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Newburyport Planning Dept.

Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION (Step 2)

Property Address: 14-16 Purchase St.

Description of the building or structure (or part thereof) to be demolished:

Two family home with rear addition that contains kitchens for both units to be demolished and replaced. Bay on the right side of the house to be removed. Small bump out on the 2nd floor rear right side unit to be removed and replaced with a 2nd story addition and extension. Demo both existing garages and replace with new and 3' off of the side property lines

Describe reasons for demolition:

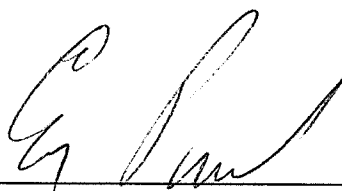
Rear addition currently sits on footings only, possibly a frost wall. Does not support the existing structure and a poured footing needs to be in it's place to support new structure and 2nd floor addition. Bay on the right side was not part of original structure, is not on a foundation, sags and needs to be removed so that driveway can be used. Both garages are in poor condition and probably would not survive another heavy snowfall winter without collapsing

Describe alternatives to demolition that have been considered:

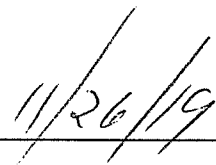
The only alternative to be considered is possible repair of right side garage.

Please attach additional pages if necessary.

Applicant's Signature _____



Date _____



Owner's Signature (if different) _____

Date _____



EXISTING FRONT ELEVATION

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811



PROJECT NAME
 ADDITION & RENOVATIONS TO
 14-16 PURCHASE STREET
 NEWBURYPORT, MA 01950

REVISIONS		
NO	DATE	REVISION

DRAWN BY: AJA
 JOB NO: 2006 - 541X
 SCALE: 3/16" = 1'-0"
 DATE: NOV. 5, 2019

SHEET
 E-1



EXISTING RIGHT SIDE ELEVATION

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811

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ADDITION & RENOVATIONS TO
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 NEWBURYPORT, MA 01950

REVISIONS		
NO	DATE	REVISION

DRAWN BY: AJA
JOB NO: DUD6 - 541K
SCALE: 3/16" = 1'-0"
DATE: NOV 5, 2019

SHEET
 E-2



EXISTING LEFT SIDE ELEVATION

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811

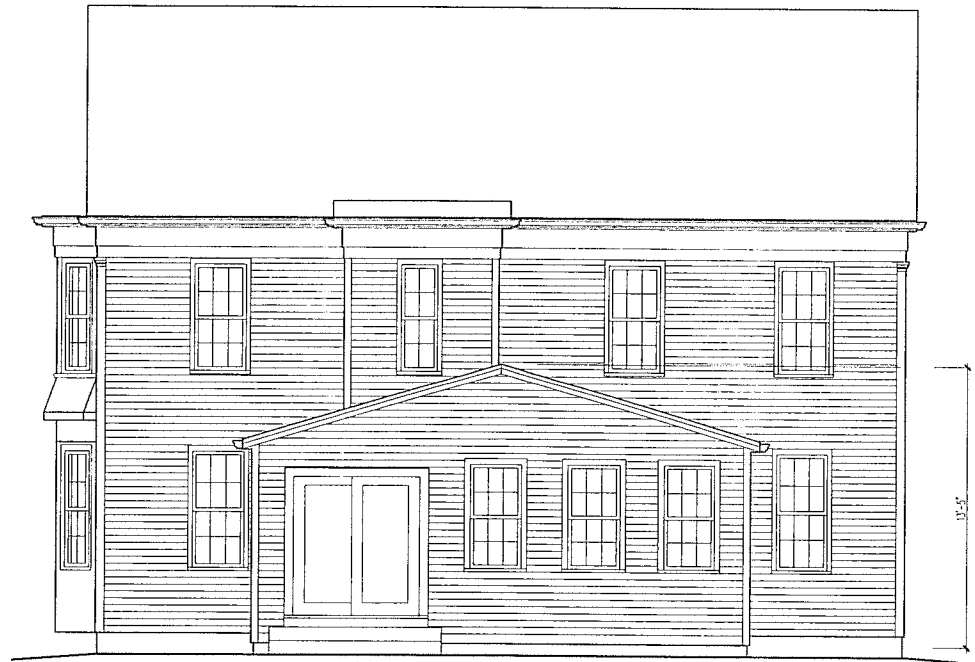


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REVISIONS		
NO	DATE	REVISION

