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RECEIVED

AUG 17 2017

August 17, 2017

By Hand

Newburyport Planning Dept.

Ed Ramsdel, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Special Permit for Use and Special Permit for Non-conformities;
10 Ashland Street, Newburyport, MA (the "Property"), Assessor's Map: 68 Lot 156
Revised Information

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Chris Horan, the Buyer of 10 Ashland Street (the "Petitioner"), relative to the Petitioner's request to convert the existing single-family home to a two-family use, and modify a pre-existing non-conforming structure. As a result of revfinement of the resource area lines on site and discussions with a couple of the neighbors, a couple of changes have occurred to the Plans. In light of the delay, the Petitioner thought it was important to provide these changes in advance of next week's hearing.

A. I have attached a new set of architectural drawings with the following changes:
1. Sheet A01 shows a revised deck off of Unit 2 changing the size to 6' x 15'.
2. The elevations were then modified to reflect this change. Sheets A03 and A04 reflect the change in the size and construction of the deck.

B. I have attached a revise site plan showing the shifting of the driveway on the Ashland Street side of the house from the easterly end to the westerly end. I have also included an email from the DPS Director indicating that a curb cut in either location would be acceptable to the City.

Should you require anything further, please let me know.

Respectfully submitted,
Chris Horan
By His Attorney

Lisa L. Mead

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

project:

10 ASHLAND STREET

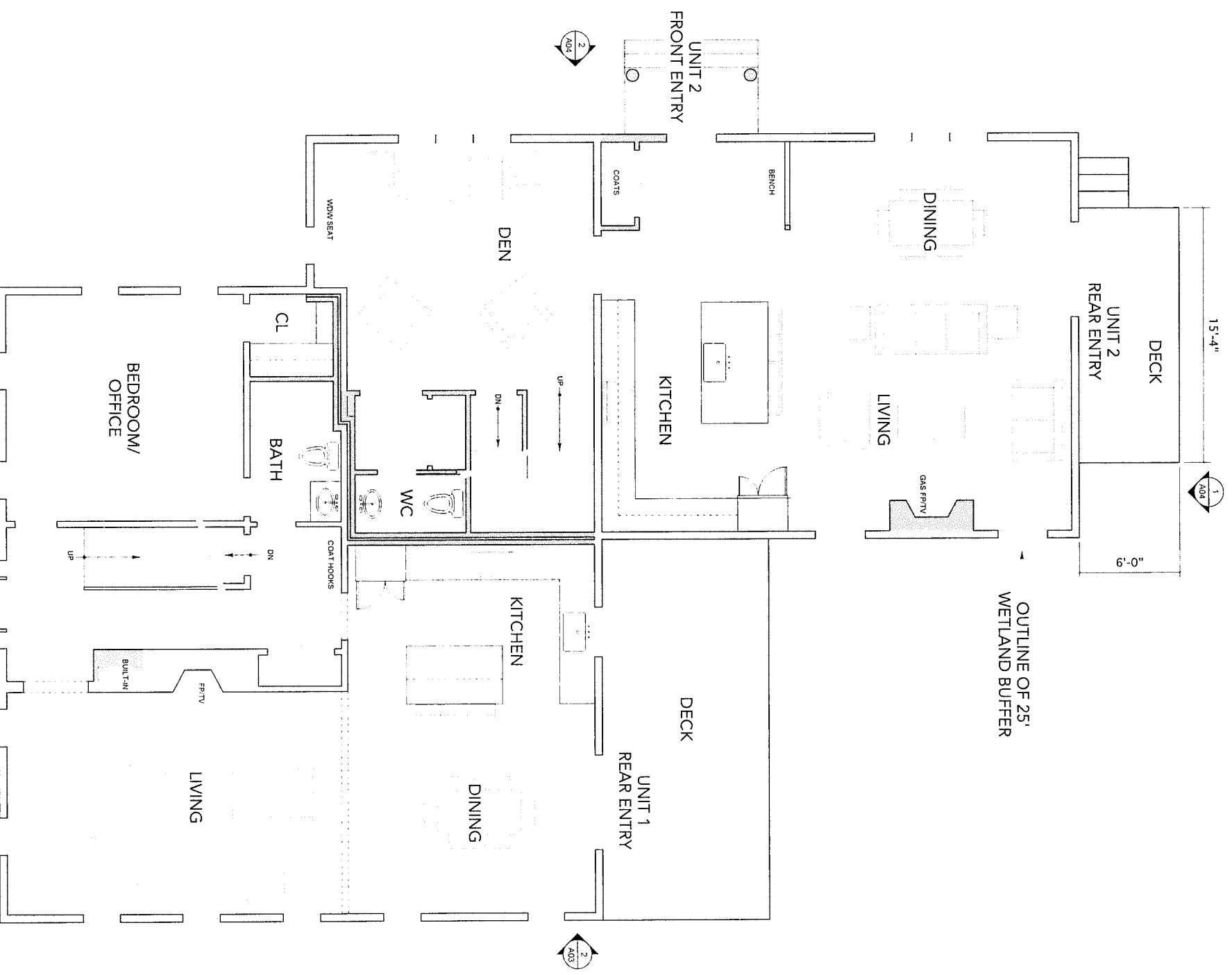
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

