

**3 Hancock Street,  
Newburyport**

*Application for*  
**NHC Demolition Permit**

**November 12<sup>th</sup>, 2020**



Mead, Talerman & Costa, LLC  
Attorneys at Law

## **3 Hancock Street, Newburyport**

### **Procedural Status**

#### **October 8, 2020- NHC Hearing**

- NHC voted that property was historically significant and preferably preserved.
- Alternatives to roofline alteration discussed, main concern was removal of chimney;
- No release from demolition delay.

#### **Since October 8, 2020 Hearing**

- Architect realized chimney was located in front of ridge, not on it.
- Roof can be raised as originally proposed without affecting existing chimney.
- Updated plans showing such submitted to NHC on October 19, 2020.

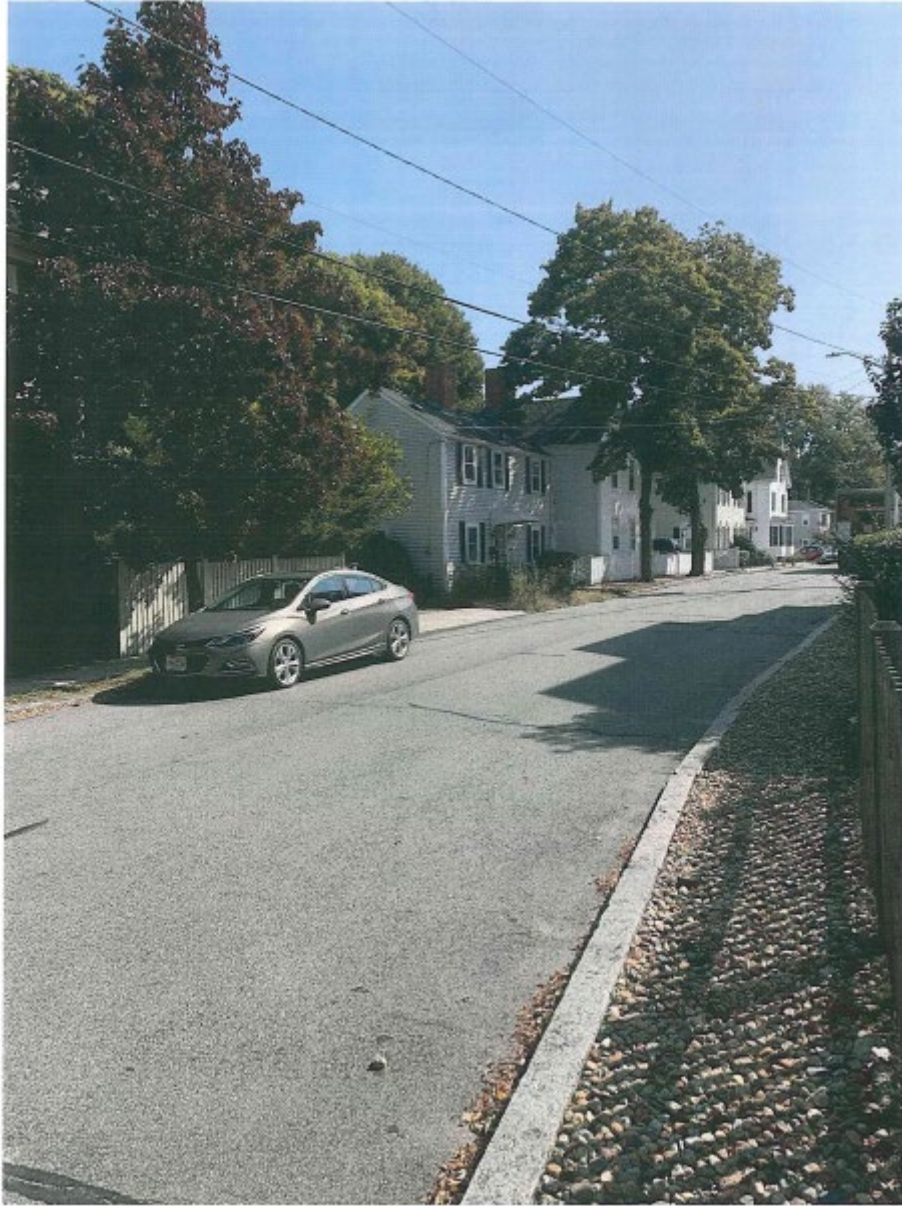
**3 Hancock Street,  
Newburyport**  
**Project Summary**

- Raise roof 20”, beginning at ridge and proceeding to rear of house.
- Chimney is located in front of ridge and will not be moved. Retains center entry.

