

May 12, 2021

By Hand and Electronic Mail

Rob Ciampitti, Chair
Newburyport Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Application for Special Permit for Non-Conformities
3 Marsh Street, Newburyport, MA (the "Property")
Assessors Map 75, Lot 72

Dear Chair Ciampitti and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents John and Beverly Murphy, the owners of the Property (the "Applicant"), who seek a Special Permit for Non-Conformities for construction of a one-story addition on their pre-existing non-conforming single-family home. Mr. Murphy constructed the home for he and his family in 1977 and have called it home ever since. Given that Mr. and Mrs. Murphy would like to retire here, they are hoping to have less stairs to climb while they enjoy their home.

This letter addresses the Special Permit for Non-Conformities criteria as provided in the City of Newburyport Zoning Ordinance ("NZO") § XXI-G and demonstrates that the construction of the addition is not substantially more detrimental than the existing nonconforming structure to the neighborhood.¹

The Property currently contains a pre-existing non-conforming single-family home built in or around 1977, according to the Assessor's database. It sits on a pre-existing non-conforming lot.² The Applicant proposes to add a 420-sf single-story addition on pilings to the street-side of the house. The addition will provide a new bedroom on the first floor of the house, resulting in a total number of three bedrooms (the "Project").

The Property is currently located in the Agricultural Conservation ("AC") and Plum Island Overlay District ("PIOD") zoning districts. As § XXI-C of the Newburyport Zoning Ordinance provides that "[w]ithin the PIOD, the provisions of the underlying district(s) shall remain in full force and effect, except to the extent that the provisions of the PIOD are more stringent," the Property is largely subject to the

¹ We note that while this Property is located in two zoning districts, and the Zoning Determination issued by the Zoning Administrator on May 3, 2021 indicates that the only Special Permit for Non-Conformities required is under the Plum Island Overlay District, § XXI-G.

² The Agricultural Conservation District was adopted in the City of Newburyport in 1978.

Mead, Talerman & Costa, LLC
Attorneys at Law

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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

dimensional and use requirements found in the Ordinance § VI-A, as the AC district has more stringent requirements than the PIOD. The Property is non-conforming as to the following dimensional requirements of AC:

- The lot area of the Property 7,153 square feet, where 400,000 is required.
- The Property frontage is 58.8 feet, where 300 feet is required.³
- The current structure has a front yard setback of 41 feet, where 50 feet is required.
- The left side yard setback is 11.7 feet, where 50 is required.
- The right side yard setback is 17.2 feet, where 50 is required.
- The rear yard setback is 18.9 feet where 50 feet is required; and
- The maximum lot coverage allowed is 3%, where this Property has 22%.

As the AG-C district does not have a FAR or story requirement, the PIOD requirements found in Ordinance § XXI-D are therefore more strict and apply to this Property. As such, the current Property has a FAR of .375, where .25 is required.

Otherwise, the Property singularly complies with the height requirement in the AC district, which has a maximum height requirement of 30 feet, and the current structure has a height of 27.24 feet.

As described above, the Project consists of a single-story addition on pilings to the street side of the house to incorporate a third bedroom. The Project will increase FAR from .375 to .437, will increase the lot coverage from 22% to 27.9%, and will decrease the front yard setback from 41.0' to 25.1'. Otherwise, the dimensions of the structure will remain unchanged.

While the PIOD is restrictive regarding changes to preexisting nonconforming structures, § XXI-G(2) allows for the addition of one bedroom to structures with one or two existing bedrooms. Here, the Property has two existing bedrooms, and the proposed addition will be the third. Under the Ordinance, if the additional bedroom increases the footprint of the existing structure, as it does here, a Special Permit for nonconformities is required.⁴

More particularly, § XXI-G(4)(a) of the Ordinance specifies:

The alteration, reconstruction, extension of, or change to such structures to an extent other than that authorized by section XXI-G.3, may be authorized by the grant of a special permit by the board of appeals upon its determination that such alteration, reconstruction, extension, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood or the PIOD. The board of appeals shall not grant a special permit for any alteration, reconstruction, extension of, or change to such structures that would cause such structure to be within ten (10) feet of the side lot line, more than two (2) stories, or more than thirty-five (35) feet in height.

³ The Property is not a corner lot. The portion of J Street bordering the Property is merely a paper street not able to be used for frontage calculations, hence the only frontage comes from boundary facing Marsh Street.

⁴ Section XXI-G(3) of the Newburyport Zoning Ordinance.

