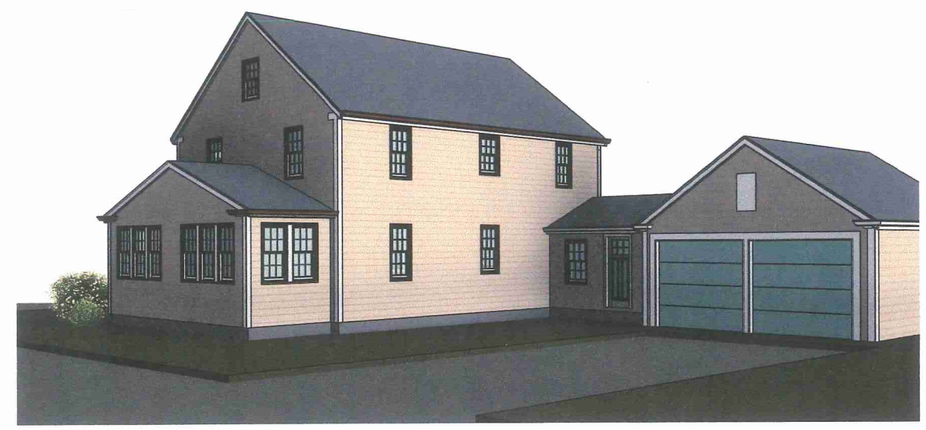
DOUBLE HUNG - 2 UNITS

CASEMENT

ALL INTERIOR & EXTERIOR TRIM PROFILES & STYLE TO MATCH EXISTING TYPICAL
WINDOWS TO BE MARVIN ULTIMATE W/ 5/8" GRILL & SPACER

3 WINDOW TYPES
1/4" = 1'-0"

REGISTERED ARCHITECT
SUSAN KOELLE
No. 50400
MARBLEHEAD, MA
COMMONWEALTH OF MASSACHUSETTS



Susan Koelle Architect LLC
49 Bennett Road
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62 ROCKAWAY AVE.
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No.	Description	Date
1	ISSUED FOR ZBA REVIEW	3/15/21

Cover

Project number	
Date	3/15/21
Drawn by	SK

A000

Scale 1/4" = 1'-0"

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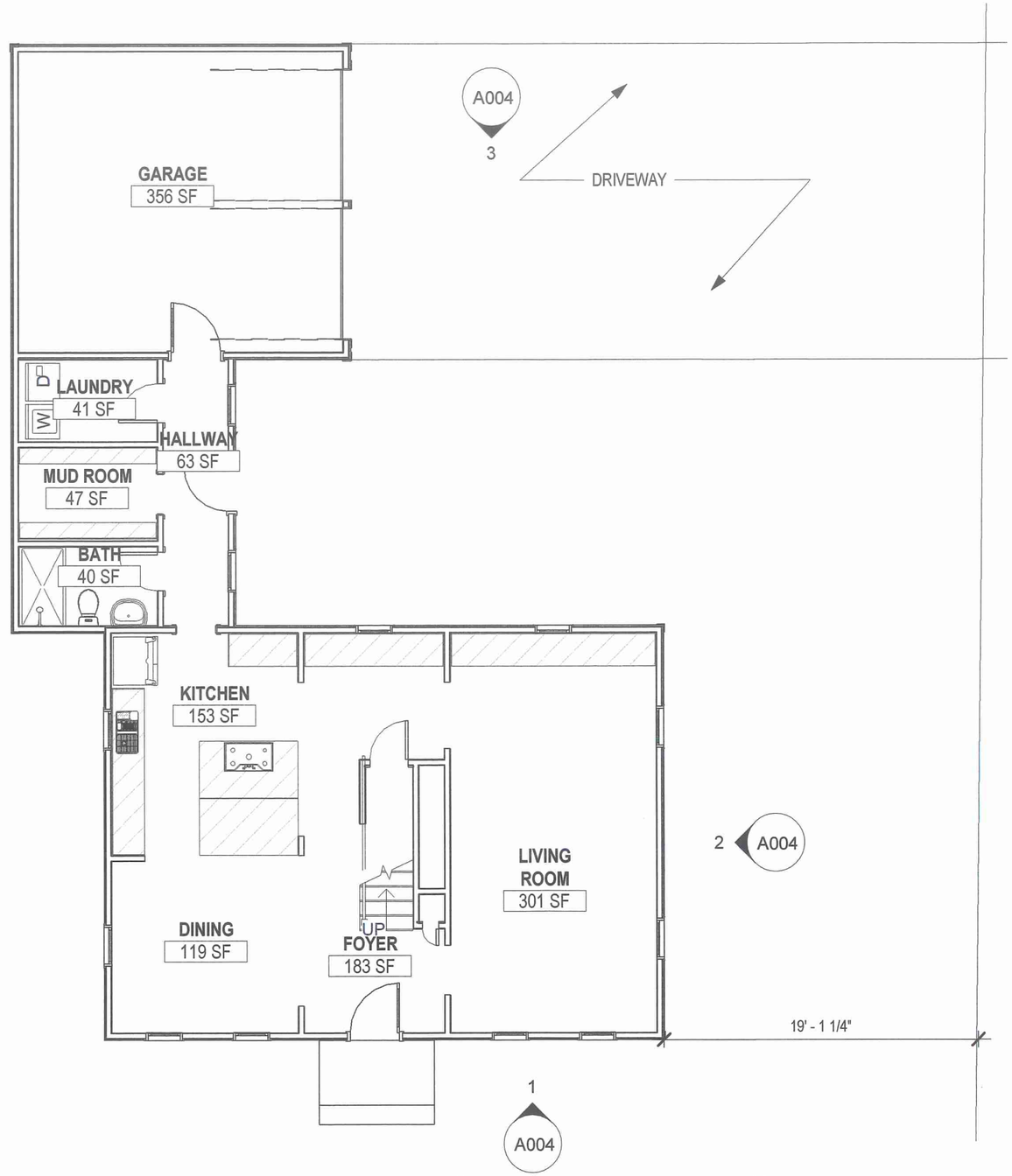

