

City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: Katchen K. Gerig

Mailing Address: c/o Lisa Mead, Mead, Talerman & Costa LLC, 30 Green Street, Nbpt.

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 138 State Street

Map and Lot(s): Map 35, Lot 13-A/B Zoning District: R-3

Book and Page(s): Bk. 37985, Pg. 228 & Bk. 34268, Pg. 523

Owner(s) Name: Katchen K. Gerig, Tr. of Katchen K. Gerig Rev. Trust & Susan C. Ferlazzo, Tr. of Su

Mailing Address (if different): 2 E. Boylston St., Nbpt. (Gerig); 7 Lorum St., Nbpt. (Ferlazzo)

The petitioner is requesting a Variance from section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> Parking (VII) |
| <input type="checkbox"/> Lot Area <input checked="" type="checkbox"/> Front Yard
<input type="checkbox"/> Open Space <input checked="" type="checkbox"/> Side Yard
<input type="checkbox"/> Lot Coverage <input type="checkbox"/> Rear Yard
<input type="checkbox"/> Height <input type="checkbox"/> Lot Width
<input checked="" type="checkbox"/> Frontage | <input type="checkbox"/> PIOD (XXI)
<input type="checkbox"/> FAR
<input type="checkbox"/> 2 ½ stories
<input type="checkbox"/> Footprint expansion |
| <input type="checkbox"/> Modification of existing variance (please attach) | <input type="checkbox"/> Other: _____ |

Request:

Variance to allow for creation of a new parcel to be joined by adjacent land with no new buildings or construction but to allow a land swap between two neighboring lots.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

**City of Newburyport Zoning Board of Appeals
Application for a VARIANCE**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	14,832 sq. ft.	12,000 sq. ft.	12,000 sq. ft.
Frontage	60.66 ft.	60.66 ft.	100 ft.
Height*	NM	NM	35 ft.
Lot Coverage (%)**	12.5%	15.4%	30%
Open Space (%)***	77.5%	72.2%	35%
Front Setback	0.5 ft.	0.5 ft.	20 ft.
Side A Setback	5.2 ft.	5.2 ft.	10 ft.
Side B Setback	22.2 ft.	22.2 ft.	10 ft.
Rear Setback	152 ft.	52.6 ft.	20 ft.
Parking Spaces			
FAR****			

*Height is measured to *median* roof line.

**Total building footprint divided by the lot area expressed as a percentage.

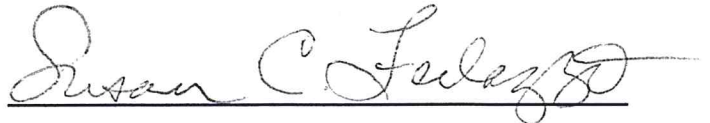
***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):





ZONING DETERMINATION

Name: Katchen Gerig and Dan Wittner/ Susan C Ferlazzo c/o Lisa Mead MTC, LLC

Address: 138 State Street Zoning District(s): R3

Request: Adjust lot lines on preexisting non conforming property requiring a Variance due to lack of compliance with current dimensional controls. Create non buildable parcel to be transferred to abutter at 2 East Boylston Street.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XI.A), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major, Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Blank box for signature

Signature of Newburyport Zoning Administrator

01/08/2020

Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

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

In Hand

January 10, 2020

Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: 138 State Street (the "Property") / Variance Application
Map 35 Lot 13-A/B

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection, this firm represents buyers of a portion of the Property, Katchen Gerig Wittner, and Dan Wittner, who together with the other owner of the Property, Susan C. Ferlazzo, Trustee of the Susan C. Ferlazzo Trust of May 14, 2001, are referred to as the Applicants herein. So as to eliminate any confusion, the Wittner's own the property located adjacent to the Property located at 2 East Boylston Street (Map 35, Lot 11) as well. The Applicants are proposing to convey a portion of the Property to the Wittners in order for them to own it exclusively as part of the East Boylston Street property. The Applicants now request zoning relief required for the Property at 138 State Street relative to the proposed the sale of a portion of the Property. See plan attached showing the lots after the proposed sale.

