

**3 Hancock Street,
Newburyport**

Application for
NHC Demolition Permit

December 10th, 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.
- No release from demolition delay.
- NHC offered suggestions on roofline.

November 12, 2020 – NHC Hearing

- Updated plans presented.
- Commission offered further suggestions on window shape, location, and roofline.

3 Hancock Street, Newburyport

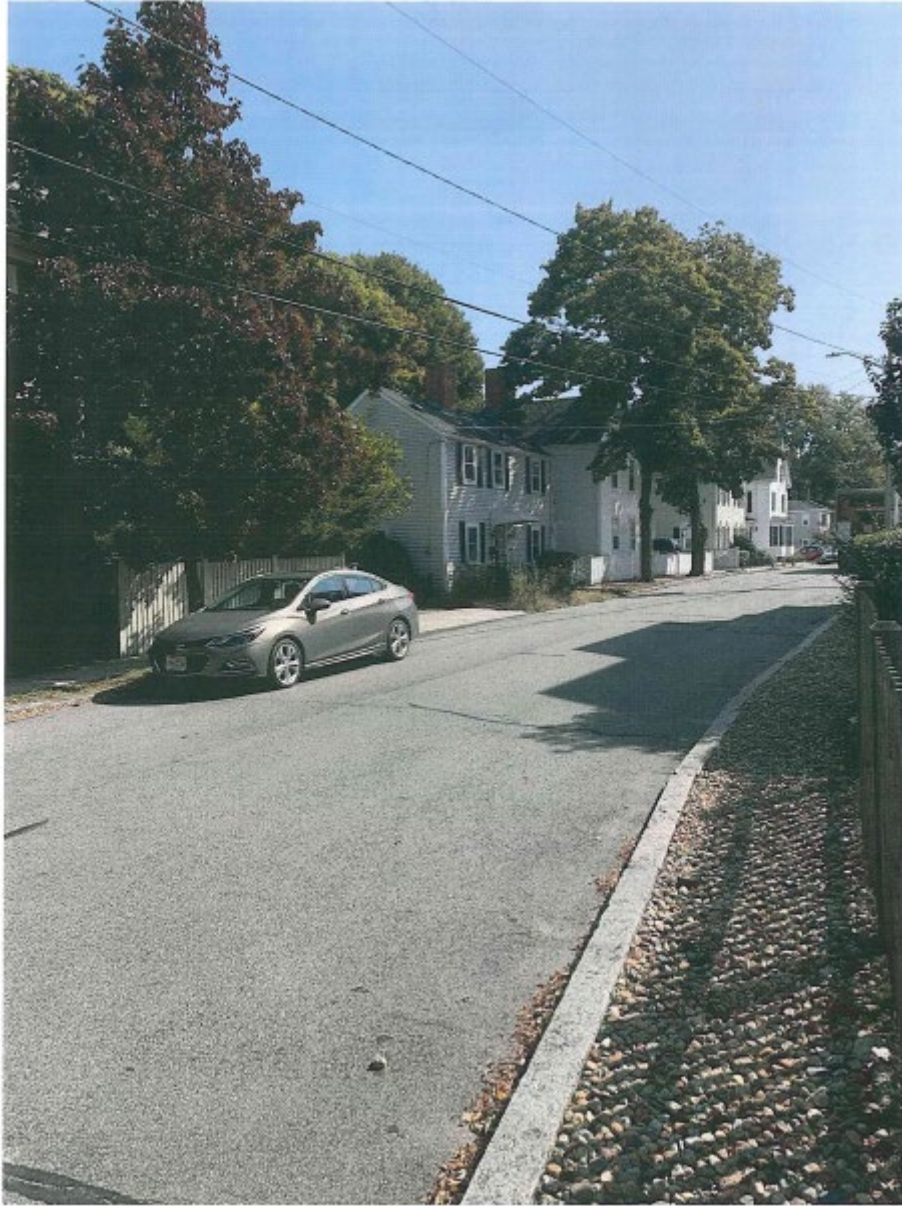
Project Summary

- Raise rear roof 20”, beginning at existing ridge and proceeding to rear of house.
- Does not raise peak of roof.
- Rear windows on side of house to remain same size and general location, except raised upwards to maintain proportionality with new roofline.