DRAWN BY	AJA
JOB NO	DUG6 - 541K
SCALE	3/16" = 1'-0"
DATE	NOV 5, 2019

SHEET
 E-3



EXISTING REAR ELEVATION

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811

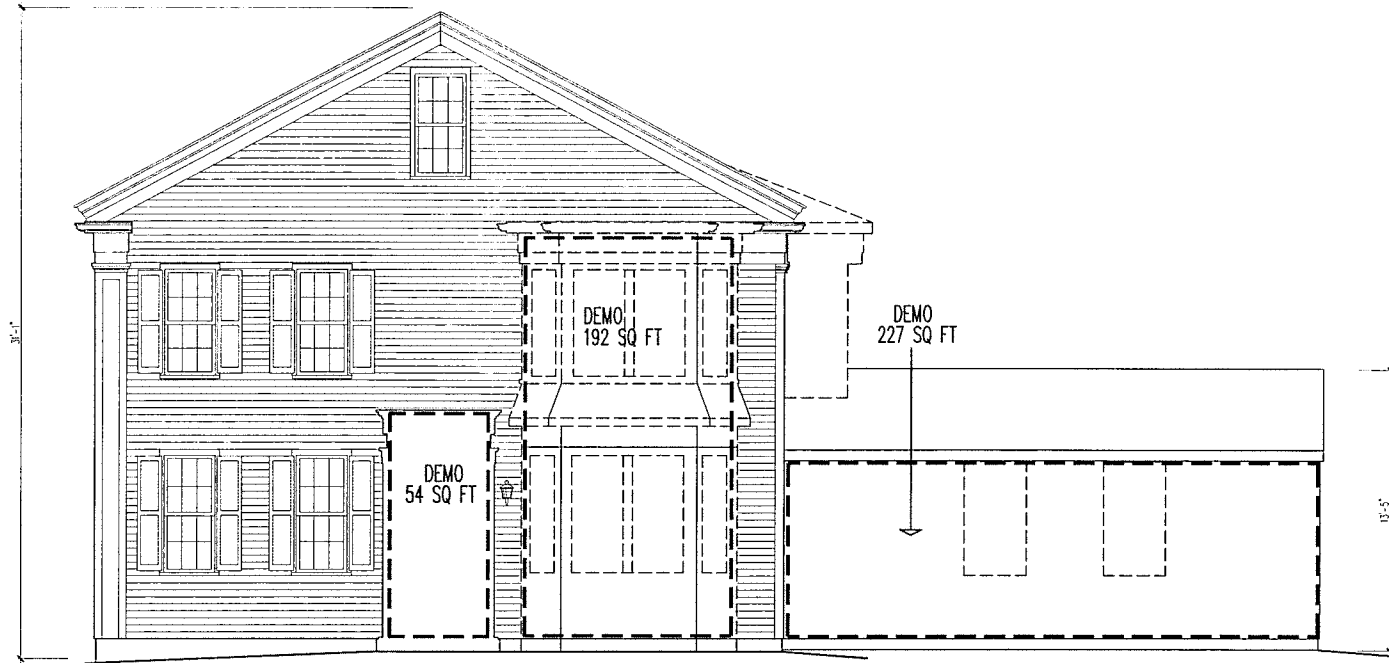


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 NEWBURYPORT, MA 01950

REVISIONS		
NO	DATE	REVISION

DRAWN BY:	AJA
JOB NO:	0006 - 5412
SCALE:	3/16" = 1'-0"
DATE:	NOV 5, 2019

SHEET
 E-4



RIGHT SIDE DEMOLITION
 EXISTING RIGHT SIDE WALL AREA - 1015 SQ FT

JMA ARCHITECTS + PLANNERS
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 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME

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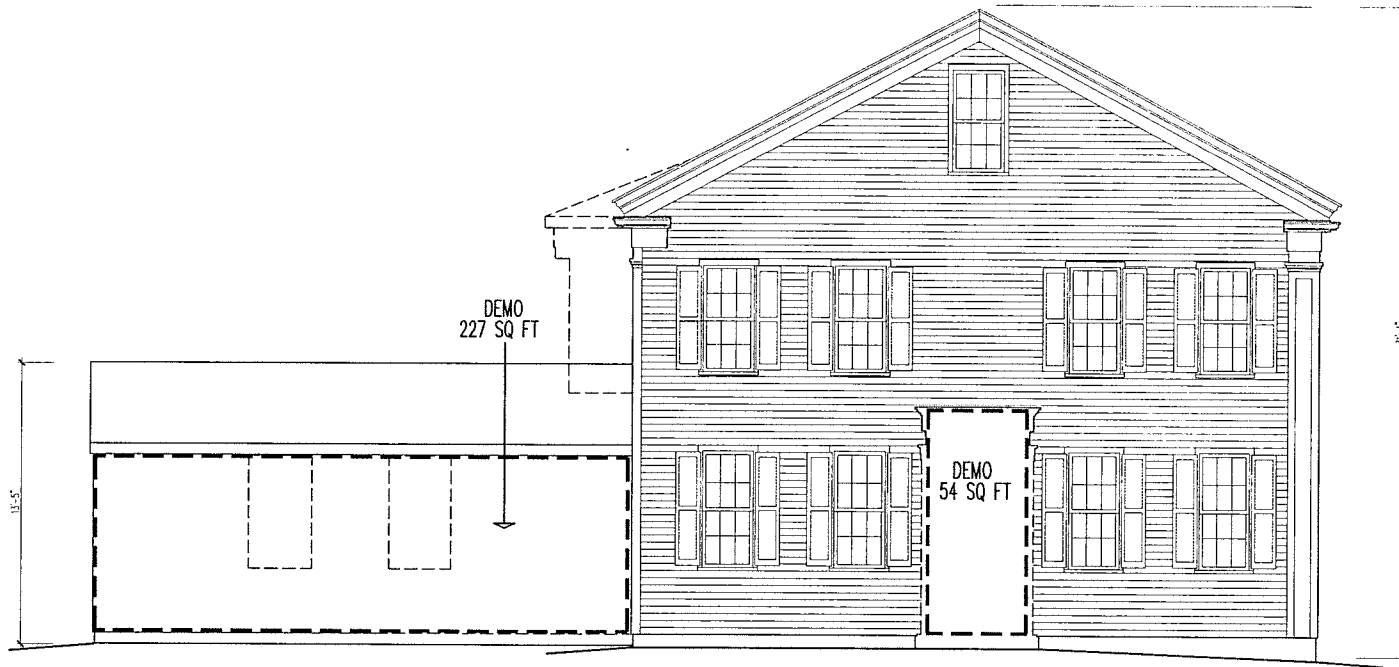
REVISIONS

NO	DATE	REVISION

DRAWN BY: AJA
 JOB NO: D006 - 541X
 SCALE: 3/16" = 1'-0"
 DATE: NOV 5, 2019

SHEET

D-1



LEFT SIDE DEMOLITION
 EXISTING LEFT SIDE WALL AREA - 1015 SQ FT

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
 [phone] 978.465.2263 [mobile] 978.621.0811