The Property is located in the R3 Zoning District. There is no construction or changes to the existing building on the property as a result of the purchase of land. The land being purchased is in the back of the Property and is more particularly shown on the Plan. The use of the Building is and will remain as a two-unit condo. This use is allowed in the R3 district as two-family residential.

After the proposed sale, the Property will continue to meet the lot area, open space, lot coverage, and rear yard setback requirements of the Newburyport Zoning Ordinance ("Ordinance") after the small portion is sold.

More specifically, the total lot size will be reduced from the existing amount of 14,832 sq. ft. to 12,000 sq. ft. where a minimum of 12,000 sq. ft. is required. The rear setback will also be reduced to 52.6 feet which is more than the 20 feet required. The lot coverage will increase to about 15.4% but this is still less than the maximum of 30% allowed and open space changes to 72.2% where a minimum of 35% is required as well. The building height is less than 35 feet where a maximum height is 35 feet. All of these are within the dimensional requirements for two-family use in the R-3 District.

While the other dimensional numbers will remain unchanged including frontage, front setback, and side setback, these are not within the dimensional requirements and will require variances as a result of the creation of a new lot. The property has 60.66 feet of frontage where it needs 100 feet. The front yard setback is 0.5 feet where 20 feet are needed. One of the side setbacks is 5.2 feet where 10 feet are needed.

Absolutely no change will be occurring to the existing non-conformities. However, as you are aware, by changing lot lines, a new lot is created. In turn, the creation of the new lot renders this structure, which was once a preexisting non-conforming structure, a structure that is now noncompliant with zoning for frontage, front setback, and one side setback. See Ordinance Section VI-A-1. The lot size reduction would leave the Property otherwise in conformity with all dimensional requirements of the Ordinance.

Variance from Frontage, Front-Yard, and Side-Yard Setback Requirements

Pursuant to Section X-H(6) of the Zoning Ordinance, “[t]he [Z]oning [B]oard of [A]ppeals shall have the power. . . to grant. . . a variance. . . from the terms of this zoning ordinance. . .” Here, the grant of a variance by the Board is consistent with the standards of G.L. c. 40A, § 10 and said Section X-H(6).

To reiterate, the use of the structure and land at 138 State Street will remain unchanged, only a reduction in lot size is contemplated. The shape of the lot is unique in that it has a slight trapezoid type of shape and a very sharp angle at the northwestern point of the lot. Topographically, there is a strong slope going from the State Street side of the property all the way down to the abutting property on the westerly side of the lot and further downwards to the nearby Fulton’s Pit. Viewing the property from State Street reveals the structure was built on a slight lip, where the ground on the State Street side is slightly lower, then it rises in the middle of the structure, and then decreases again as the major slope begins. For reference, we include with this application the street view from Google Maps looking at the northerly side of 138 State Street showing this topographical feature.

Another feature that shows the severity of the slope is the massive concrete barrier between the lot at 2 Boylston Street, the Property and also 140 State Street. We also include two street view photos from Google maps looking up at the concrete barrier from 2 East Boylston Street. Looking up at the Property from 2 Boylston Street the barrier both shields the East Boylston property as well making the slope less severe for 140 State Street. The existence of this barrier shows the difficulty by which it is to have a structure on the sloped landscape in this neighborhood. However, while 140 State Street has the benefit of the barrier to help create a flatter lot, the Property does not. In fact, the current location of the structure is the only place where a structure could be located on the lot due to the topography.

According to the Zoning Ordinance, a hardship may be found to exist “[w]here by reason of . . . unusual shape of a specific site. . . the literal enforcement of the requirements of this [Zoning Ordinance] pertaining to yards or other space relationships. . . would result in exceptional practical difficulties or exceptional and undue hardship upon the owner of such property.” See Zoning Ordinance, § X-H(6)(D)(1). Here the Property is uniquely shaped, and deals with a severe slope from front to back of the property. The portion of the Property being sold is located far from the structure. By going through with the sale, the Applicants hope to increase the conformity of 2 East Boylston Street with the Ordinance by purchasing a non-buildable parcel that will merge with the 2 East Boylston Street parcel.