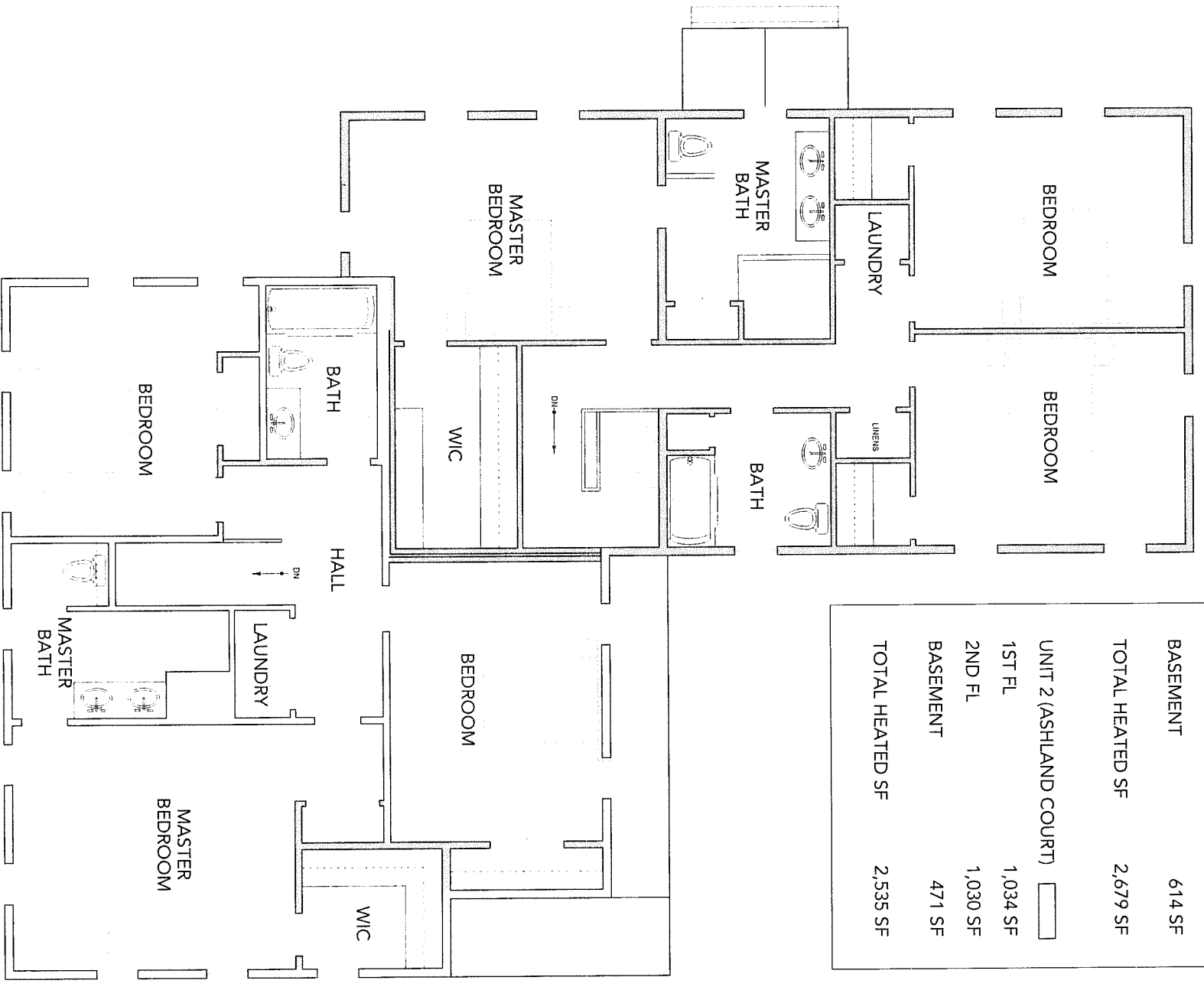
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
www.grafarch.com