**3 Hancock Street,  
Newburyport**  
**Recap of  
Existing Conditions**

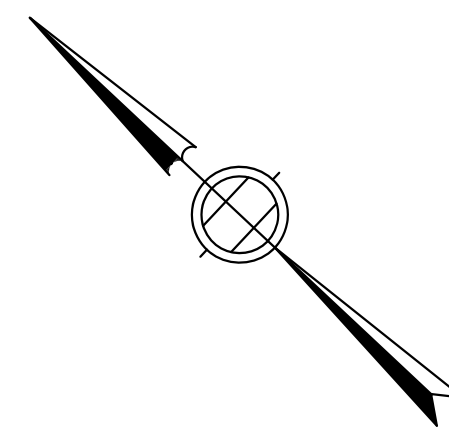
**Existing Conditions**

- Originally built ~1800
- 2,150 gfa
- R-2 Zoning District, DCOD
- Most of second floor has head height of 6'6"









**ZONING**  
RESIDENTIAL (R-2)  
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	2,167 SQUARE FEET	2,167 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	33.00 FEET	33.00 FEET
FRONT SETBACK	25 FEET	3.4 FEET	3.4 FEET
SIDE SETBACK (R)	10 FEET	5.1 FEET	5.1 FEET
SIDE SETBACK (L)	10 FEET	3.2 FEET	3.2 FEET
REAR SETBACK	25 FEET	29.6 FEET	29.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	37.3%	37.3%
MAXIMUM HEIGHT	35 FEET	18 FEET	xx FEET
MINIMUM OPEN SPACE	40.0%	62.4%	62.4%
MINIMUM PARKING REQUIRED	2	0	0

ON-LINE ZONING ORDINANCES  
CITY OF NEWBURYPORT WEBSITE  
<http://www.cityofnewburyport.com/Planning/index.html>  
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

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.

**NOTES**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER 19, 2020 BY THIS FIRM.

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR INFORMATION REGARDING ALL PROPOSED FEATURES.