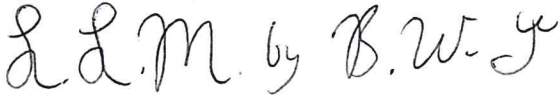
The proposal does not derogate from the intent and purpose of the Ordinance as the proposed reduction in lot area does not change the existing non-conformities of the Property and the Property remains compliant for lot area. Indeed, as noted above, the division of the Property will allow the adjacent East Boylston Street property to become more compliant with the Ordinance.

Further, the proposed change will not be detrimental to the neighborhood as there will be no impacts on any neighbors as a result of the granting of the variance.

To reiterate, the location of the structure on the Property is unchanged and there will be no new construction. The reduction in lot size is the only change. The structure will become non-compliant with zoning, but as a practical matter will be no closer to the side lot line or the front lot line than it was before, nor will the amount of frontage change. The Property currently is a preexisting non-conforming lot and the Applicants did not choose to create these conditions.

The use of the Property will also remain unchanged and the Property will simply be slightly smaller in size but still comply with the required lot area in the district. The proposed lot size reduction will not create any inconsistencies with surrounding properties in the R-3 district. There are a number of other residential structures and lots in the neighborhood which are also non-conforming with side setbacks, front setbacks, and frontage. The Property is adequate in size to allow for a small reduction in lot size that will not adversely impact any neighboring property owner, nor be inconsistent with the Ordinance. Based on the foregoing, the Applicant requests that the Board grant a variance for the Property.

Respectfully submitted,
Katchen Gerig Wittner
By Her Attorney,

Handwritten signature in cursive script that reads "L.L.M. by B.W.G.".

Lisa L. Mead

cc: client

138 STATE ST UNIT 1

Location 138 STATE ST UNIT 1

MBLU 35/ 13/A / /

Owner GERIG KATCHEN K TRS

Assessment \$457,900

PID 101352

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$457,900	\$0	\$457,900

Owner of Record

Owner GERIG KATCHEN K TRS

Sale Price \$310,310

Co-Owner KATCHEN K GERIG REVOCABLE TRUST

Certificate

Address 2 EAST BOYLSTON ST

Book & Page 37985/0228

NEWBURYPORT, MA 01950

Sale Date 10/30/2019

Instrument 1S

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GERIG KATCHEN K TRS	\$310,310		37985/0228	1S	10/30/2019
HSBC BANK USA TRS	\$440,000		37021/0345	1L	09/18/2018
KRAPOHL PATRICIA	\$241,000		16971/0220	00	03/16/2001

Building Information

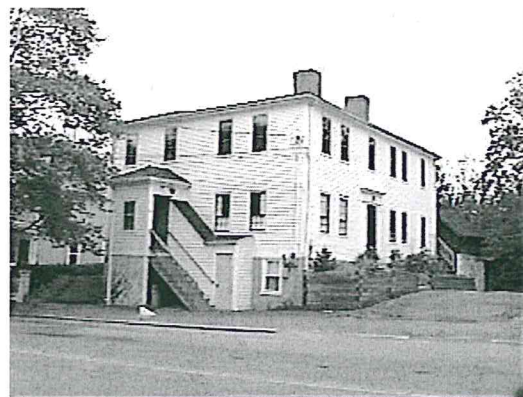
Building 1 : Section 1

Year Built: 1900

Living Area: 1,300

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2 Stories
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\0>)

Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average
Stories:	2
Residential Units:	2
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Layout

BAS[1300]
FBM[309]

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketc>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,300	1,300
FBM	Basement, Finished	309	0
		1,609	1,300

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,100	1	

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

Outbuildings

Outbuildings		Legend
--------------	--	--------

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			192 S.F.	\$1,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$433,600	\$0	\$433,600