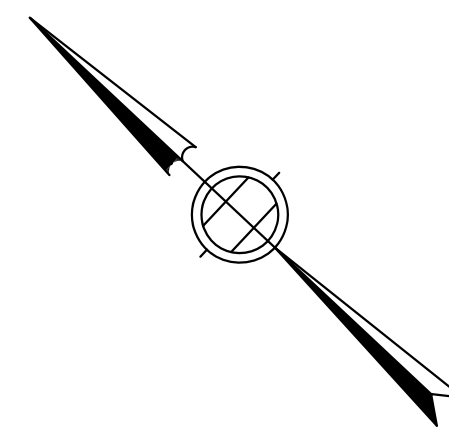
**3 Hancock Street,
Newburyport**
**Recap of
Existing Conditions**

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.

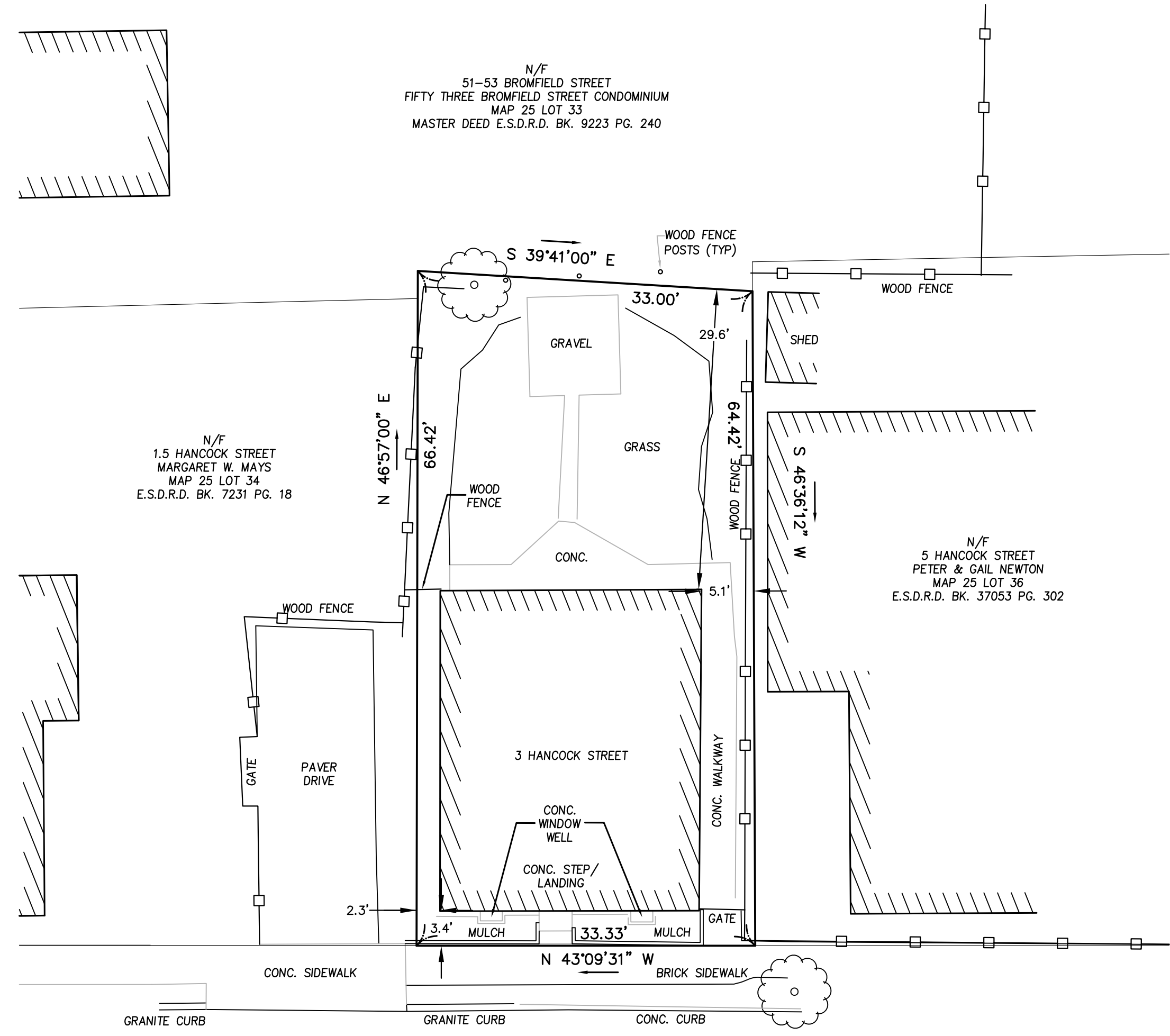
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