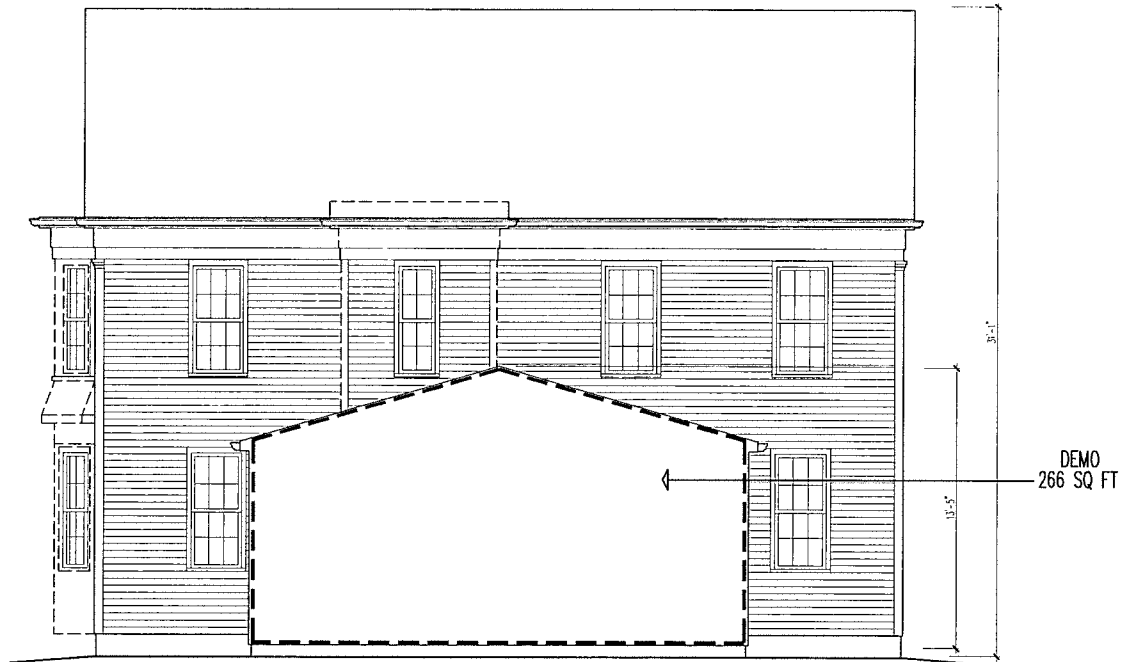


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REVISIONS		
NO	DATE	REVISION

DRAWN BY	AJA
JOB NO	DU06 - 541K
SCALE	3/16" = 1'-0"
DATE	NOV 5, 2019

SHEET
 D-2



REAR ELEVATION DEMOLITION DIAGRAM
 EXISTING REAR WALL AREA - 734 SQ FT

JMA ARCHITECTS + PLANNERS
 Four New Street, Unit 101
 Newburyport, Massachusetts 01950
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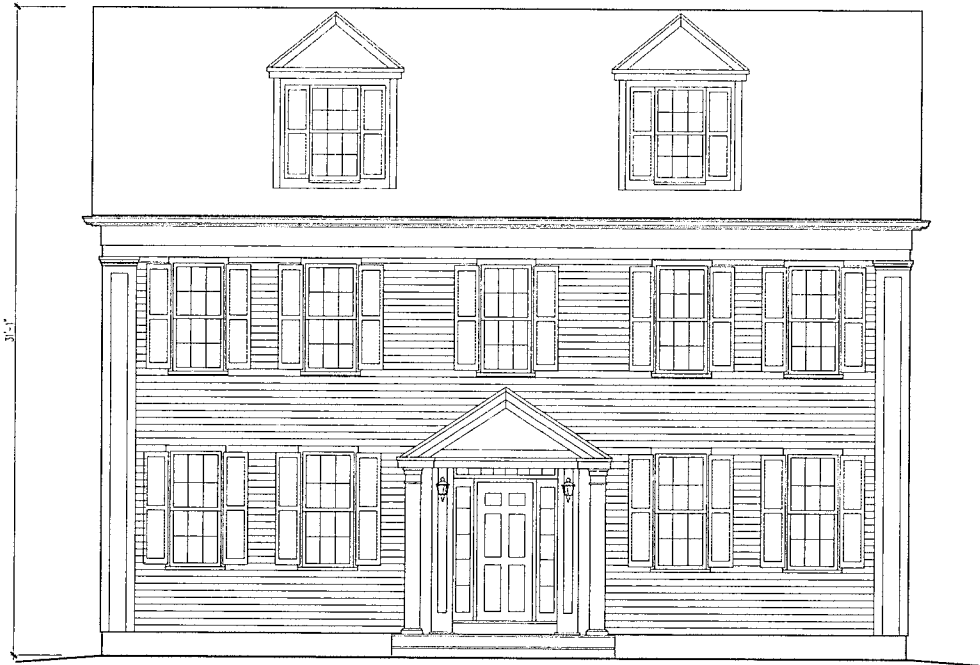


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SHEET
 D-3



PROPOSED FRONT ELEVATION

JMA ARCHITECTS + PLANNERS
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SCALE	3/16" = 1'-0"
DATE	NOV 5, 2019

SHEET
 A-1



PROPOSED RIGHT SIDE ELEVATION

JMA ARCHITECTS + PLANNERS
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SHEET