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

138 STATE ST UNIT 2

Location 138 STATE ST UNIT 2

MBLU 35/ 13/B //

Owner FERLAZZO SUSAN C TRUSTEE

Assessment \$403,400

PID 101353

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$403,400	\$0	\$403,400

Owner of Record

Owner FERLAZZO SUSAN C TRUSTEE
Co-Owner SUSAN C FERLAZZO TRUST
Address 7 LORUM ST
 NEWBURYPORT, MA 01950

Sale Price \$389,900
Certificate
Book & Page 34268/0523
Sale Date 08/03/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FERLAZZO SUSAN C TRUSTEE	\$389,900		34268/0523	00	08/03/2015
HROMADKA BRIAN	\$319,000		26128/0244	00	09/28/2006
DIXON GREGG M	\$319,000		24126/0146	00	03/31/2005
KIRBY KATHLEEN	\$230,000		16989/0255	00	03/23/2001

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,106

Building Photo

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2 Stories
Occupancy	1
Interior Wall 1:	Plastered

Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average
Stories:	2
Residential Units:	2
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\0>)

Building Layout

FUS[1106]

UBM[615]

WDK[166]

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketc>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,106	1,106
UBM	Basement, Unfinished	615	0
		1,721	1,106

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,100	1

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			192 S.F.	\$1,400	1

Valuation History

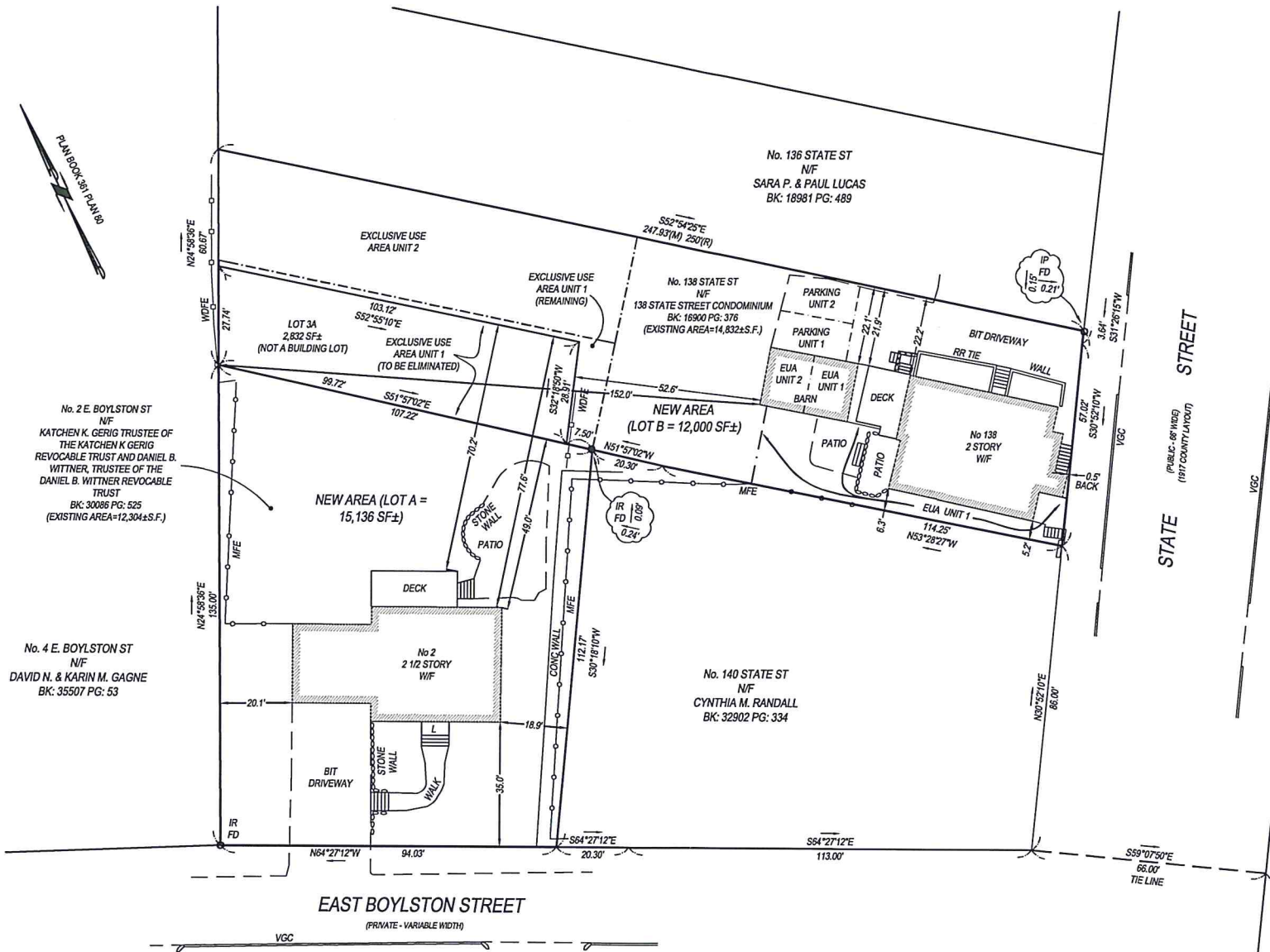
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$382,100	\$0	\$382,100