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.

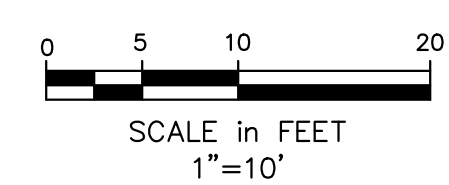
EVERETT J. CHANDLER
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

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

REVISION & REISSUE NOTES

No.	Date	Notes
A	9/23/20	HC SUBMISSION
B	10/14/20	HC RESUBMISSION
C	11-15-20	HC RESUBMISSION

Project #	Project Manager	Date
2020-44	D.L.	11-15-20

Scale: AS NOTED

EXISTING
ELEVATIONS

EC2.1



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



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

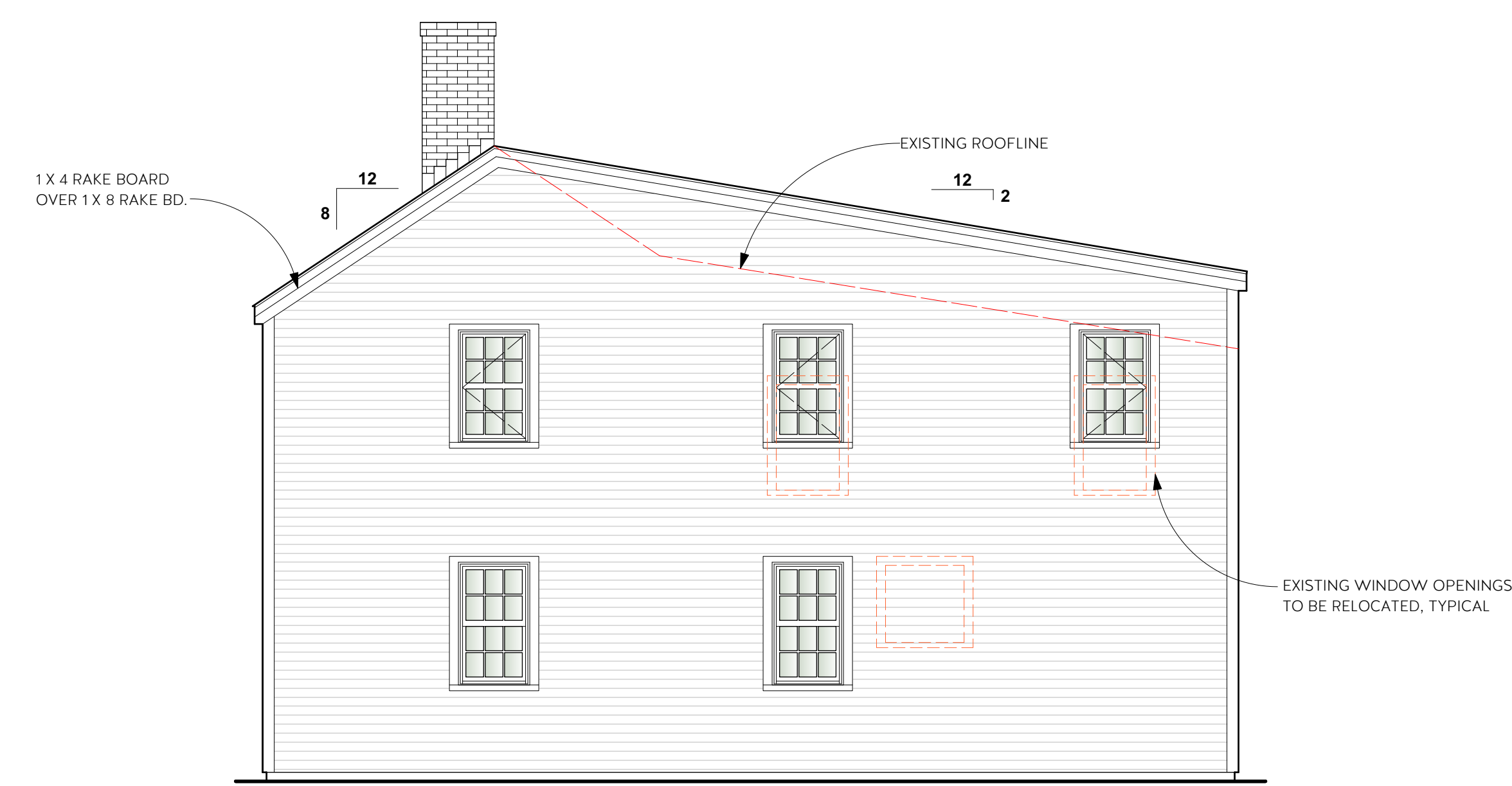


