

27 November 2017

Edward Ramsdell, Chairman
Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

RE: Request for Minor Modification to Special Permit
146-148 Merrimac Street
Newburyport, MA

Dear Mr. Chairman and Members of the Board,

Please accept this letter and the attached drawings in support of a minor modification to the special permit for 146-148 Merrimac Street. During development of the architectural drawings there were areas that the client felt slight changes would improve the design. These modifications are summarized below:

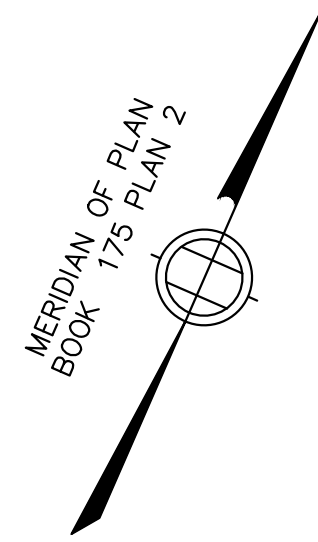
- Front Elevation – Eliminate the windows at each covered porch. Stairs were a conflict.
- Front + Side Elevations – All 2nd Floor windows shorter in length than originally proposed
- Front, Side + Rear Elevations – Eliminate all faux louvers in gable ends
- Side Elevation (East) – Eliminate the spiral stair
- Rear Elevation – Replace the proposed single window on each garage with 3' wide doors
- Rear Elevation – add a shed dormer on the left gambrel roof
- Rear Elevation – centered window on 2nd Floor to match length of adjacent windows
- Side Elevation (West) – modify door style to match proposed front doors

We respectfully request an approval for minor modifications to the special permit for these changes.

Sincerely,



Aileen C. Graf, AIA, LEED AP



LOCUS TITLE INFORMATION

146-148 MERRIMAC STREET
 OWNER: RIVERFRONT REALTY TRUST
 DEED REFERENCE: CERTIFICATE OF TITLE 62226
 ASSESSORS: MAP 50 PARCEL 53

ZONING

	EXISTING	WATERFRONT MARINE DISTRICT (WMD) MULTI-FAMILY (USE 103) REQUIRED	WATERFRONT MARINE DISTRICT (WMD)* BUS. (USE 416) REQUIRED	PROPOSED
MINIMUM LOT SIZE:	20,116 SF	20,000 SF	10,000 SF	20,116± SF
MINIMUM FRONTAGE:	80.24(MERRIMAC) 312.87(POP CROWLEY)	120 FT	60 FT	80.24(MERRIMAC) 312.87(POP CROWLEY)
MINIMUM FRONT SETBACK:	39.1 FT	20 FT	10 FT	10.6 FT
MINIMUM SIDE SETBACK:	2.0 FT	10 FT	10 FT	2.0 FT
MINIMUM SIDE SETBACK:	269.4 FT	10 FT	10 FT	82.4 FT
MINIMUM REAR SETBACK:	2.4 FT	20 FT	10 FT	2.4 FT
MAX LOT COVERAGE:	6.5%	35%	30%	27.0%
MIN OPEN SPACE:	67.9%	40%	N.A.	42.3%
MAX BUILDING HEIGHT:	28.7 FT	25 FT	40 FT	28.7 FT
REQUIRED PARKING:	16	6** (22 TOTAL)	16*** (22 TOTAL)	23

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.

** WMD DIMENSIONAL REQUIREMENTS ARE BEING SHOWN HEREON FOR WHILE USE 416 IS ALLOWED IN THE WMD THERE ARE NO DIMENSIONAL REQUIREMENTS SHOWN.

** 2 SPACES FOR THE FIRST TWO UNITS THEN 1.5 / UNIT THEREAFTER. THERE ARE 3 PROPOSED RESIDENTIAL UNITS.

*** 1 SPACE / 300 SF GROSS FLOOR AREA (NOTE THAT AS PER THE CLIENT THE BASEMENT AREA HAS BEEN REDUCED BY INSTALLATION OF A POURED CONCRETE WALL INSIDE THE EXISTING FOUNDATION)

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND PROPOSED NEW RESIDENTIAL STRUCTURE ALONG WITH OTHER VARIOUS SITE IMPROVEMENTS. PROPERTY LINE AND EXISTING SITE DETAIL IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED DURING JANUARY AND FEBRUARY 2016.