A-2



PROPOSED LEFT SIDE ELEVATION

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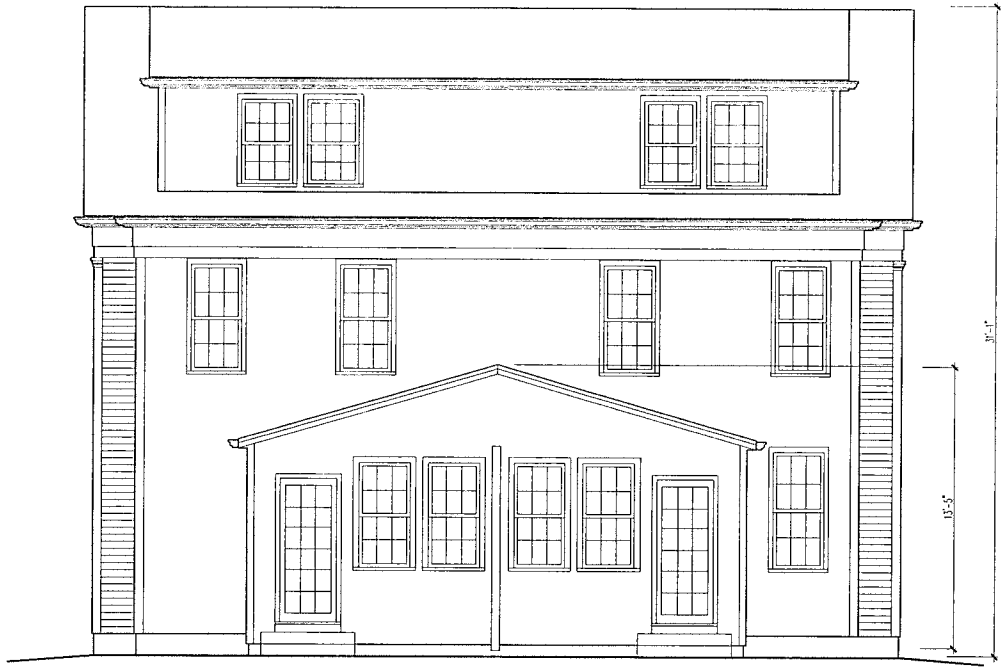
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 A-4

ZONING DETERMINATION

Name: Eric Primack

Address: 14-16 Purchase Street Zoning District(s): R2/DCOD

Request: Alter existing nonconforming 2 family structure by demolishing rear portion and reconstructing new addition with a new second floor extending upward a nonconforming side yard setback. Dormers added at front and rear. 23% Wall Demo-No DCOD triggered. Demolish existing accessory structure of which a portion may be >100yrs old

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 (XIIA), 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) EXPANSION PRESENTED
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)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