PROPOSED SF CALCULATIONS	
UNIT 1 (ASHLAND ST)	1,085 SF
1ST FL	980 SF
2ND FL	614 SF
BASEMENT	614 SF
TOTAL HEATED SF	2,679 SF
UNIT 2 (ASHLAND COURT)	
1ST FL	1,034 SF
2ND FL	1,030 SF
BASEMENT	471 SF
TOTAL HEATED SF	2,535 SF



1 First Floor Plan - PROPOSED

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



2 Second Floor Plan - PROPOSED

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

title:

PROPOSED First + Second Floor Plans

SCALE: 1/8" = 1'-0"
15 august 2017

A01

Project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

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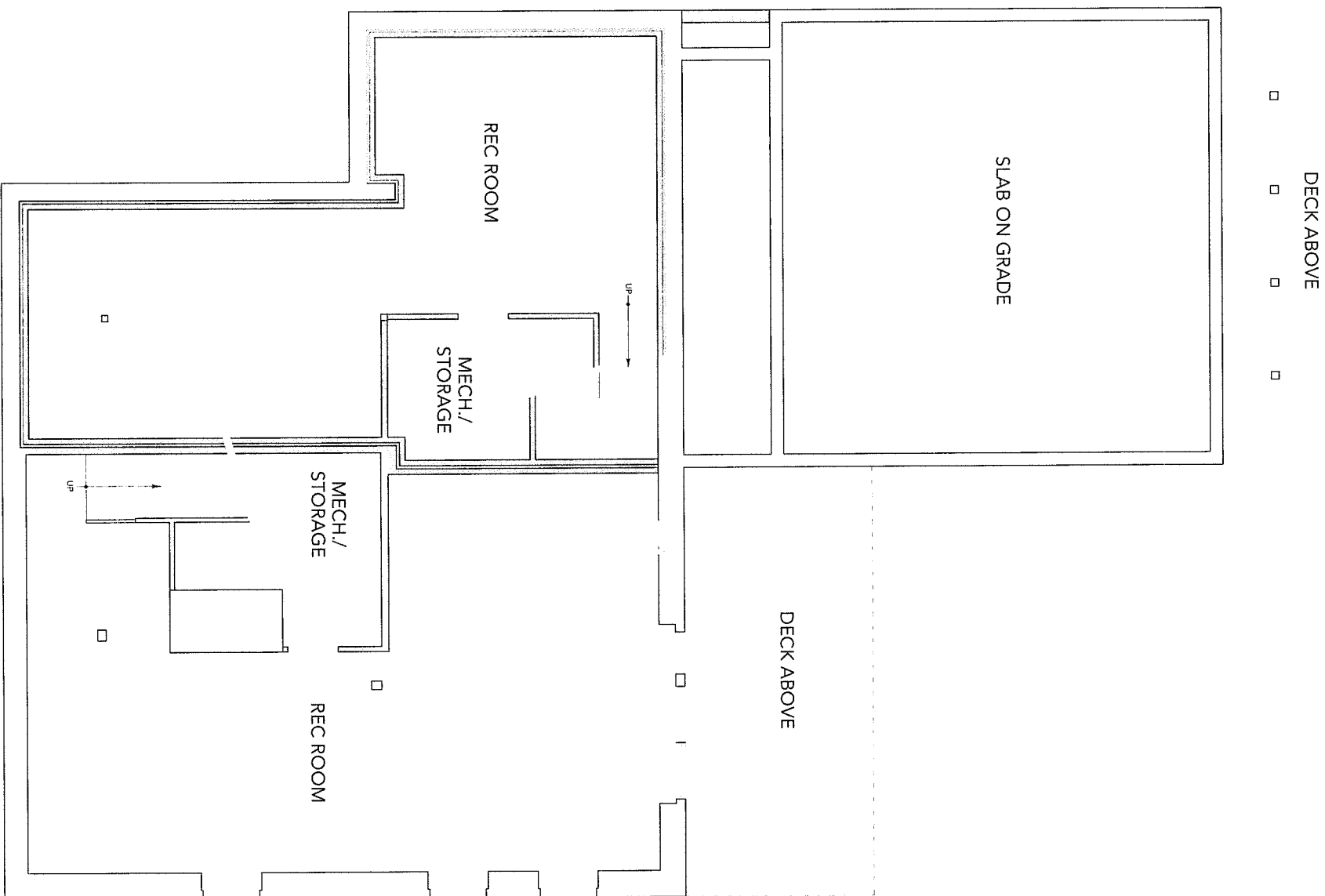
Title:

PROPOSED Basement Floor Plan

SCALE: 1/8" = 1'-0"
15 august 2017

A02

PROPOSED SF CALCULATIONS	
UNIT 1 (ASHLAND ST)	1,085 SF
1ST FL	980 SF
2ND FL	614 SF
TOTAL HEATED SF	2,679 SF
UNIT 2 (ASHLAND COURT)	1,034 SF
1ST FL	1,030 SF
2ND FL	471 SF
TOTAL HEATED SF	2,535 SF