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62 ROCKAWAY AVE.
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No.	Description	Date
1	ISSUED FOR ZBA REVIEW	3/15/21

Existing Plan

Project number	
Date	3/15/21
Drawn by	SK

A003

Scale 1/8" = 1'-0"

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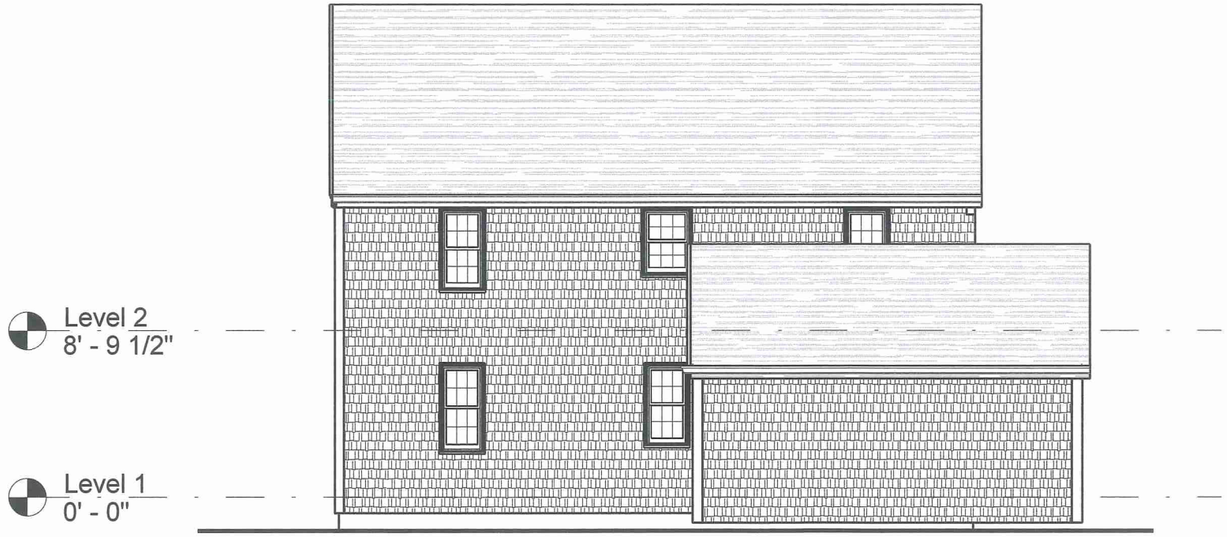
1 EXISTING ROCKAWAY ELEVATION
1/8" = 1'-0"

2 EXISTING ROCK CLIFF ELEVATION
1/8" = 1'-0"



3 EXISTING BACK ELEVATION
1/8" = 1'-0"

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Existing Elevations

Project number	
Date	3/15/21
Drawn by	SK

A004

Scale 1/8" = 1'-0"