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

RESERVED FOR REGISTRY USE

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN NOVEMBER OF 2019.
- 2.) SEE CONDOMINIUM PLAN RECORDED IN PLAN BOOK 349 PLAN 163 FOR EXCLUSIVE USE AREAS.
- 3.) LOT 3A, NOT A BUILDING LOT IS TO BE CONVEYED TO KATCHEN K. GERIG AND DANIEL B. WITTNER OF 2 E. BOYLSTON STREET, NEWBURYPORT, MA TO CREATE ONE LOT "A" CONTAINING ABOUT 15,136 SQUARE FEET.
- 4.) LOT B IS TO BE THE REMAINING LAND OF THE 138 STATE STREET CONDOMINIUM CONTAINING ABOUT 12,000 SQUARE FEET.



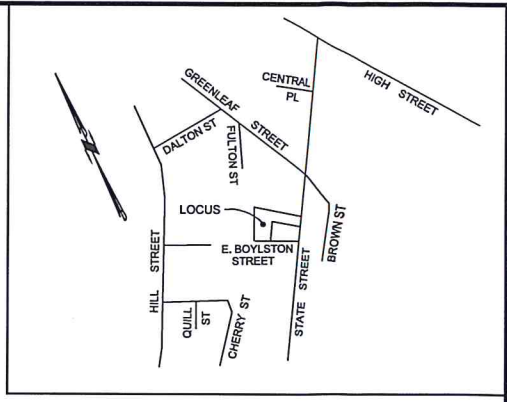
No. 2 E. BOYLSTON ST
N/F
KATCHEN K. GERIG TRUSTEE OF
THE KATCHEN K GERIG
REVOCABLE TRUST AND DANIEL B.
WITTNER, TRUSTEE OF THE
DANIEL B. WITTNER REVOCABLE
TRUST
BK: 30086 PG: 525
(EXISTING AREA=12,304±S.F.)

No. 4 E. BOYLSTON ST
N/F
DAVID N. & KARIN M. GAGNE
BK: 35507 PG: 53

No. 136 STATE ST
N/F
SARA P. & PAUL LUCAS
BK: 18981 PG: 489

No. 138 STATE ST
N/F
138 STATE STREET CONDOMINIUM
BK: 16900 PG: 376
(EXISTING AREA=14,832±S.F.)