Here, the proposed bedroom addition is to the first floor, thus will not be more than two stories, and will not cause the structure to increase in height. It will not be closer to the side lot lines than the existing structure.

The Applicant's proposal is not more detrimental to the neighborhood or the PIOD than the existing structure for the following reasons:

The addition is to create a bedroom on the first floor of the house, to reduce the number of stairs the homeowners use in their everyday living. As shown on the plans, the proposed addition is a single-story 26.3-foot by 16-foot rectangle, tucked between the existing house and the existing shed. The addition is shorter than the existing house as it is only a single story, and it will be located in an area currently occupied by the driveway. As the addition is directly behind and shorter than house, it will not obstruct the view of any landward neighbors. While the addition will be closer to the street than the existing structure, we note that the new setback of 25.1 feet still exceeds the PIOD's front yard setback requirement of 20 feet. Further, the new construction will be built to meet the wetlands regulations and flood zone requirements and therefore is not more detrimental to the PIOD than the existing structure.

Based on the foregoing, the Project is not more detrimental than the existing structure to neighborhood due to the addition being a modest addition that is shorter, and immediately behind the existing house.

As a result of the foregoing, we respectfully request this Board to find that the Applicant's proposal satisfies the criteria for a Special Permit for Non-Conformities.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted,
John and Beverly Murphy,
By their Attorney



Lisa L. Mead

Attachment
cc: client

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: John and Beverly Murphy, Trustees c/o Lisa Mead-Mead, Talerma & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

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

Property Address: 3 Marsh Street, Newburyport, MA 01950

Map and Lot(s): Map 75; Lot 72 Zoning District: A/C & PIOD

Book and Page(s): 8655-404

Owner(s) Name: John and Beverly Murphy, Trustees

Mailing Address (if different): 3 Marsh Street, Newburyport, MA 01950

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|---|--|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking | <input checked="" type="checkbox"/> Plum Island Overlay District (XXI-G) |
| <input type="checkbox"/> Upward Extension | <input checked="" type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input checked="" type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:

Construct addition to first floor of preexisting nonconforming single family home.

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 SPECIAL PERMIT for NON-CONFORMITIES

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	400,000 s.f.	7,153 s.f.	7,153 s.f.
Frontage	300 ft.	58.8 ft.	58.8 ft.
Height*	30 ft.	27.24	27.24
Max. Lot Coverage (%)**	3%	22%	27.9%
Min. Open Space (%)***	n/a	n/a	n/a
Primary Front Setback	50 ft.	41 ft.	25.1 ft.
Side A Setback/Secondary Front Setback	50 ft.	17.2 ft (right side)	17.2 ft (right side)
Side B Setback	50 ft.	11.7 ft. (left side)	11.7 ft. (left side)
Rear Setback	50 ft.	18.9 ft.	18.9 ft.
Parking Spaces	2	2+	2+
FAR****		37.8%	43.7%

*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.

By checking this box and typing my name below, I am electronically signing this application.

Petitioner 

By checking this box and typing my name below, I am electronically signing this application.

Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# _____

Name: _____

Address: _____ Zoning District(s): _____

Request: _____

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
- Size
- 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)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - 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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- 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

The name typed below represents the intent to sign the foregoing document:

Newburyport Zoning Administrator

Date

3 MARSH ST

Location 3 MARSH ST

MBLU 75/ 72/ 11

Owner MURPHY JOHN P BEVERLY A TRS

Assessment \$988,200

PID 5043

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$530,300	\$457,900	\$988,200

Owner of Record

Owner MURPHY JOHN P BEVERLY A TRS

Sale Price \$1

Co-Owner PLUM ISLAND RLTY TRUST

Certificate

Address PO BOX 1510

Book & Page 08655/0404

NEWBURYPORT, MA 01950

Sale Date 12/02/1986

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MURPHY JOHN P BEVERLY A TRS	\$1		08655/0404	1A	12/02/1986
MURPHY JOHN P	\$0		6386/0607		08/26/1977

Building Information

Building 1 : Section 1

Year Built: 1977

Living Area: 1,788

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Above Avg +10

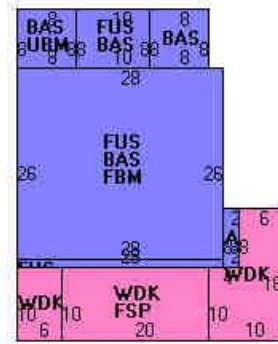
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\00\00\58.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/5043_52)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	952	952	
FUS	Upper Story, Finished	836	836	
FBM	Basement, Finished	728	0	
FSP	Porch, Screened	200	0	
UBM	Basement, Unfinished	64	0	
WDK	Deck, Wood	408	0	
		3,188	1,788	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,500	1