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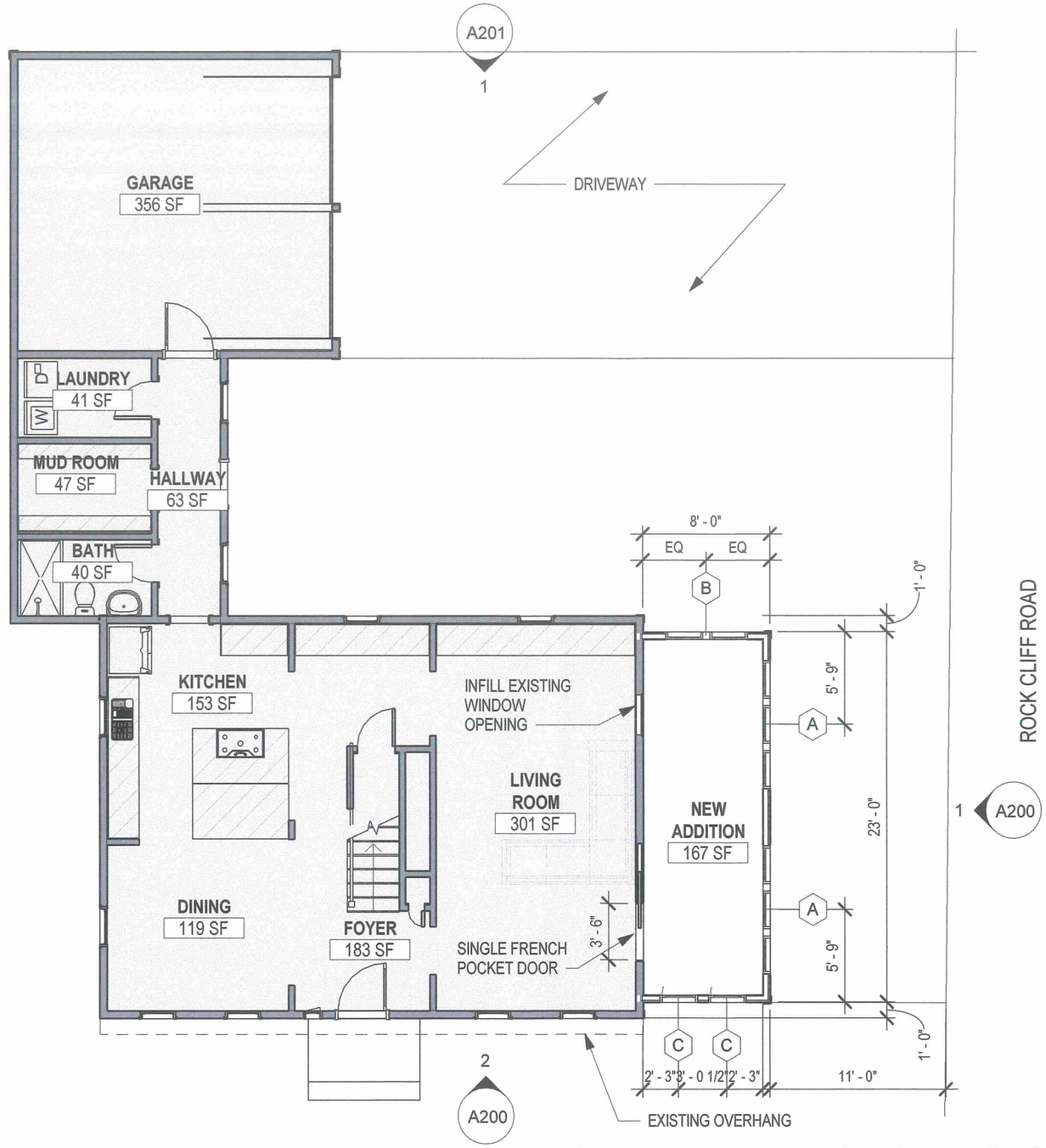

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No.	Description	Date
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Proposed Plan

Project number	
Date	3/15/21
Drawn by	SK
	Scale 1/8" = 1'-0"

A100

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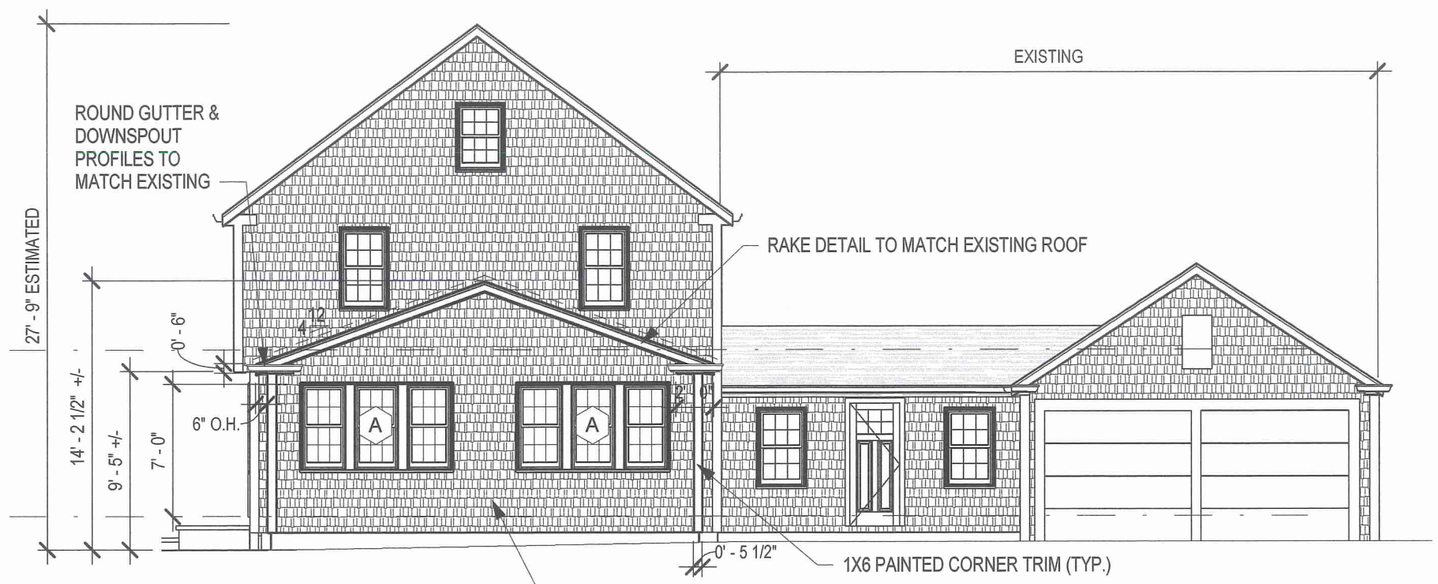
2 ROCKAWAY ELEVATION
1/8" = 1'-0"