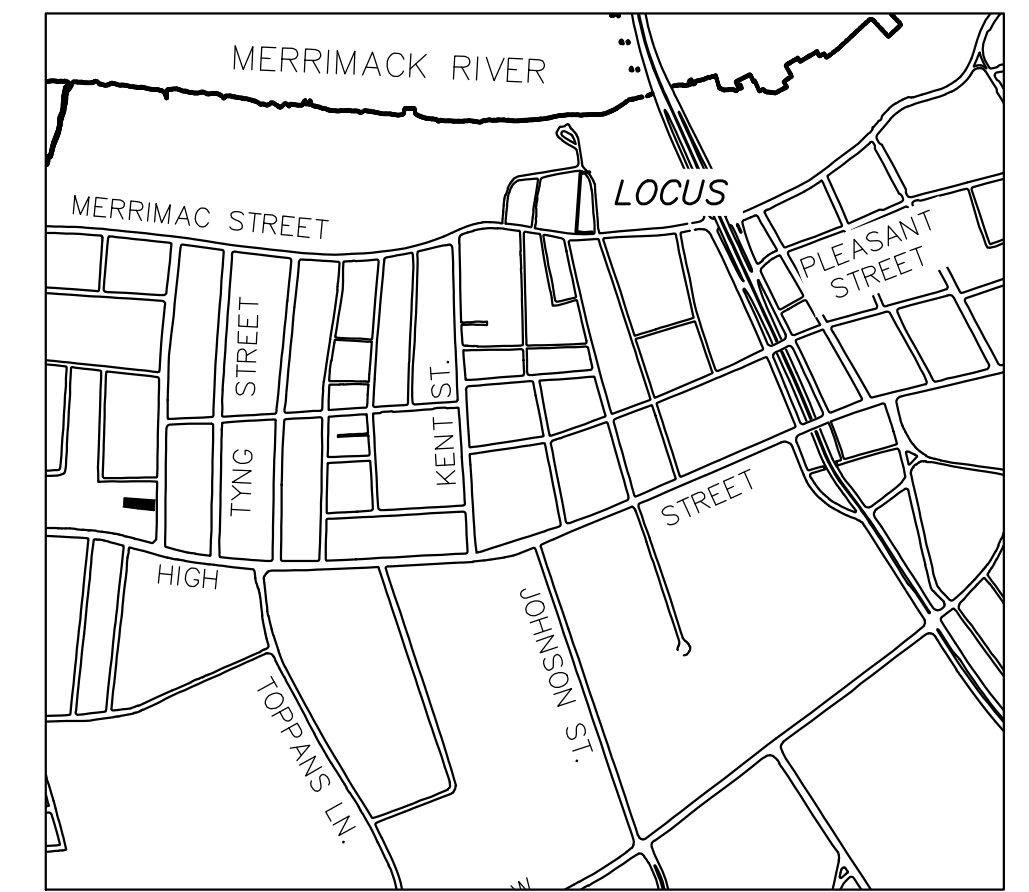
ALL PROPOSED IMPROVEMENTS HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT.

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

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AS ESTABLISHED BY RTK GPS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, X-500 AND AE(8) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0109F WHICH BEARS AN EFFECTIVE DATE OF 7/3/2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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.