No. 140 STATE ST
N/F
CYNTHIA M. RANDALL
BK: 32902 PG: 334



LOCUS MAP
SCALE: 1"=500'

RECORD OWNERS:

KATCHEN K. GERIG, TRUSTEE OF THE
KATCHEN K. GERIG REVOCABLE TRUST &
DANIEL B. WITTNER, TRUSTEE OF THE DANIEL
B. WITTNER REVOCABLE TRUST
2 E. BOYLSTON STREET
NEWBURYPORT, MA 01950
DEED BOOK 30086 PAGE 525

138 STATE STREET CONDOMINIUM
138 STATE STREET
NEWBURYPORT, MA 01950
DEED BOOK 16900 PAGE 376

REFERENCES:

- PLAN BOOK 361 PLAN 80
- PLAN BOOK 349 PLAN 163
- PLAN BOOK 333 PLAN 20
- PLAN BOOK 331 PLAN 70
- STATE STREET 1917 COUNTY LAYOUT

LEGEND:

BIT	BITUMINOUS
BH	BULKHEAD
EAU	EXCLUSIVE USE AREA
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
L	LANDING
M	MEASURED
MFE	METAL FENCE
NM	NOT MEASURED
P	PORCH
R	RECORD
SBBC	STONE BOUND BACK CENTER
RR	RAIL ROAD
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE

ZONING:

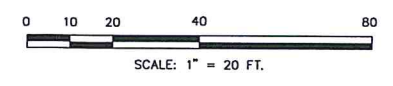
R3 (SINGLE FAMILY) NO. 2 EAST BOYLSTON STREET		
REQUIRED	EXISTING	PROPOSED
LOT AREA: 8,000 SF	LOT AREA: 12,304 SF	LOT AREA: 15,136 SF
FRONTAGE: 80'	FRONTAGE: 94.03'	FRONTAGE: 94.03'
FRONT OFFSET: 20'	FRONT OFFSET: 35'	FRONT OFFSET: 35'
SIDE OFFSET: 10'	FRONT OFFSET: 18.9'	FRONT OFFSET: 18.9'
REAR OFFSET: 20'	REAR OFFSET: 49.0'	REAR OFFSET: 77.6'
HEIGHT: 35'	HEIGHT: NM	HEIGHT: NM
LOT COVERAGE: 30%	LOT COVERAGE: 13.5%	LOT COVERAGE: 11.0%
OPEN SPACE: 35%	OPEN SPACE: 79.2%	OPEN SPACE: 83.1%
R3 (TWO FAMILY) NO. 138 STATE STREET		
REQUIRED	EXISTING	PROPOSED
LOT AREA: 12,000 SF	LOT AREA: 14,832 SF	LOT AREA: 12,000 SF
FRONTAGE: 100'	FRONTAGE: 60.66'	FRONTAGE: 60.66'
FRONT OFFSET: 20'	FRONT OFFSET: 0.5'	FRONT OFFSET: 0.5'
SIDE OFFSET: 10'	SIDE OFFSET: 5.2'	SIDE OFFSET: 5.2'
REAR OFFSET: 20'	REAR OFFSET: 15.2'	REAR OFFSET: 52.6'
HEIGHT: 35'	HEIGHT: NM	HEIGHT: NM
LOT COVERAGE: 30%	LOT COVERAGE: 12.5%	LOT COVERAGE: 15.4%
OPEN SPACE: 35%	OPEN SPACE: 77.5%	OPEN SPACE: 72.2%

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
NEWBURYPORT PLANNING BOARD

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

CHARLES J. BRENNAN, P.L.S. _____ DATE _____
FOR: SUMMIT SURVEYING, INC.

THE PLANNING BOARD'S ENDORSEMENT OF THIS
PLAN AS NOT REQUIRING APPROVAL UNDER THE
SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS
OR PARCELS ANY STANDING UNDER CITY OF
NEWBURYPORT ZONING ORDINANCE.



