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September 5, 2017

By Hand

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

RECEIVED
AUG 31 2017
Newburyport Planning Dept
RECEIVED
SEP 05 2017
Newburyport Planning Dept.

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

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter and the opening of the hearing last week. In that connection, the Petitioner along with his consultants reviewed the proposal in response to the comments from the neighbors as well as the Board. As noted at the end of the meeting, there were two main concerns from the Board:

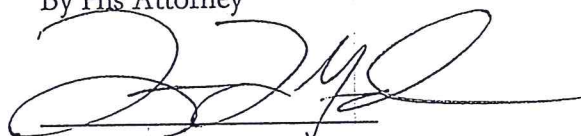
1. The location of the drive in front of the house, as opposed to the side of the structure on Ashland Street.
2. The height of the proposed second floor over the existing garage and its relationship to the existing roof of the unit which faces Ashland Street.

To that end, attached please find a revised elevation, sheets A03 and A04 which shows a reduced pitch and lower ridge on the new second floor over the existing garage. You will see that the differentiation from the existing ridge line of the unit facing Ashland Street is more distinct. The ridge height has been dropped three (3) feet. You will see the change of pitch on sheet A04 from a change in the gable end. Please also note on sheet A04 a new side entry door for 10 Ashland Street given the change of the driveway location.

Second, I am attaching a revision of the site plan which show the driveway located off of the east side of the house and coming out onto Ashland Court. As you can see from the site plan, this repositioning of the driveway is softened with appropriate landscaping which will provide screening for the drive.

We look forward to discussing these proposed modifications with you next week.

Respectfully submitted,
Chris Horan
By His Attorney


Lisa L. Mead

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

Lisa Mead

From: Wayne Amaral <WAmaral@CityofNewburyport.com>
Sent: Tuesday, September 5, 2017 1:33 PM
To: Lisa Mead
Cc: Anthony Furnari
Subject: RE: 10 Ashland Street
Attachments: 10 Ashland-9-5-17-layout.pdf

Lisa,
Tony and I have reviewed the proposed driveway and approve the placement per the attached drawing.

Wayne

From: Lisa Mead [mailto:lisa@mtclawyers.com]
Sent: Tuesday, September 05, 2017 1:08 PM
To: Wayne Amaral; Anthony Furnari
Subject: Fwd: 10 Ashland Street

Wayne

Here is a copy of the plan. Thank you.

Lisa

Get [Outlook for iOS](#)

From: Everett Chandler <echandler@everettchandler.com>
Sent: Tuesday, September 5, 2017 12:36:42 PM
To: Lisa Mead; 'Chris'; 'Aileen Graf'
Subject: 10 Ashland Street

Here is the revised driveway. And added notes.

N/F
GANTON LLC
MAP 68 LOT 155
E.S.D.R.D. BK. 22957 PG. 100
N 46°15'40" E
100.50'



ZONING
RESIDENTIAL
(R-2)

	REQUIRED (USE 101) SINGLE FAMILY	EXISTING	PROPOSED (USE 102) 2-FAMILY	PROPOSED
MINIMUM LOT SIZE:	10,000 SF	15,768 SF	15,000 SF	15,768 SF
MINIMUM FRONTAGE:	90 FT	249.50 FT	120 FT	249.50 FT
MINIMUM FRONT SETBACK:	25 FT	24.1 FT	25 FT	24.1 FT
MINIMUM SIDE SETBACK (R):	25 FT*	28.0 FT	25 FT*	28.0 FT
MINIMUM SIDE SETBACK (L):	10 FT	57.2 FRT	20 FT	57.2 FT
MINIMUM REAR SETBACK:	25 FT	32.0 FT	25 FT	32.0 FT
MAX LOT COVERAGE:	25%	14.1%±	25%	14.1%
MAX BUILDING HEIGHT:	35 FT	27.5 FT	35 FT	27.5 FT
MINIMUM OPEN SPACE:	40%	82.2%	40%	80.6%

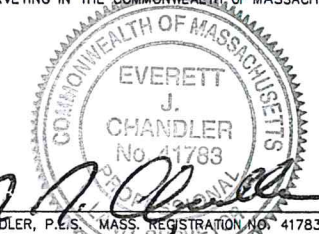
INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.
* RIGHT SETBACK IS TREATED AS A FRONT PER ZONING ORDINANCE.