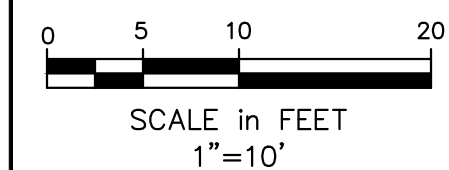
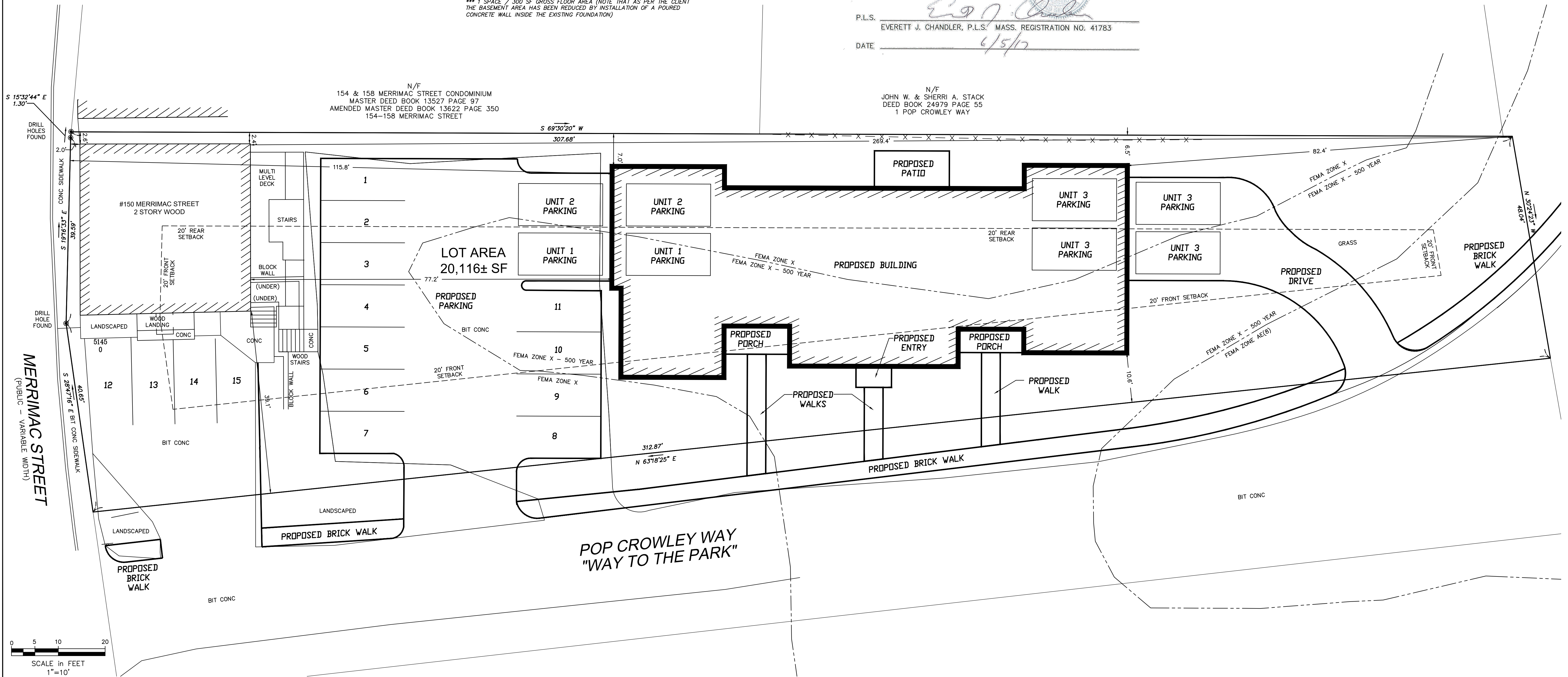


LOCUS
SCALE 1"=1,000'

P.L.S. Everett J. Chandler
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 DATE 6/5/17

N/F
 154 & 158 MERRIMAC STREET CONDOMINIUM
 MASTER DEED BOOK 13527 PAGE 97
 AMENDED MASTER DEED BOOK 13622 PAGE 350
 154-158 MERRIMAC STREET

N/F
 JOHN W. & SHERRI A. STACK
 DEED BOOK 24979 PAGE 55
 1 POP CROWLEY WAY



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Winter GEC, LLC

34 WINTER STREET
 NEWBURYPORT, MA 01950
 978-270-8626

HORIZ: 1"= 10'

VERT: _____

NO.	DATE	BY	REVISIONS
2	6/2/17	EJC	CHANGED BUILDING AND EASTERLY PARKING PER ARCHITECTURALS
1	4/3/17	EJC	CHANGED BUILDING AND EASTERLY PARKING PER ARCHITECTURALS

FIELD: EC/KD
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

ZONING BOARD OF APPEALS
 PLAN

146-148 MERRIMAC STREET

PLAN OF LAND IN
 NEWBURYPORT, MASSACHUSETTS

SURVEYED FOR
 RIVERFRONT REALTY TRUST

PROJECT NO.
 148MERRIMAC

DATE: DEC 16 2016

SHEET NO.