1 Basement Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

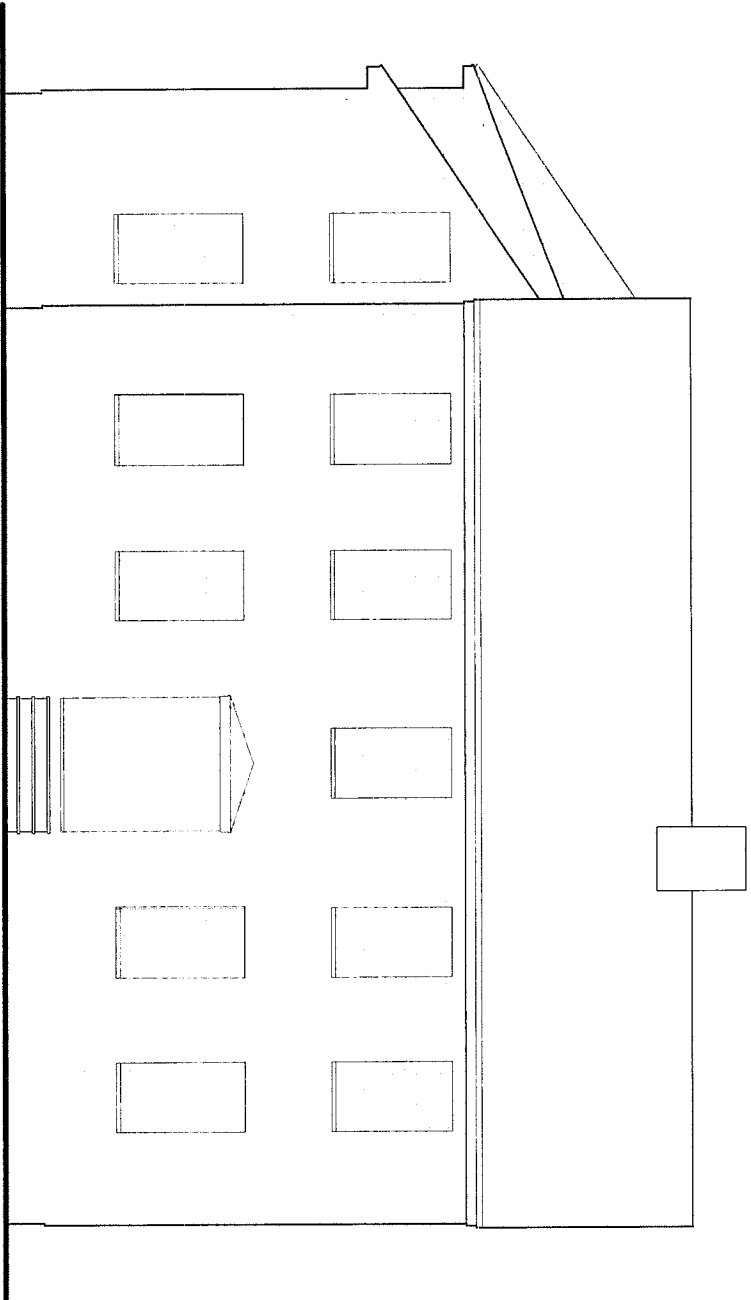
Project:

10 ASHLAND STREET

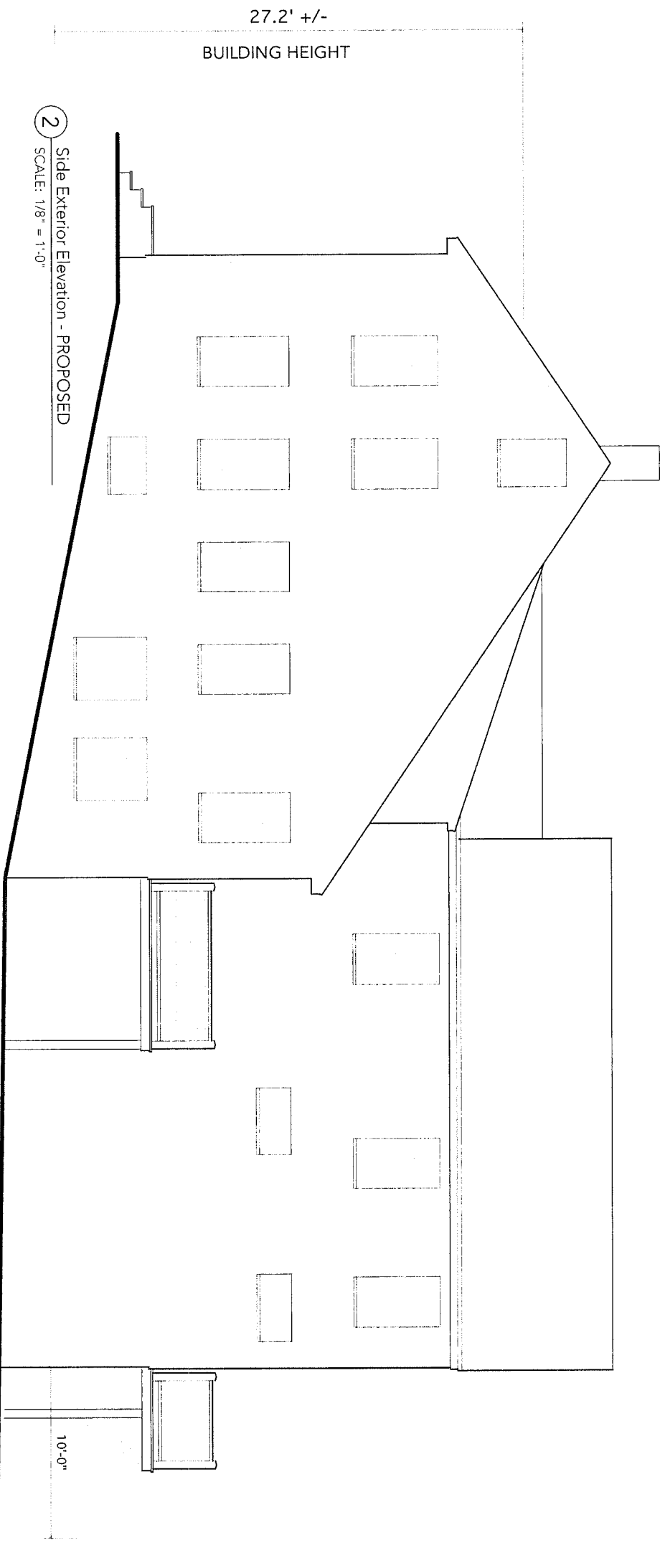
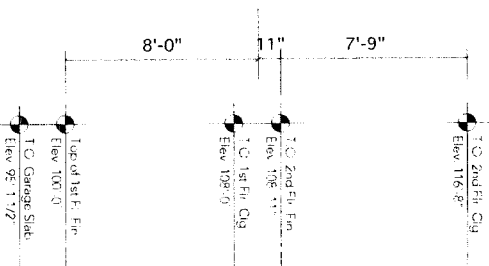
Newburyport, MA
01950

architect:

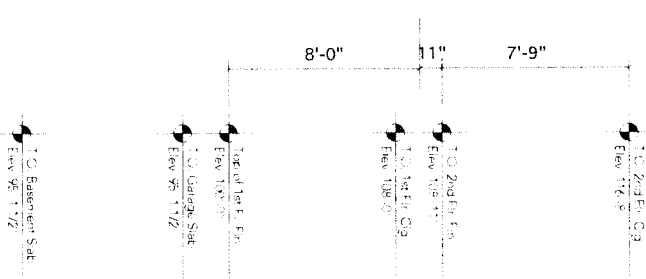
GRAF ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
www.grafinc.com



1 Front Exterior Elevation - ASHLAND STREET
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



title:
PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"
15 august 2017

A03

project:

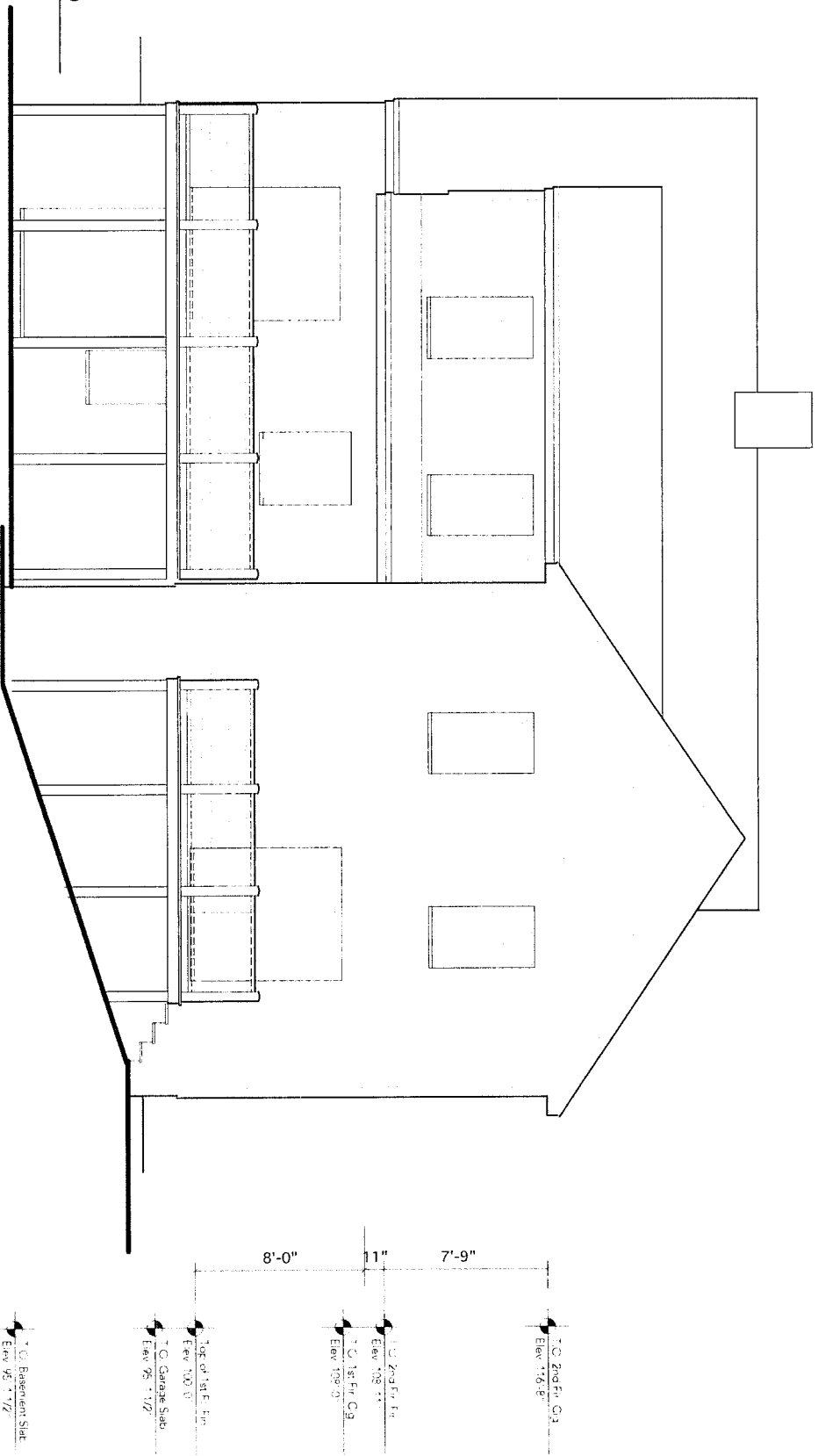
10 ASHLAND STREET

Newburyport, MA
01950

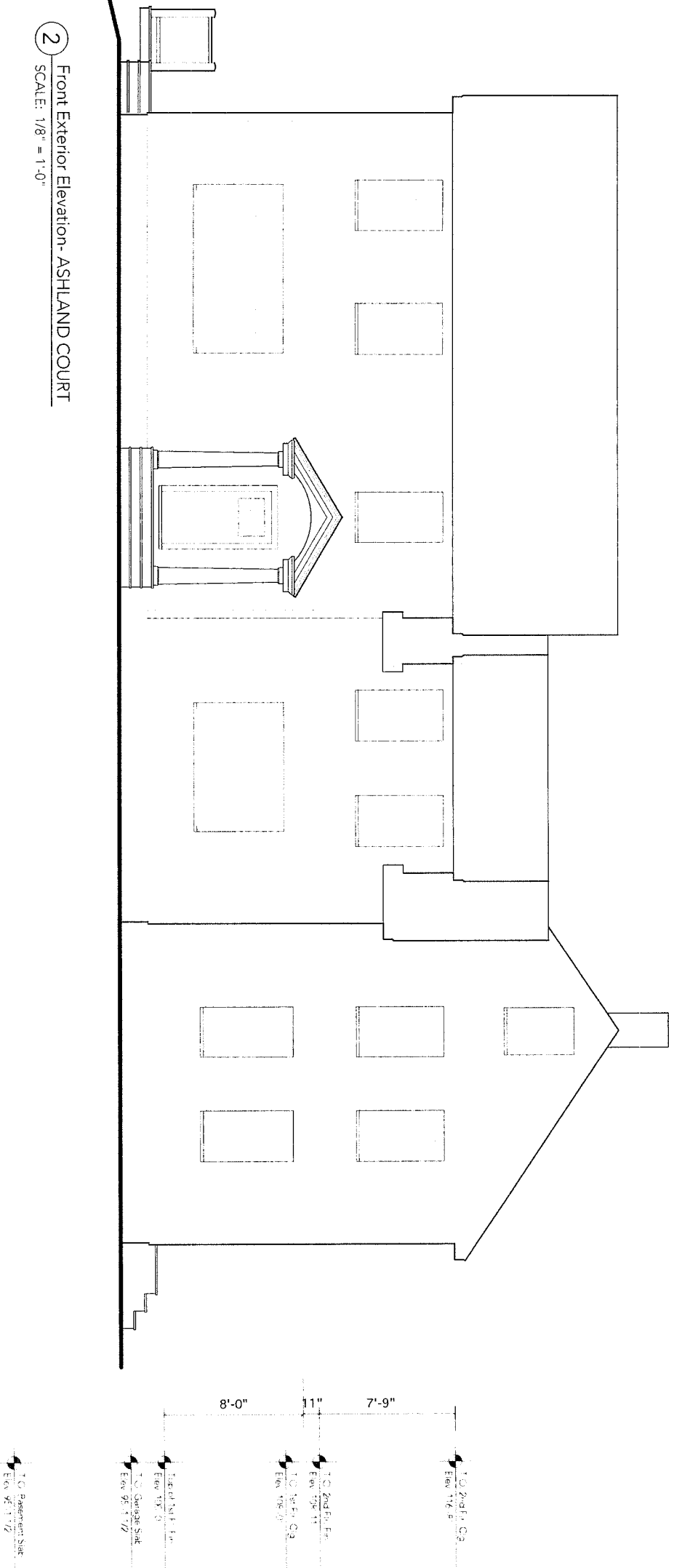
architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
www.grafarch.com