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

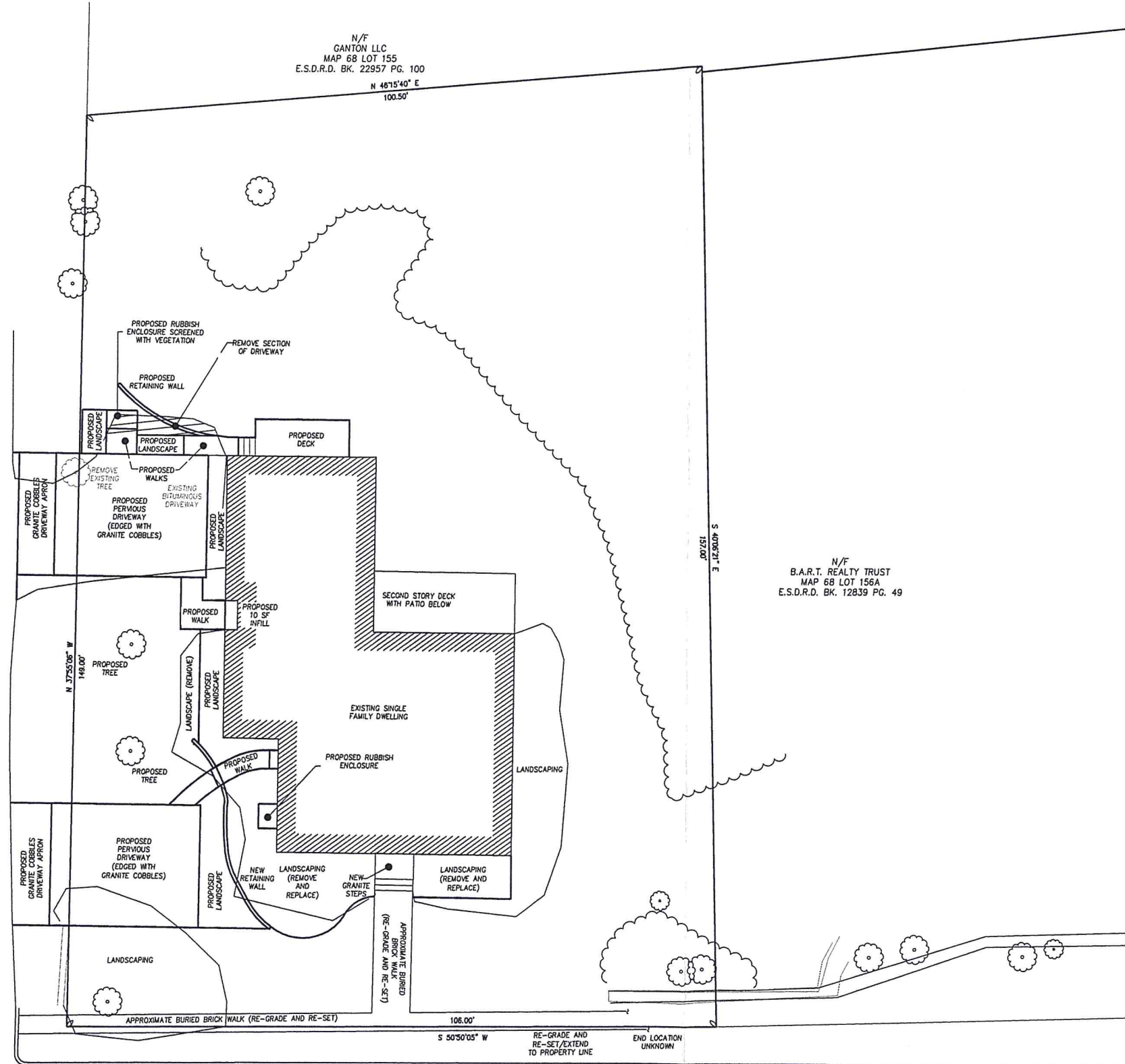
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

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.



P.L.S. Everett J. Chandler
EVERETT J. CHANDLER, P.E.S., MASS. REGISTRATION NO. 41783
DATE 9/5/17

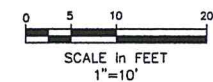
ASHLAND COURT



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

LOCUS TITLE INFORMATION

10 ASHLAND STREET
OWNER: MADELINE INSALACO
DEED REFERENCE: BOOK 12676 PAGE 464
ASSESSORS: MAP 68 PARCEL 156



ASHLAND STREET

Winter GEC, LLC

34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8628

SCALE:
HORIZ: 1" = 10'
VERT: N.A.