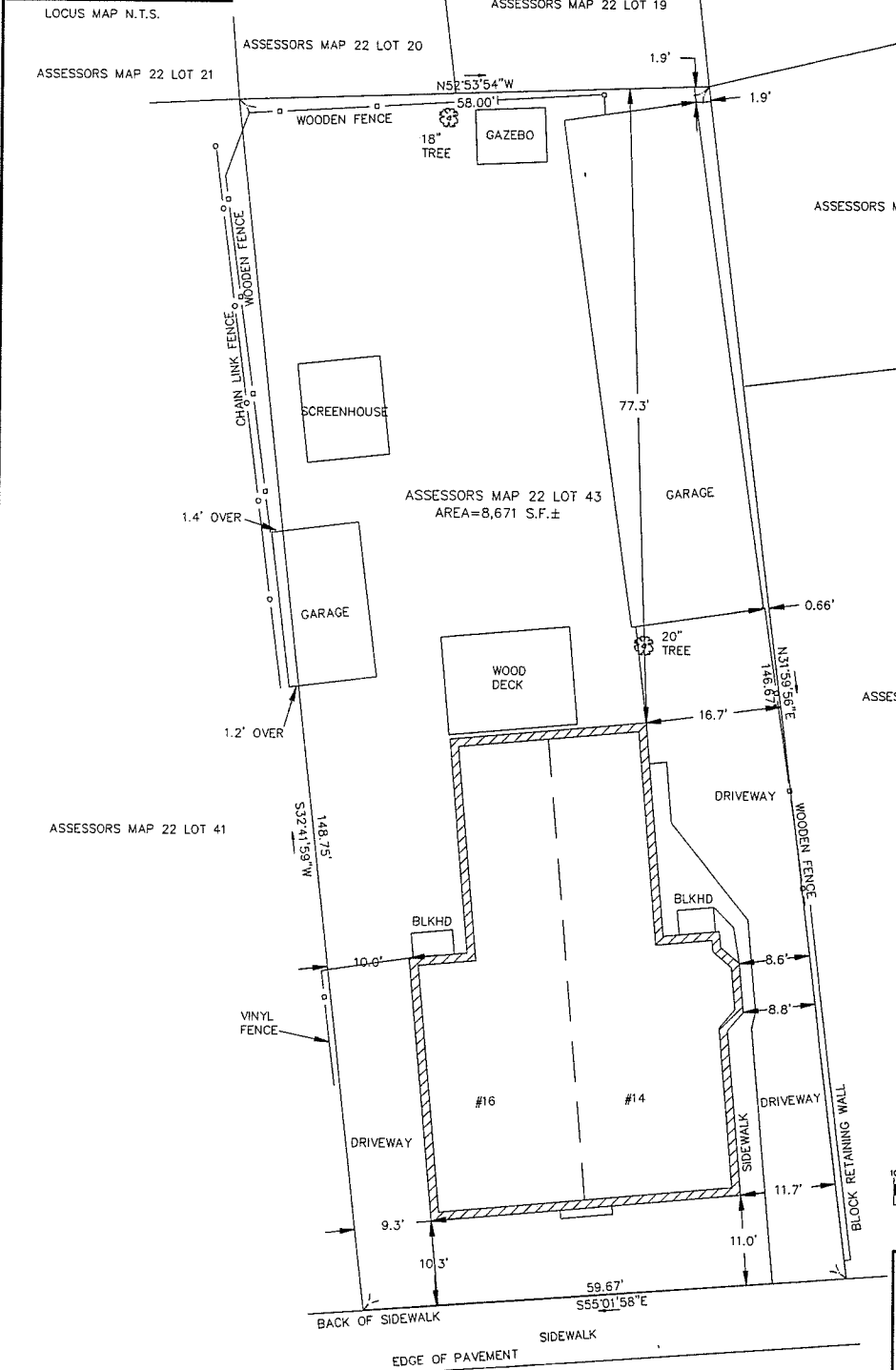
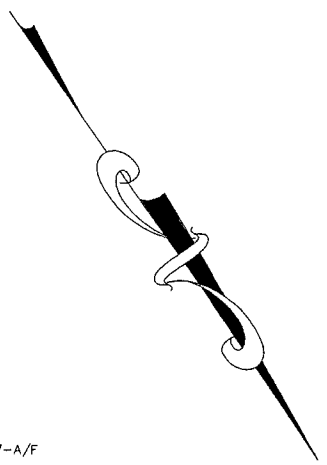
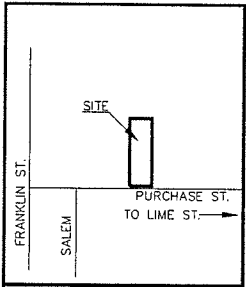
- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

SEPERATE APP REQ'D FOR PRIMARY + ACCESSORY STRUCTURE

CONSERVATION COMMISSION REVIEW REQUIRED

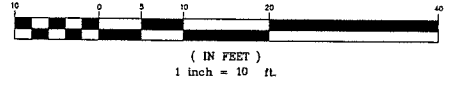


ZONING TABLE

ZONING DISTRICT: R2 TWO FAMILY

	REQUIRED	EXISTING
MIN. LOT AREA	15,000 S.F.	8671 S.F.±
MIN. FRONTAGE	120'	59.67'
MIN. FRONT YD.	25'	10.3'
MIN. SIDE YD.	20'	8.6'
MIN. REAR YD.	25'	77.3'
MAX. LOT COVERAGE	25%	38%
MIN. OPEN SPACE	40%	47%

GRAPHIC SCALE



CERTIFIED PLOT PLAN
14/16 PURCHASE STREET
NEWBURYPORT, MASSACHUSETTS
 PREPARED FOR
ERIC PRIMACK

SCALE: 1" = 10' NOVEMBER 13, 2019



WAYPOINT SURVEYING SERVICES
 141 BRIDGE ROAD, SUITE 202-5
 SALISBURY, MASSACHUSETTS 01952
 (978) 505-5261

J.N.
3700

SHEET
1 of 1

NOTES

1.) THIS PLAN IS THE RESULT OF AN ON GROUND INSTRUMENT SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES ON SEPTEMBER 11, 2017.