Land

Land Use

Use Code 1013
Description SFR WATER

Land Line Valuation

Size (Acres) 0.17
Depth 0
Assessed Value \$457,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$506,500	\$457,900	\$964,400



CONTRACTOR TO USE CAUTION WHEN EXCAVATING AS THIS PROPERTY IS SERVICED BY UNDERGROUND UTILITIES. LOCATIONS SHOWN HEREON COME DIRECTLY FROM UTILITY COMPANY PLANS AND, WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGSAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION AND SHALL MAINTAIN ALL DIGSAFE MARKINGS DURING CONSTRUCTION.

WPA RESOURCE AREA DELINEATION BY:
MISSION WETLAND & ECOLOGICAL SERVICES, LLC
PO BOX 4028
PORTSMOUTH, NH 03802
(603) 361-3204
(DELINEATED ON: MARCH 11, 2021)

ZONING TABLE

3 MARSH STREET - ASSESSORS MAP 75 LOT 72 ZONING DISTRICT A/C & P/D OVERLAY				
	A/C REQUIREMENT	P/D REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	400,000 S.F. (MIN.)	12,000 S.F. (MIN.)	* 7,153 S.F.	UNCHANGED
LOT FRONTAGE:	300 FT. (MIN.)	120 FT. (MIN.)	* 58.8'	UNCHANGED
FRONT SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 41.0'	25.1'
RIGHT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 17.2'	UNCHANGED
LEFT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 11.7'	UNCHANGED
REAR SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 18.9'	UNCHANGED
LOT COVERAGE:	3% (MAX.)	20% (MAX.)	* 22.0%	27.9%
BLDG. HEIGHT:	30-FT (MAX.)	35-FT (MAX.)	27.24'	UNCHANGED
NO. OF STORIES:	2 (MAX.)	2 (MAX.)	* 3	UNCHANGED
FLOOR AREA RATIO:	---	25% (MAX.)	37.8%	43.7%

* REPRESENTS AN EXISTING NON-CONFORMITY
*** FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLANS SUBMITTED WITH BUILDING APPLICATION.

EXISTING FLOOR AREA RATIO (FAR) CALCULATION

MAIN STRUCTURE FIRST FLOOR	= 763 S.F.	
MAIN STRUCTURE SECOND FLOOR	= 918 S.F.	
MAIN STRUCTURE THIRD FLOOR	= 832 S.F.	
SHED	= 189 S.F.	
TOTAL	= 2,702 S.F.	RATIO 37.8%