NO.	DATE	BY	REVISIONS
2	9/5/17	EJC	UPDATED DRIVEWAYS / ADDED LANDSCAPE DETAILS
1	8/7/17	EJC	UPDATED DRIVEWAYS / CORRECTED SCALE NOTATION

FIELD: T.P.T.
CALCS: T.P.T.
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.
1 OF 1

project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

PROPOSED Exterior Elevations LOWERED RIDGE

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

31 august 2017

A03



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



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

project:

10 ASHLAND STREET

Newburyport, MA
01950

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
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title:

PROPOSED Exterior Elevations LOWERED RIDGE

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

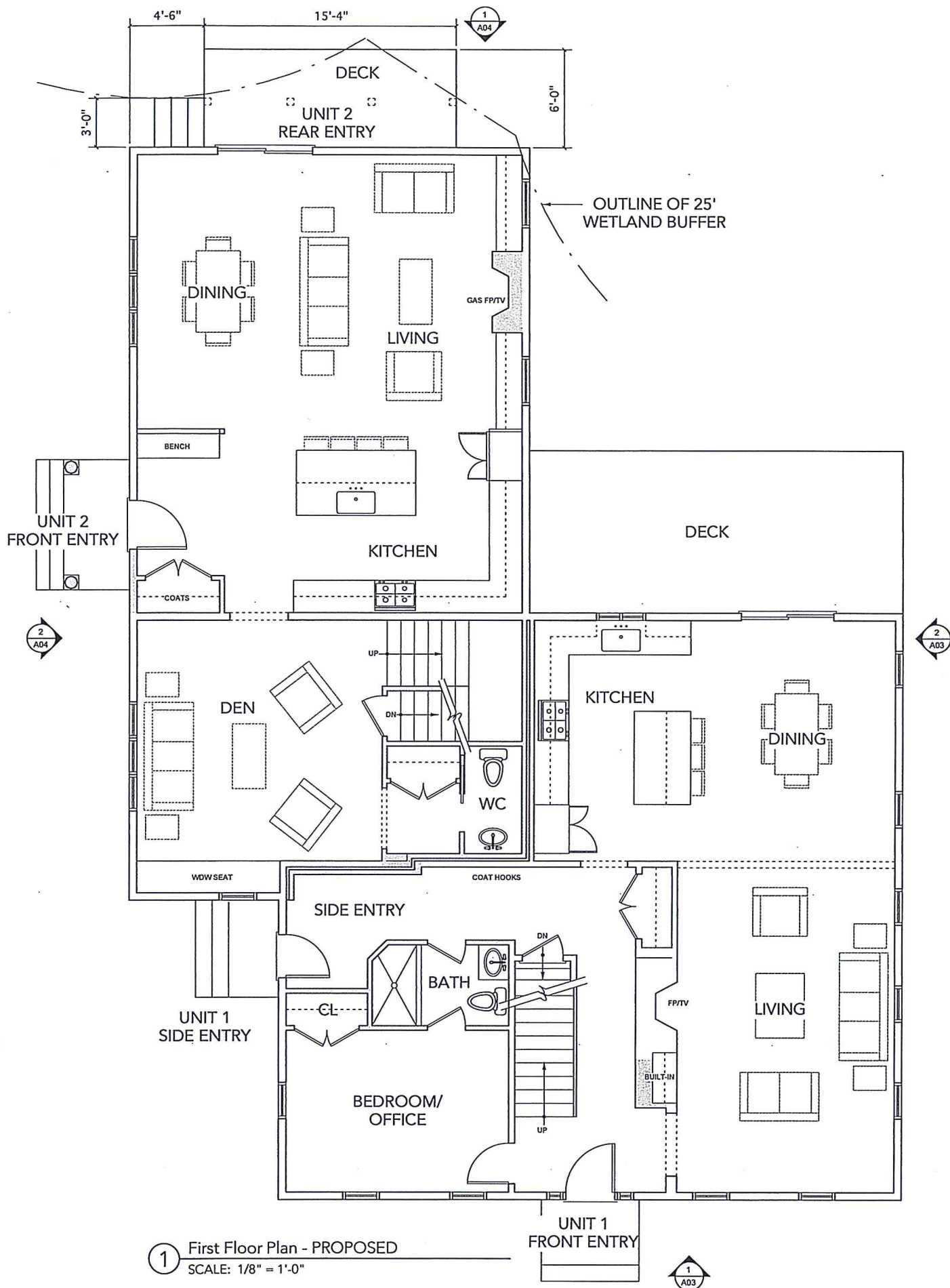
A04



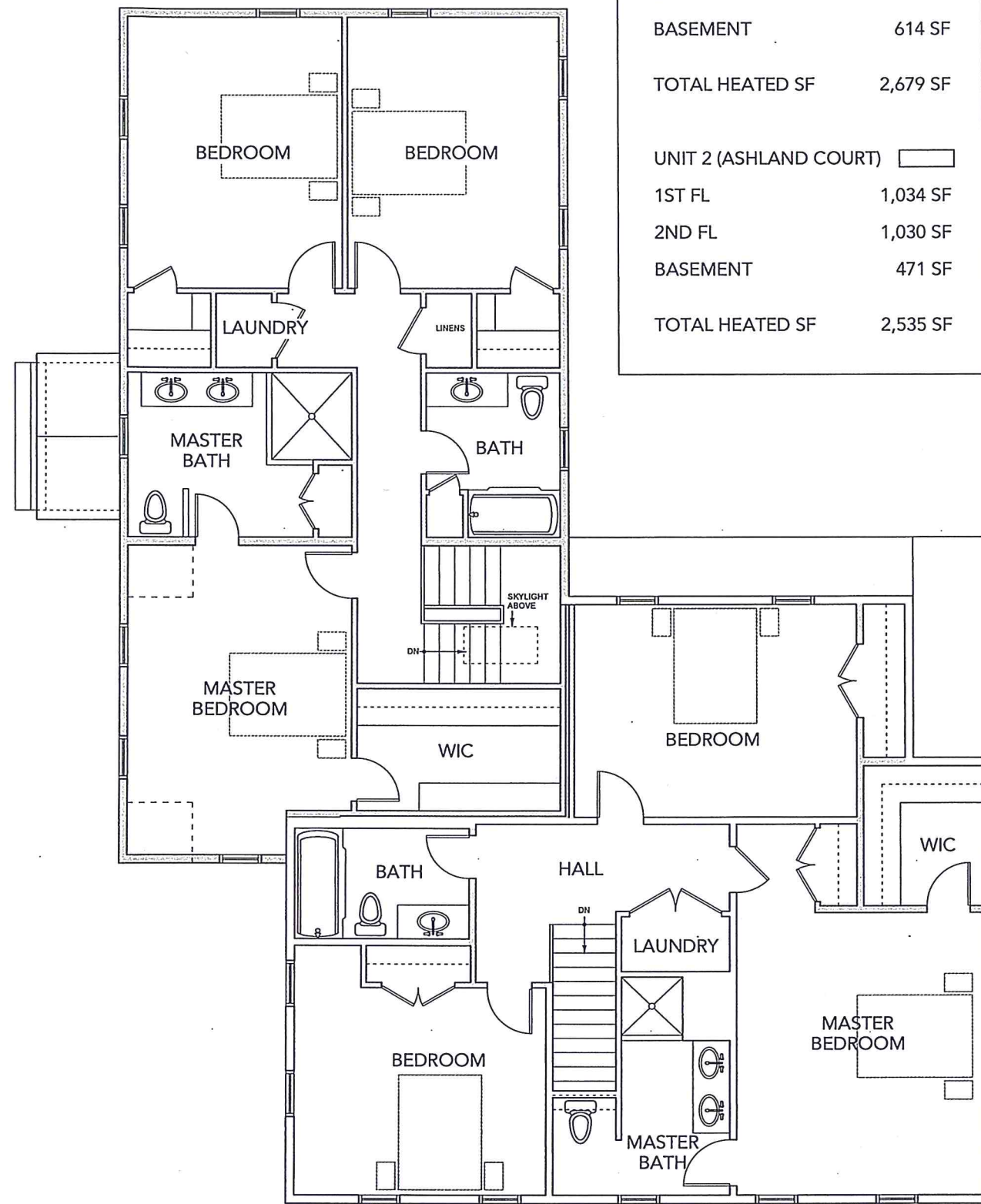
1 Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



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



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



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

PROPOSED SF CALCULATIONS	
UNIT 1 (ASHLAND ST)	
1ST FL	1,085 SF
2ND FL	980 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

project:
10 ASHLAND STREET
Newburyport, MA 01950

architect:
GRAF ARCHITECTS
2 Liberty Street
Newburyport, MA 01950
T. 978 499 9442
www.grafarch.com

title:
PROPOSED First + Second Floor Plans

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

A01