1 OF 1

PROPOSED NEW RESIDENCES

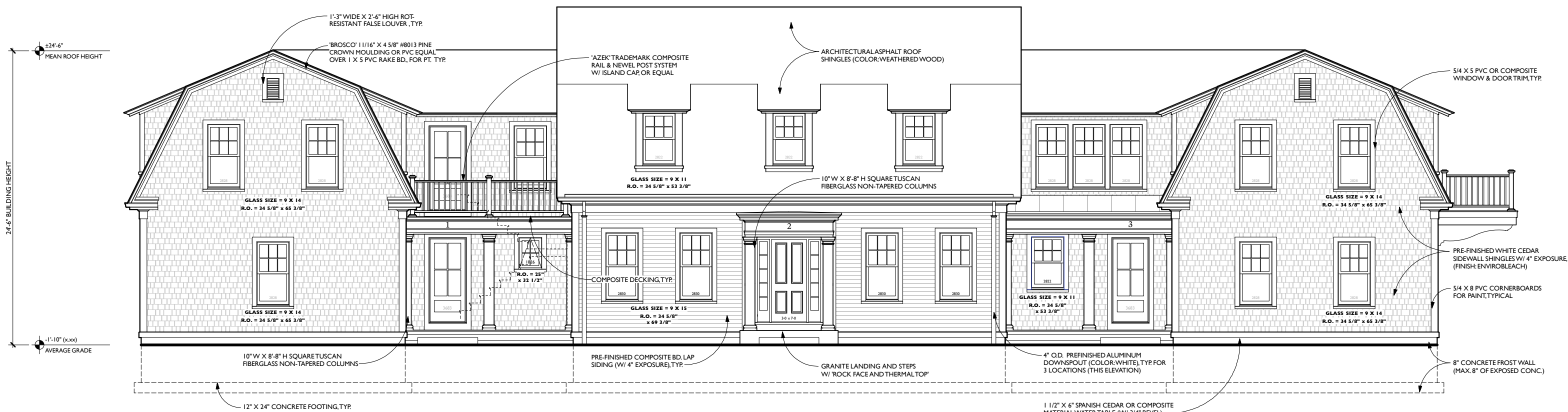
AT
146-148 MERRIMAC STREET
NEWBURYPORT, MA 01950

ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,
SUITE 209
NEWBURYPORT, MA 01950
T. 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

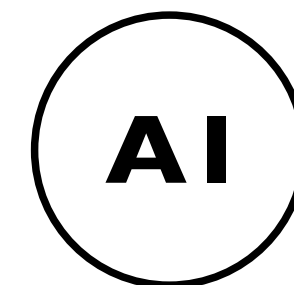


1 PROPOSED FRONT (SOUTH) ELEVATION
Scale: 1/8" = 1'-0"

NOTE:
1] ALL ROOF PENETRATIONS AND/OR
ROOF APPENDAGES ARE TO BE
LOCATED ON REAR OR NORTH
FACING ROOF FACE.