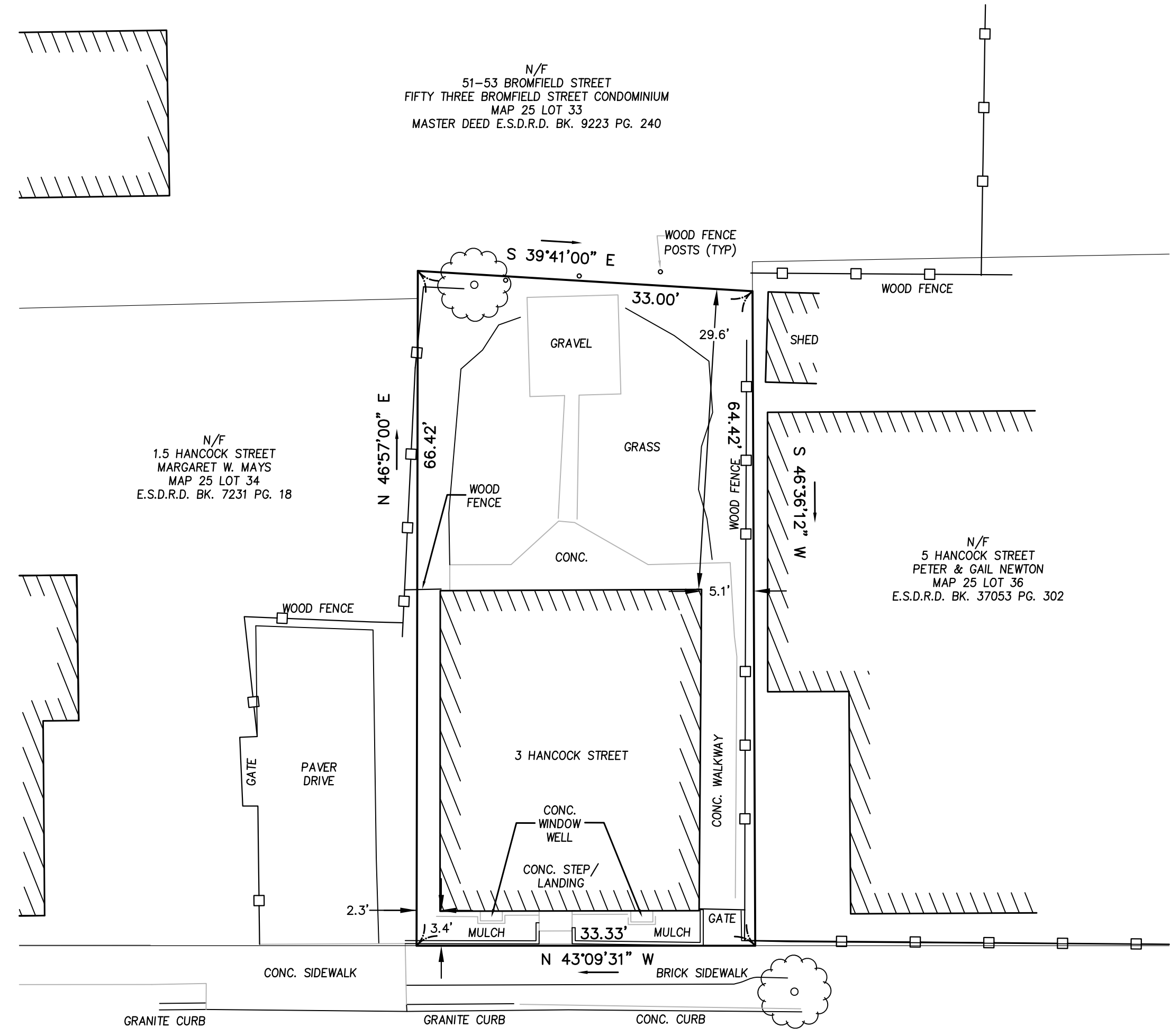
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

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.

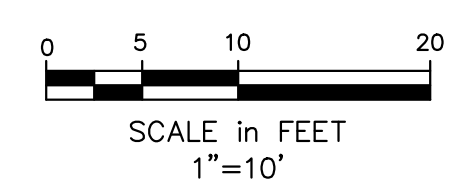
P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

**LOCUS TITLE INFORMATION**

**3 HANCOCK STREET**  
OWNER: JAMES BOURQUE CONSTRUCTION, INC.  
DEED REFERENCE: BK. 38641 PG. 67  
ASSESSORS: MAP 25 LOT 35



HANCOCK STREET



Copyright 2020 Winter GEC, LLC

Winter GEC, LLC  
44 MERRIMAC STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1" = 10'  
VERT: \_\_\_\_\_

NO.	DATE	BY	REVISIONS

FIELD: CO  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

ZONING PLAN

3 HANCOCK STREET

PLAN OF LAND IN  
NEWBURY, MASSACHUSETTS  
SURVEYED FOR  
JAMES BOURQUE CONSTRUCTION, INC

PROJECT NO.  
2020-3HANCOCK  
DATE: SEPT 21, 2020  
SHEET NO.  
1 OF 1



RENOVATIONS/ALTERATIONS  
TO:  
**3 HANCOCK STREET**  
NEWBURYPORT, MA, 01950



4 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



3 REAR ELEVATION  
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	9/23/20	HC SUBMISSION
B	10/14/20	HC RESUBMISSION