1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



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

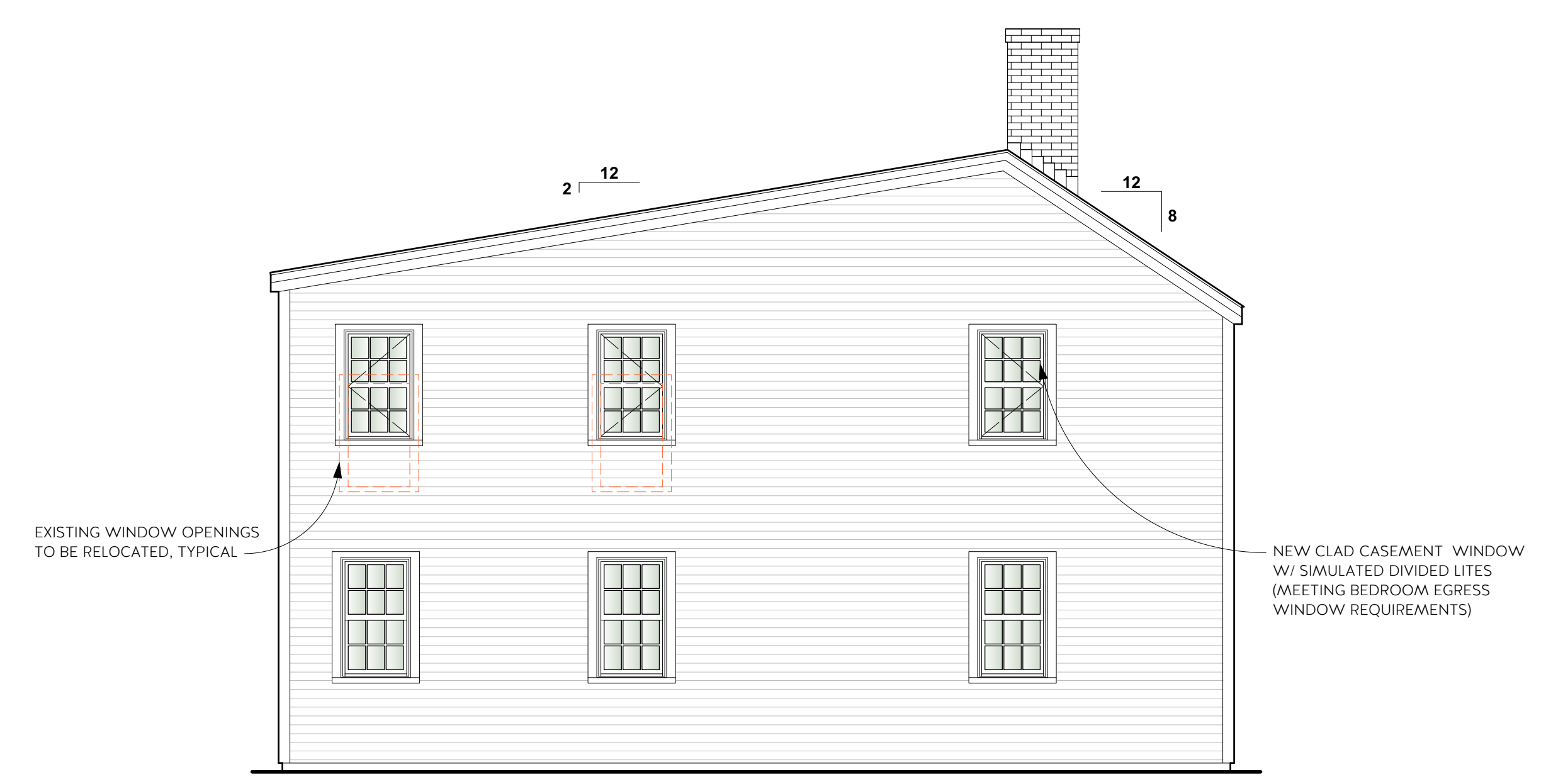
RENOVATIONS/ALTERATIONS
TO:
3 HANCOCK STREET
NEWBURYPORT, MA, 01950



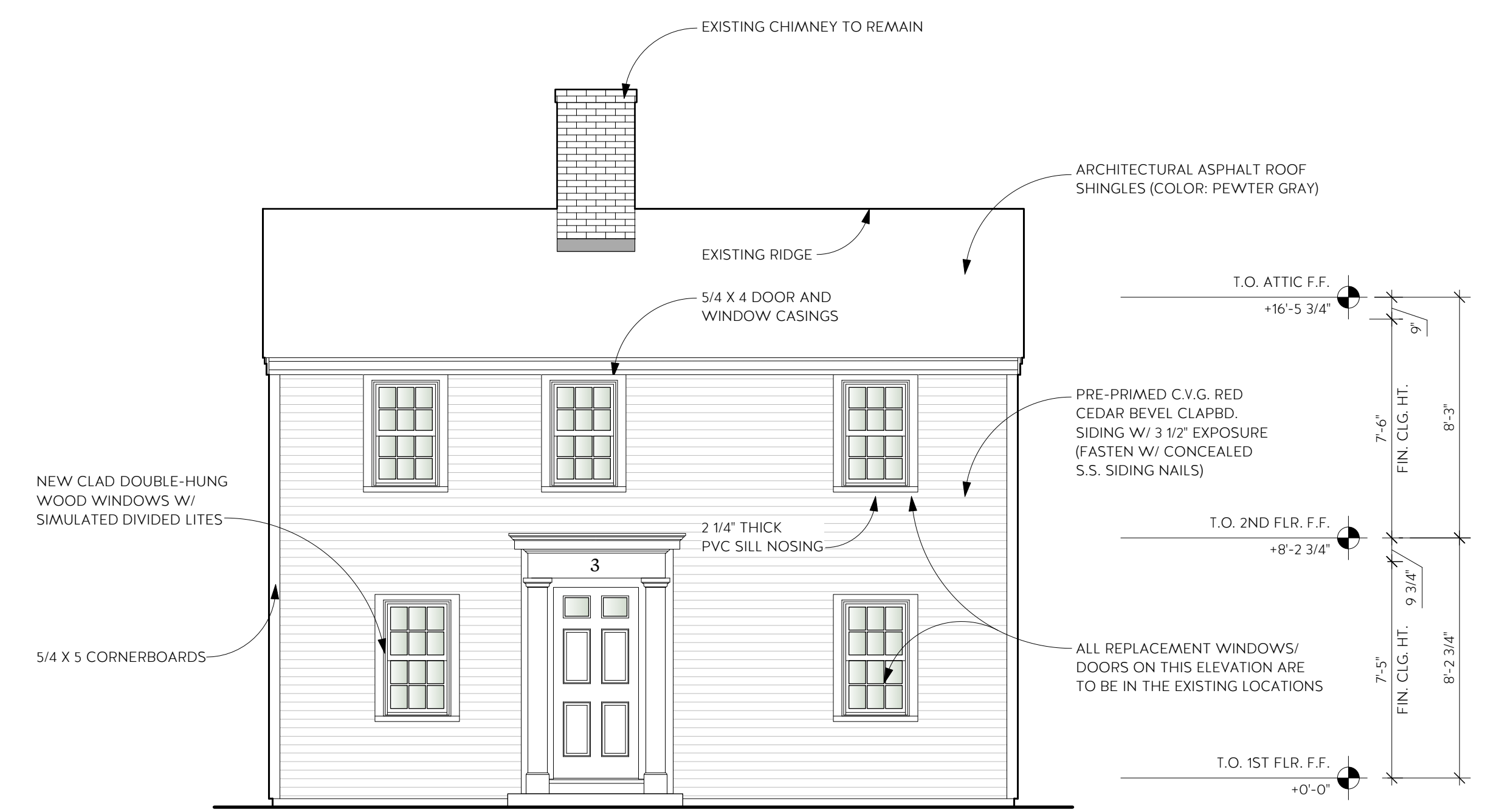
4 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