1 Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



2 Front Exterior Elevation- ASHLAND COURT
SCALE: 1/8" = 1'-0"



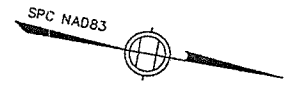
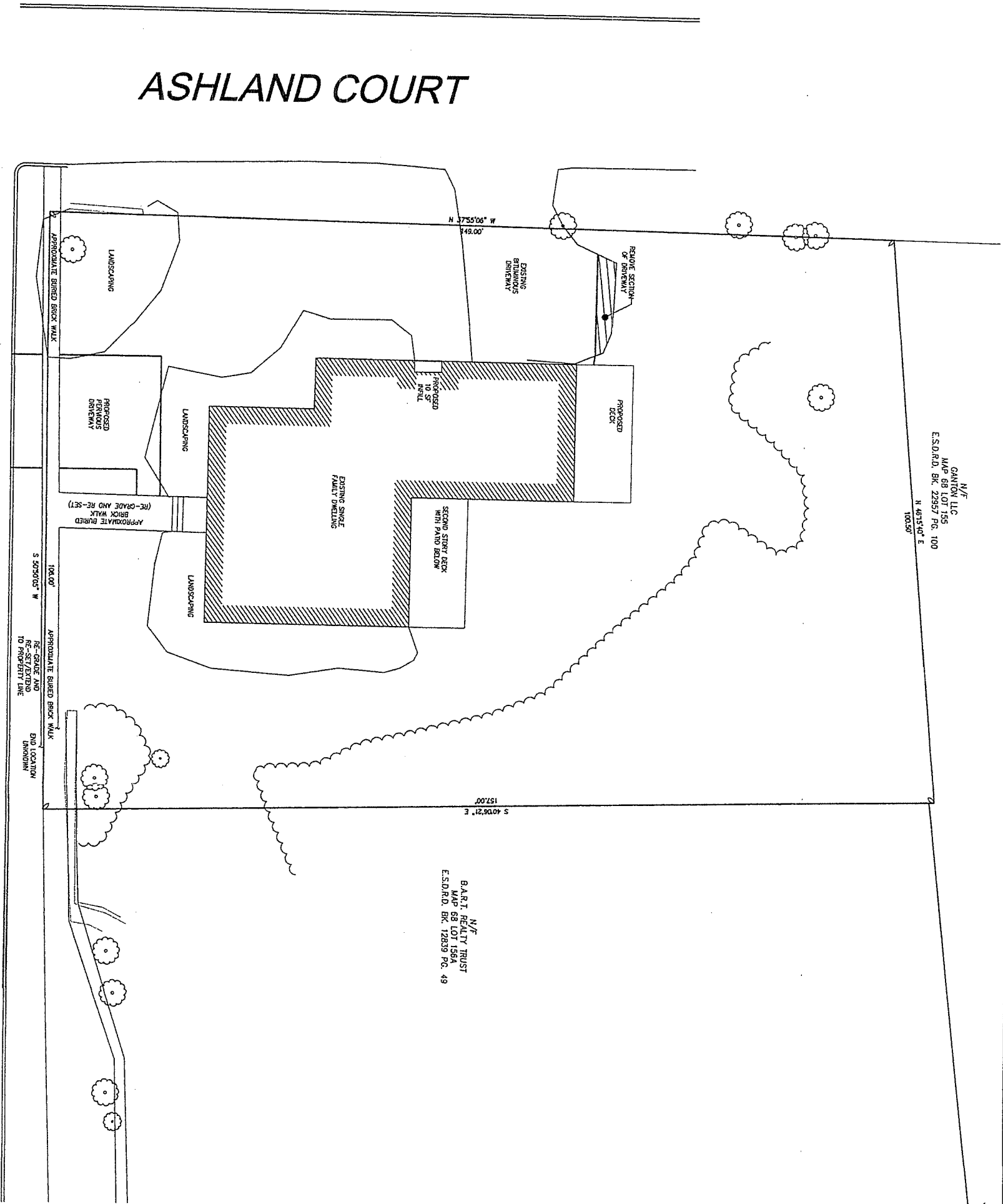
title:
PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"
15 august 2017