PROPOSED FLOOR AREA RATIO (FAR) CALCULATION

EXISTING STRUCTURES	= 2,702 S.F.	
PROPOSED SECOND FLOOR ADDITION	= 421 S.F.	
TOTAL	= 3,123 S.F.	RATIO 43.7%

RECORD OWNERSHIP

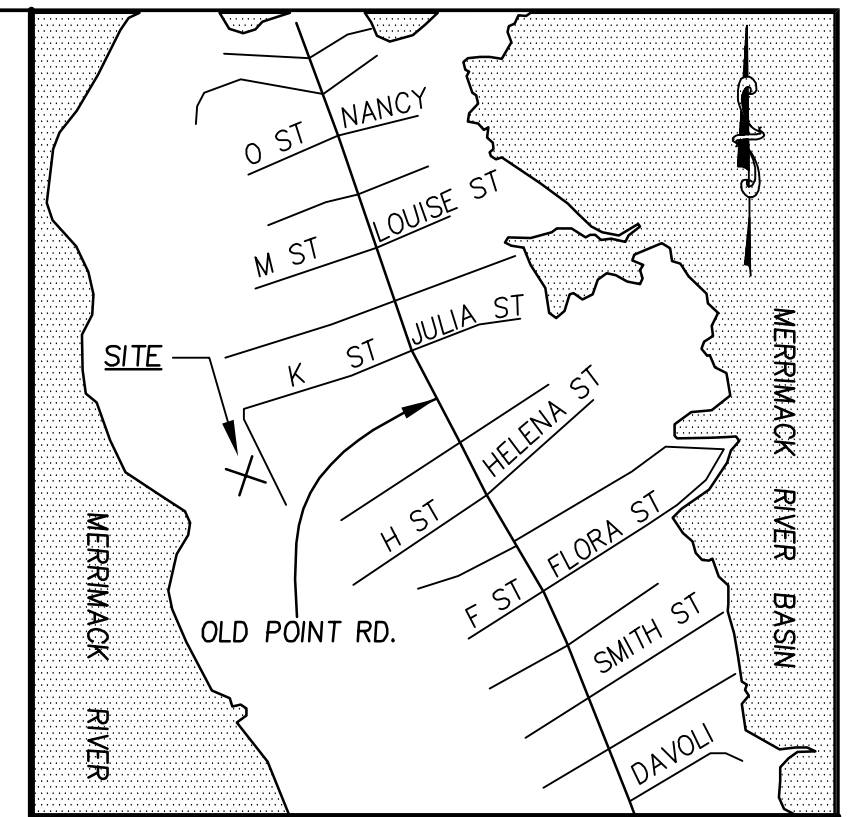
JOHN P. MURPHY, TRUSTEE
BEVERLY A. MURPHY, TRUSTEE
PLUM ISLAND REALTY TRUST

DEED REFERENCE

ESSEX SOUTH REGISTRY OF DEEDS
BOOK 8655 PAGE 404

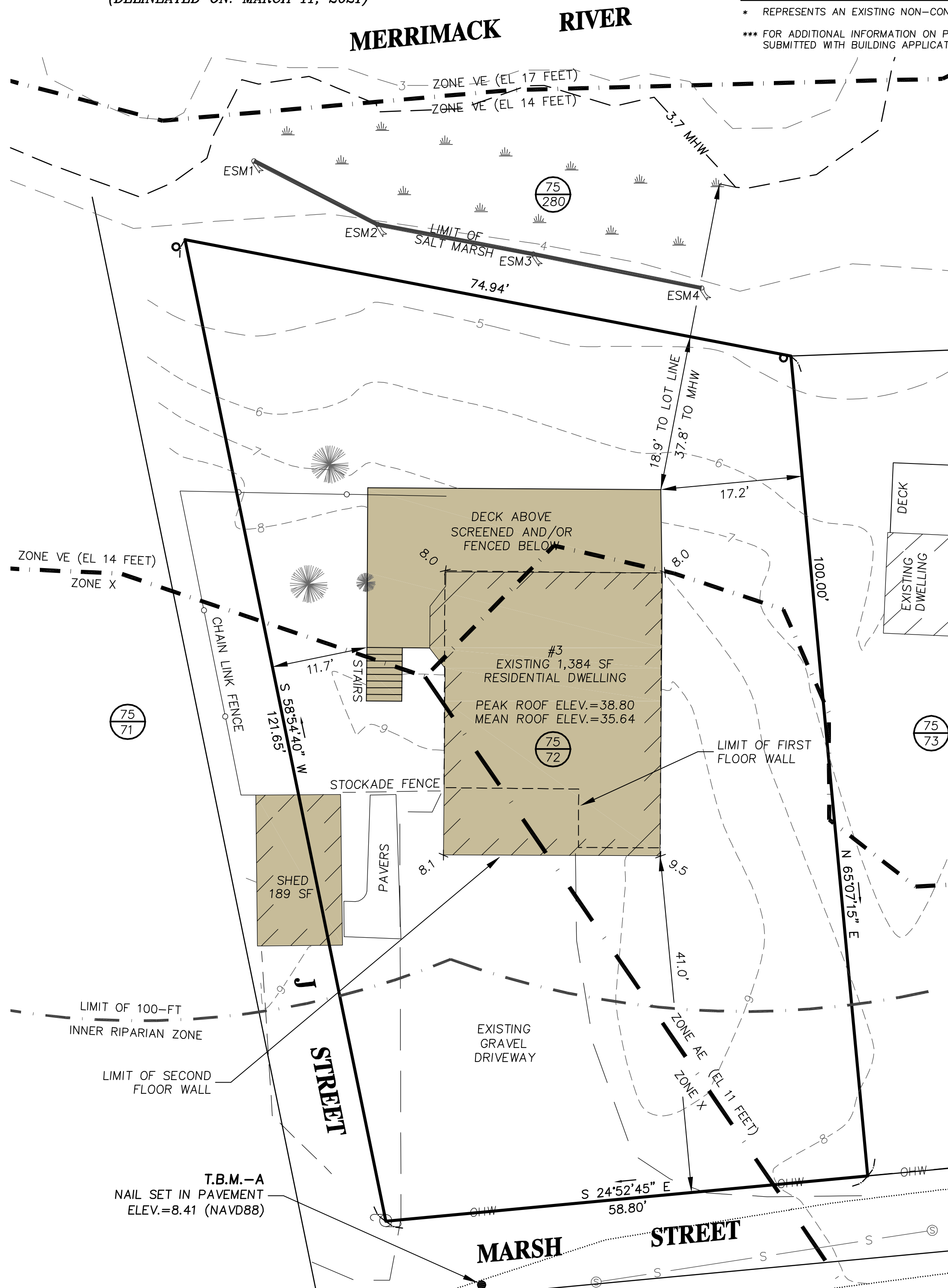
PLAN REFERENCE

ESSEX SOUTH REGISTRY OF DEEDS
PLAN BOOK 34 PLAN 22 (BLOCK 1 LOT 111)