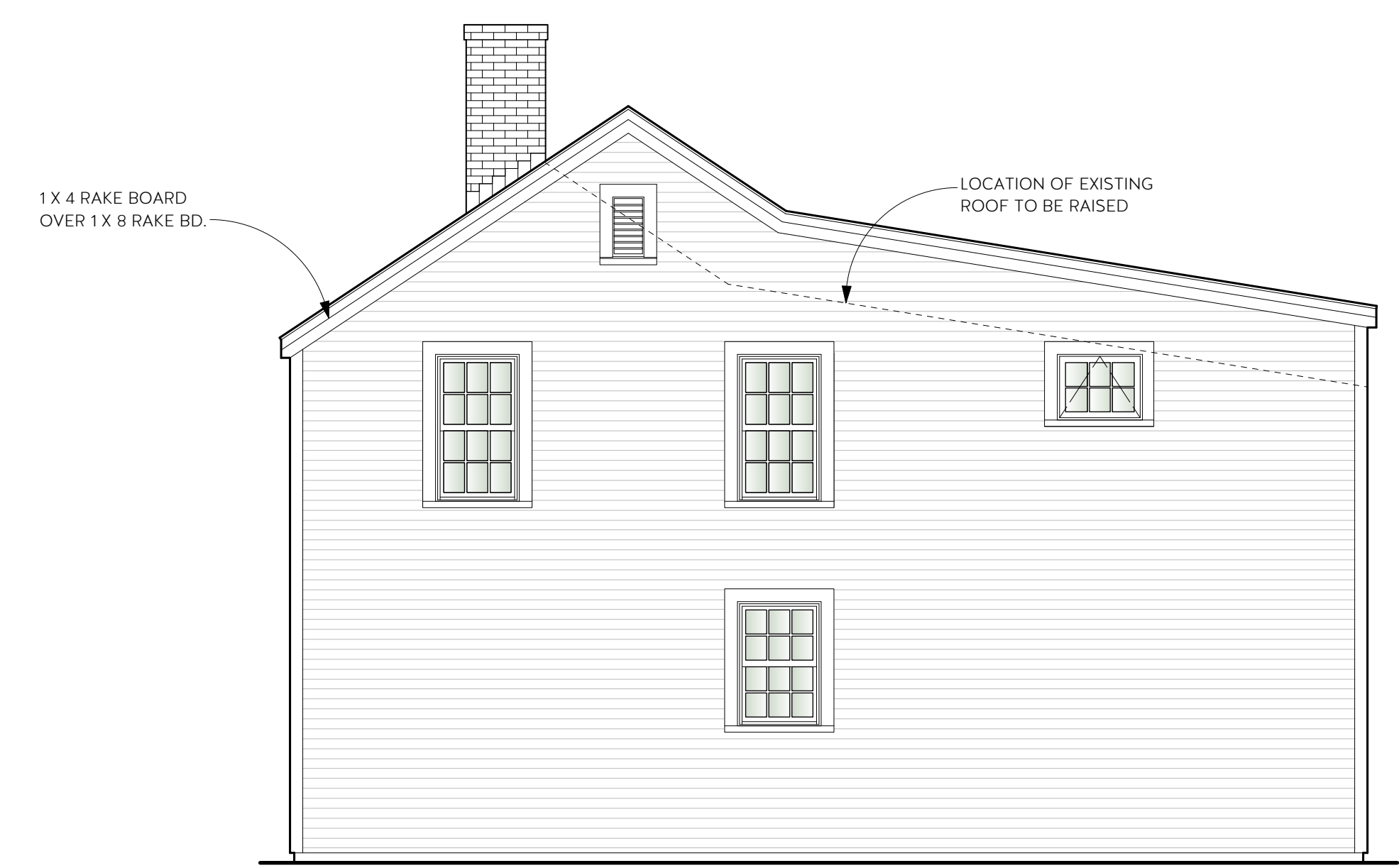
Project #	Project Manager	Date
2020-44	D.L.	10-14-20