REVISED
11/14/19 MISC.

PURCHASE STREET

Google Maps 14 Purchase St



Imagery ©2019 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2019 50 ft



14 Purchase St

Newburyport, MA 01950



Directions



Save



Nearby

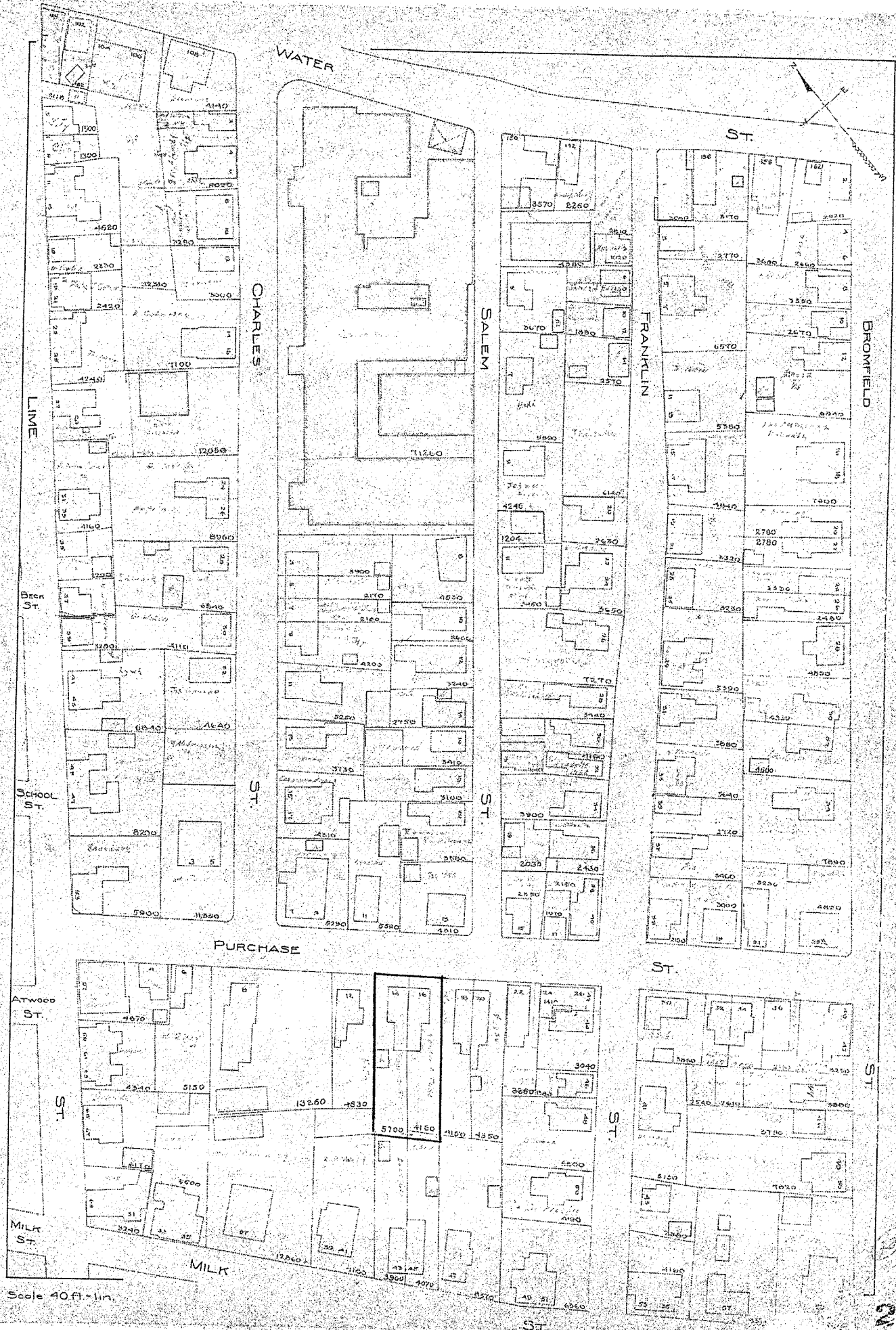


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Photos



Scale 40 ft = 1 in.

60