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"

REVISION & REISSUE NOTES

No.	Date	Notes
A	9/23/20	HC SUBMISSION
B	10/14/20	HC RESUBMISSION
C	11/15/20	HC RESUBMISSION

Project #	Project Manager	Date
2020-44	D.L.	11-15-20

Scale: AS NOTED

PROPOSED ELEVATIONS

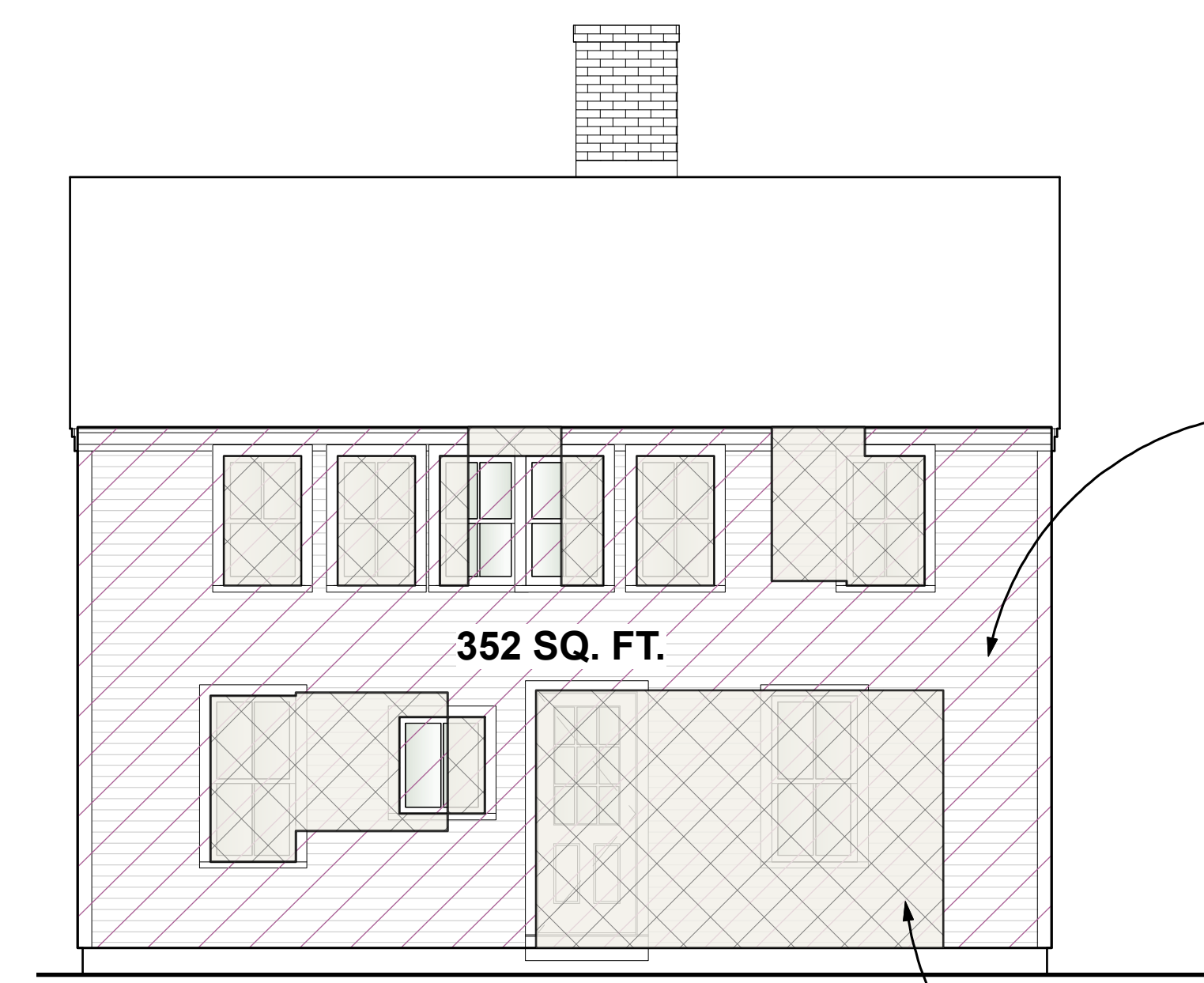
A2.1

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

NOTE: FOR THE PURPOSE OF THIS PLAN ALONE WE HAVE CALCULATED THE FILLING IN OF THE OLD WINDOWS TOWARD THE DEMOLITION CALCULATION. HOWEVER, PER THE DEFINITION OF DEMOLITION IN THE ORDINANCE, CALCULATION IS BASED UPON THE TOTAL SURFACE AREA. THE WINDOWS WHICH ARE NOW SIDING REMAIN SURFACE AREA, ONLY A DIFFERENT MATERIAL. THEREFORE, THESE AREAS SHOULD NOT COUNT TOWARD DEMOLITION.



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



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

HATCH TYPE INDICATES
AREAS TO REMAIN

CROSS HATCH TYPE
INDICATES AREAS
TO BE REMOVED



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



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

EXISTING WALLS

- 393 SQ. FT. (FRONT)
- 519 SQ. FT. (RIGHT)
- 352 SQ. FT. (REAR)
- 519 SQ. FT. (LEFT)

TOTAL = 1783 SQ. FT.

WALLS TO BE REMOVED

- 1.7 SQ. FT. (FRONT)
- 23.6 SQ. FT. (RIGHT)
- 141.0 SQ. FT. (REAR)
- 9.8 SQ. FT. (LEFT)

= 176.1 SQ. FT.

**% OF WALL AREA
TO BE REMOVED =**

176.1/1783 = 9.9% SQ. FT.

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2020-44	Project Manager D.L.	Date 12-2-20
----------------------	-------------------------	-----------------

Scale: AS NOTED

**DCOD
CALCULATIONS**

X1

COPYRIGHT 2020 SCOTT M. BROWN, ARCHITECTS