1 ROCK CLIFF ELEVATION
1/8" = 1'-0"

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Proposed Elevations

Project number	
Date	3/15/21
Drawn by	SK

A200

Scale 1/8" = 1'-0"

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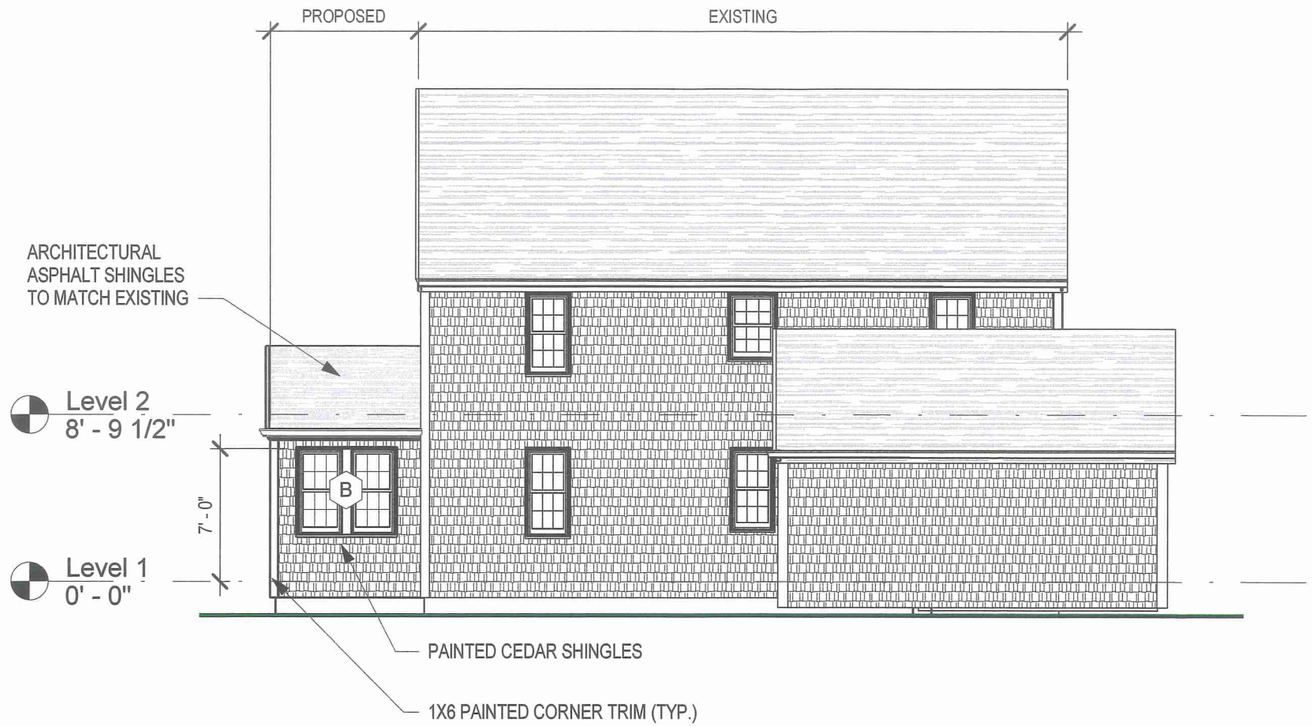

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Proposed Elevation

Project number	
Date	3/15/21
Drawn by	SK

A201

Scale 1/8" = 1'-0"