PROPOSED FRONT ELEVATION

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



PROPOSED NEW RESIDENCES

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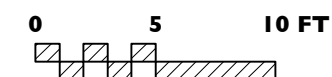
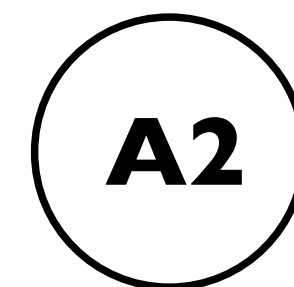
2 PROPOSED LEFT (WEST) ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED RIGHT SIDE (EAST) ELEVATION
Scale: 1/8" = 1'-0"

PROPOSED SIDE ELEVATIONS

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



PROPOSED NEW RESIDENCES

AT

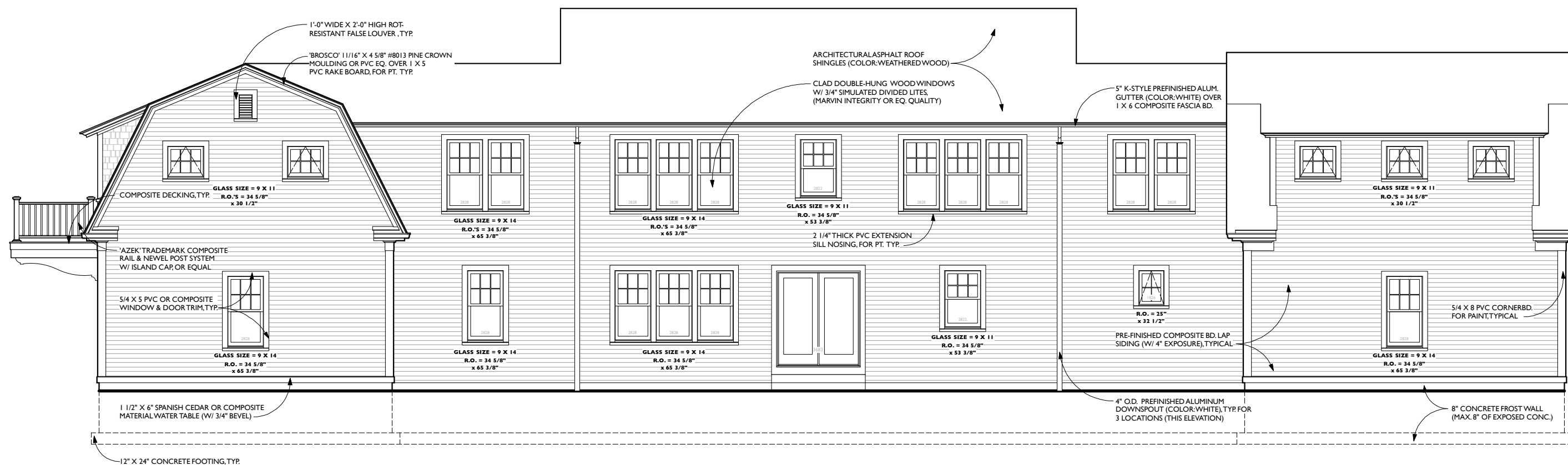
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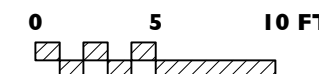
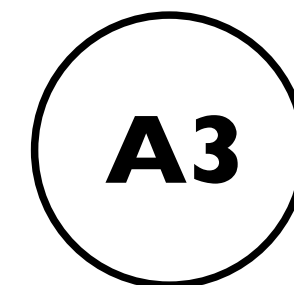
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I PROPOSED REAR (NORTH) ELEVATION
Scale: 1/8" = 1'-0"

PROPOSED REAR ELEVATION

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



project:

146-148 MERRIMAC RESIDENCES

Newburyport, MA

architect:

**GRAF
ARCHITECTS**

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www.grafarch.com

engineer:

**CONSTRUCTION
ENGINEERING
SERVICES**

12 Pleasant Street
Newburyport, MA
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REMOVE
PROPOSED
SPIRAL
STAIR

issued:

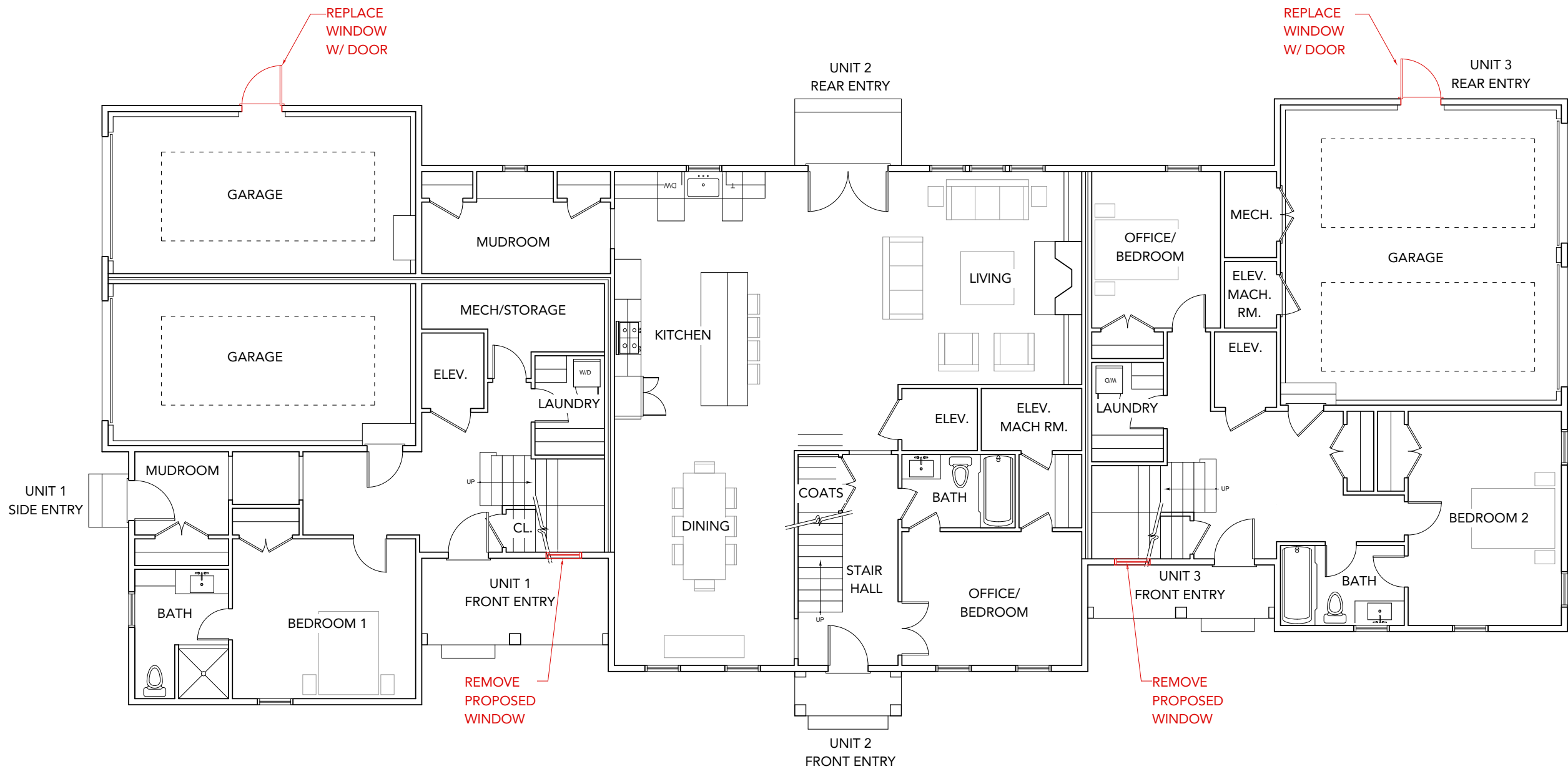
title:

First Floor Plan -
MODIFIED

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

27 nov 2017

A01



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

project:

146-148 MERRIMAC RESIDENCES

Newburyport, MA

architect:

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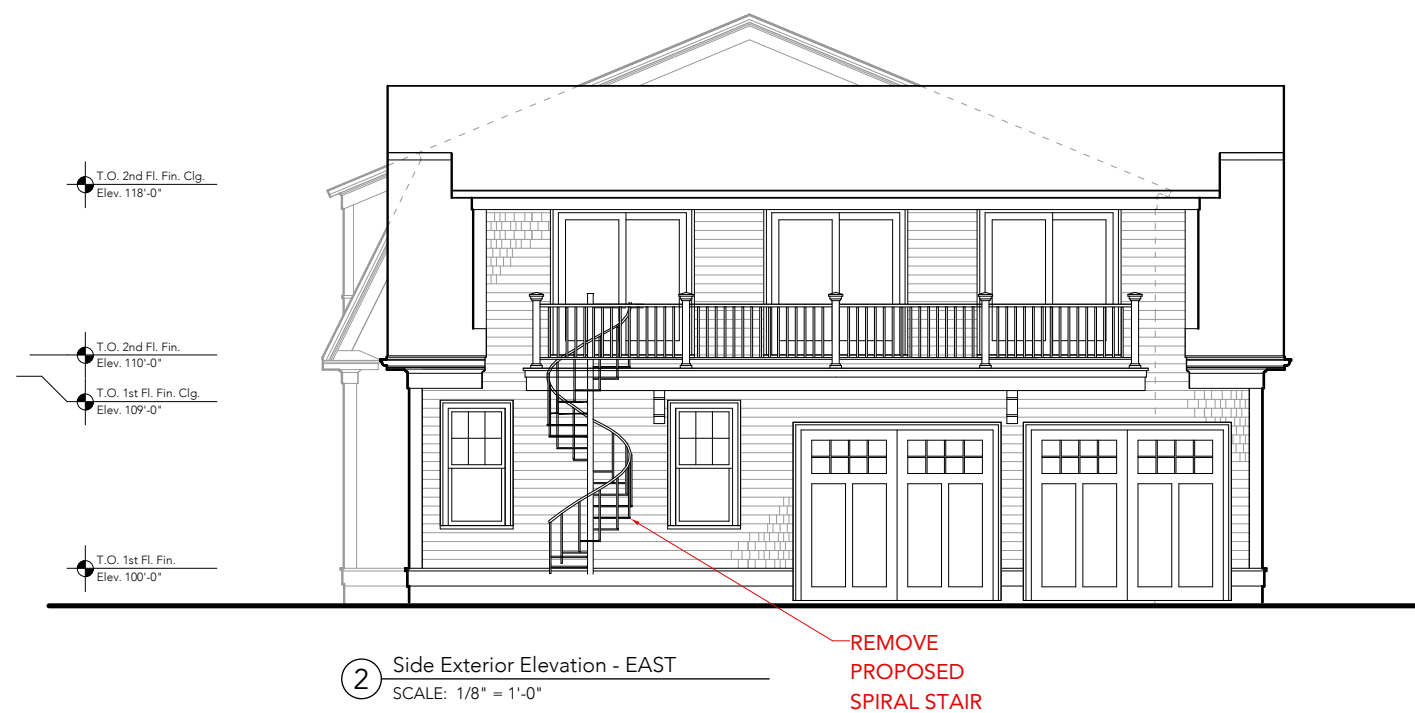
engineer:

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



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

issued: _____

title:

Exterior Elevations -
MODIFIED

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

27 nov 2017

A04

project:
**146-148
MERRIMAC
RESIDENCES**

Newburyport, MA

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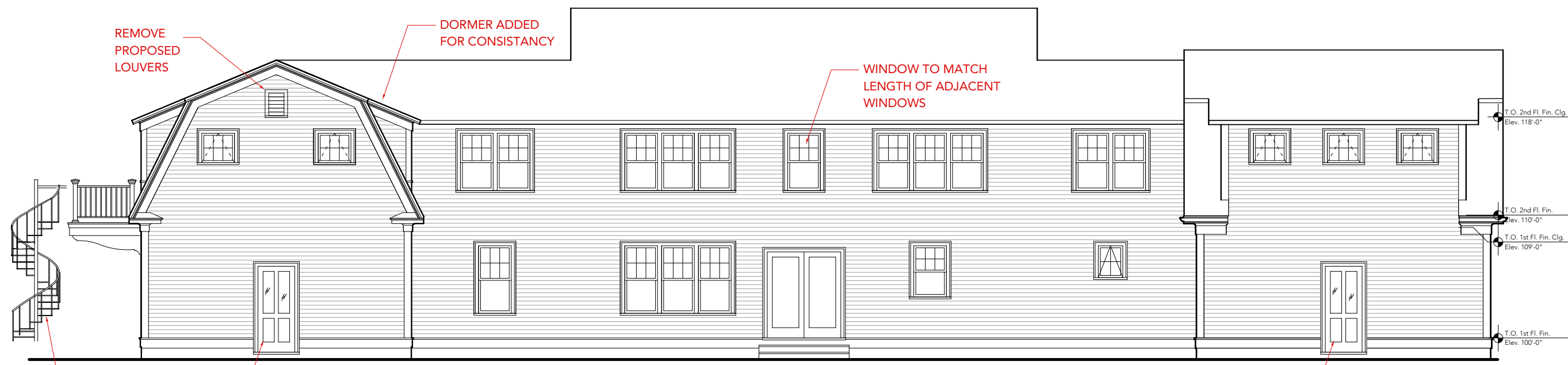
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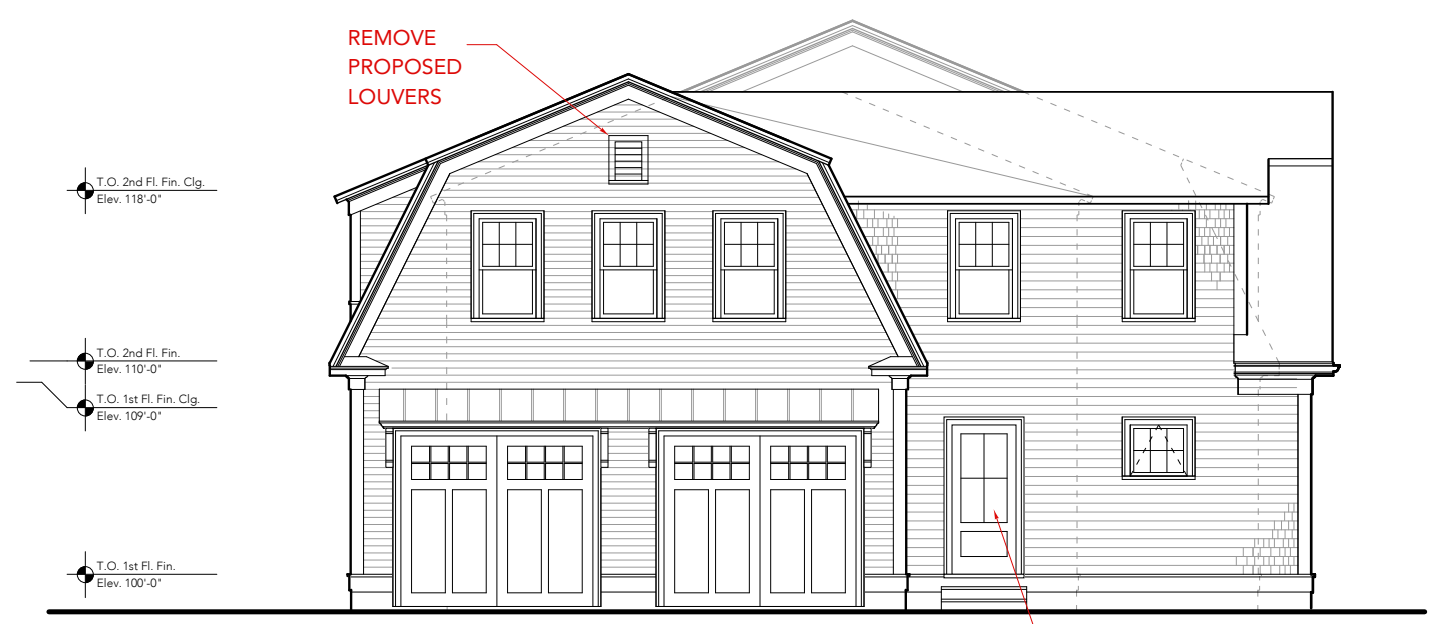
**Exterior Elevations -
MODIFIED**

SCALE: 1/8" = 1'-0"
27 nov 2017

A05



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



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