Scale: AS NOTED

EXISTING  
ELEVATIONS

**EC2.1**

RENOVATIONS/ALTERATIONS  
TO:  
**3 HANCOCK STREET**  
NEWBURYPORT, MA, 01950



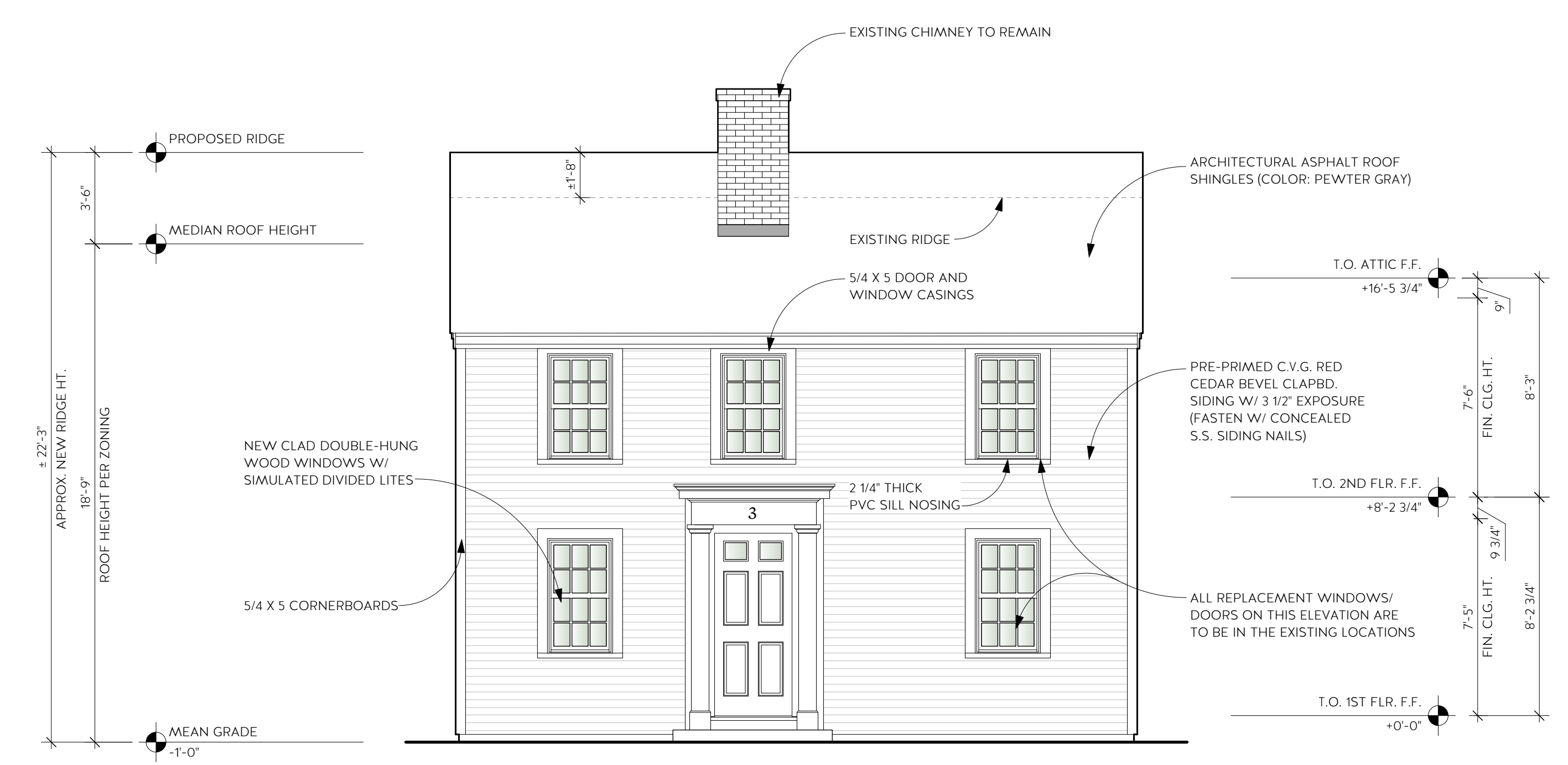
4 PROPOSED RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

A2.1