PLAN OF LAND
IN
NEWBURYPORT, MA
AT 2 E. BOYLSTON STREET & 138 STATE STREET
PREPARED FOR
DANIEL B. WITTNER
& **KATCHEN K. GERIG**
BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
NOVEMBER 11, 2019 19-0159



138
136 State St

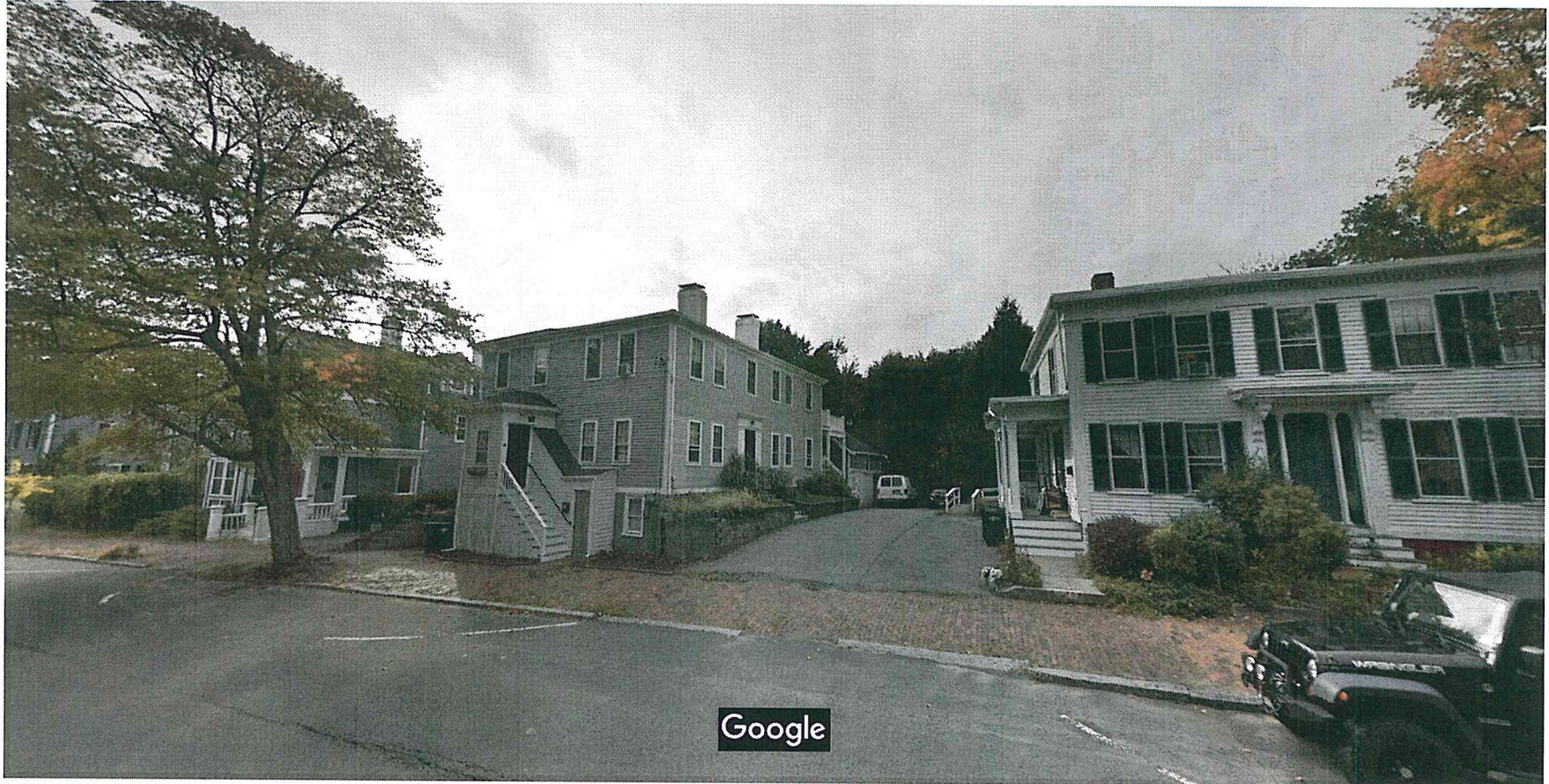


Image capture: Oct 2018 © 2020 Google

Newburyport, Massachusetts

Google

Street View



2
E Boylston St



Image capture: Sep 2012 © 2020 Google

Newburyport, Massachusetts

Google

Street View



2
E Boylston St



Image capture: Sep 2012 © 2020 Google

Newburyport, Massachusetts

Google

Street View