A04

N/E
GANTON, LLC
MAP 68 LOT 156
E.S.D.R.D. BK. 22957 PG. 100
N 48°15'40" E
100.50'

N/E
B.A.R.T. REALTY TRUST
MAP 68 LOT 156A
E.S.D.R.D. BK. 12839 PG. 49



ZONING
RESIDENTIAL (R-2)

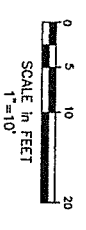
REQUIRED (USE 101) SINGLE FAMILY	EXISTING	PROPOSED (USE 102) 2-FAMILY	PROPOSED
MINIMUM LOT SIZE	15,768 SF	15,000 SF	15,768 SF
MINIMUM FRONTAGE	90 FT	248.50 FT	248.50 FT
MINIMUM FRONT SETBACK	25 FT	24.1 FT	25 FT
MINIMUM SIDE SETBACK (R)	25 FT*	28.0 FT	28.0 FT
MINIMUM SIDE SETBACK (L)	16 FT	57.2 FT	57.2 FT
MINIMUM REAR SETBACK	25 FT	32.0 FT	32.0 FT
MAX LOT COVERAGE	25%	14.12%	25%
MAX BUILDING HEIGHT	35 FT	27.5 FT	14.1%
MINIMUM OPEN SPACE	40%	82.2%	40%

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE SHOWN HEREON IS NOT INTENDED TO BE A DETERMINATIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LOCAL OFFICIALS PRIOR TO RELIANCE UPON THE SAME.
* FRONT SETBACK IS REQUIRED AS A FRONT YARD ZONING ORDINANCE.

NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JUNE 23, 2017.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PLS. EVERETT J. CHANDLER, P.L.S. REG. REGISTRATION NO. 41793
DATE 8/27/17

LOCUS TITLE INFORMATION
10 ASHLAND STREET
OWNER: MADELINE INSALACO
DEED REFERENCE: BOOK 12876 PAGE 464
ASSESSORS: MAP 68 PARCEL 156



ASHLAND STREET

ASHLAND COURT

Winter GEC, LLC

34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8828

SCALE: 1" = 10'

HORIZ: N.A.
VERT: N.A.

NO.	DATE	BY	DESCRIPTION
1	8/7/17	EJC	UPDATED DRIVEWAYS / CORRECTED SCALE NOTATION REVISIONS

FIELD:	I.P.L.
CALCS:	I.P.L.
CHECKED:	EJC
APPROVED:	EJC

ZONING BOARD OF APPEALS
PLAN
10 ASHLAND STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
BALMORAL DEVELOPMENT, LLC

PROJECT NO.
2017-10ASHLAND
DATE: JUNE 30, 2017
SHEET NO.

Lisa Mead

From: Anthony Furnari <AFurnari@CityofNewburyport.com>
Sent: Tuesday, August 8, 2017 11:33 AM
To: Lisa Mead
Cc: Wayne Amaral
Subject: RE: 10 Ashland St

No problem Lisa!

The two proposed areas for curb cuts that we discussed on the plan you showed me for 10 Ashland Street this morning are ok. When the owner decides to do the work, they will need to pull a permit here at the DPS and hire a city licensed contractor to perform the work. We can supply the list if they need one.

Regards,
Tony

From: Lisa Mead [mailto:lisa@mtclawyers.com]
Sent: Tuesday, August 08, 2017 7:35 AM
To: Anthony Furnari
Subject: 10 Ashland St

Tony
Thank you for meeting me on site today. I appreciate your time.

Lisa

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