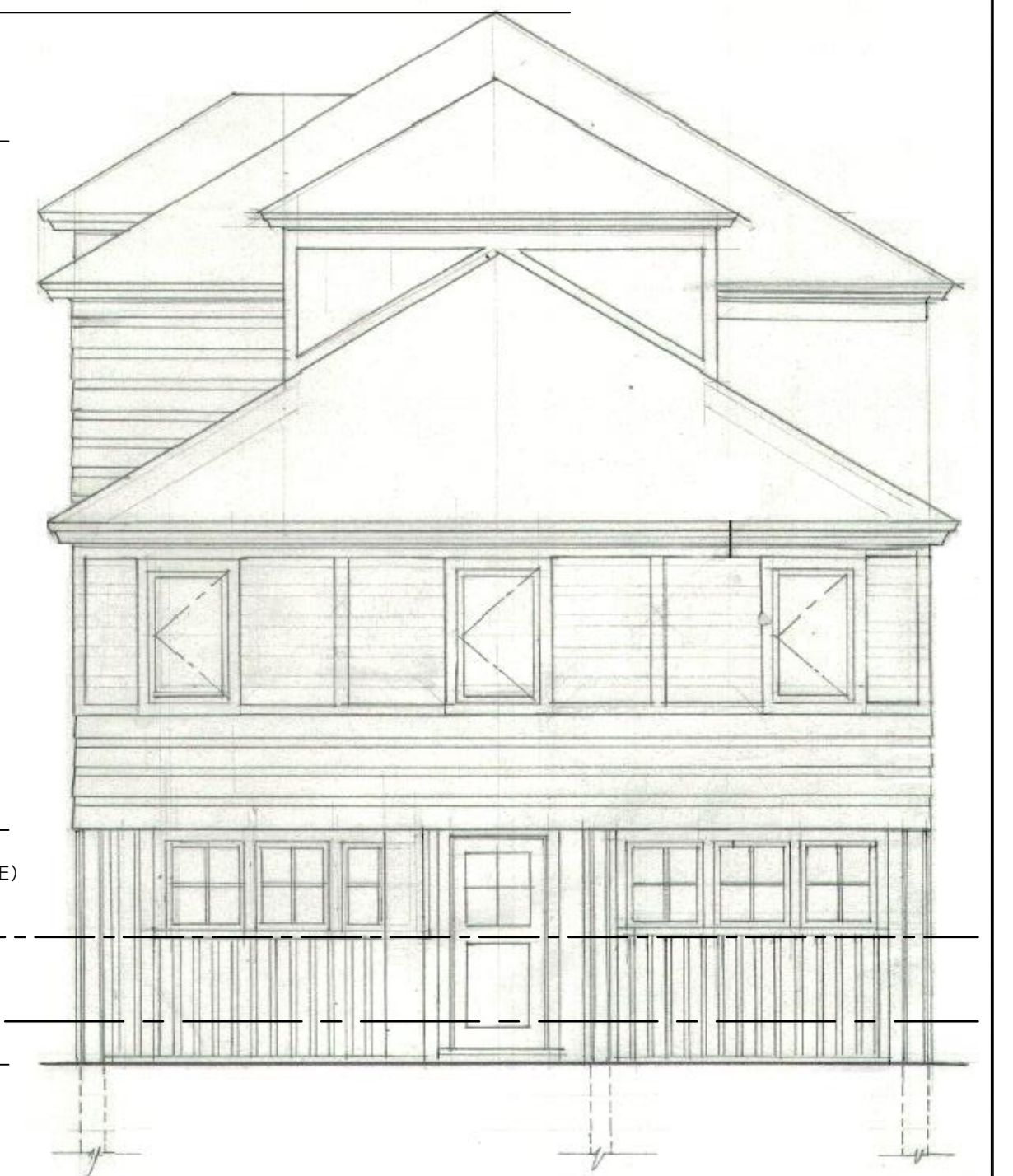
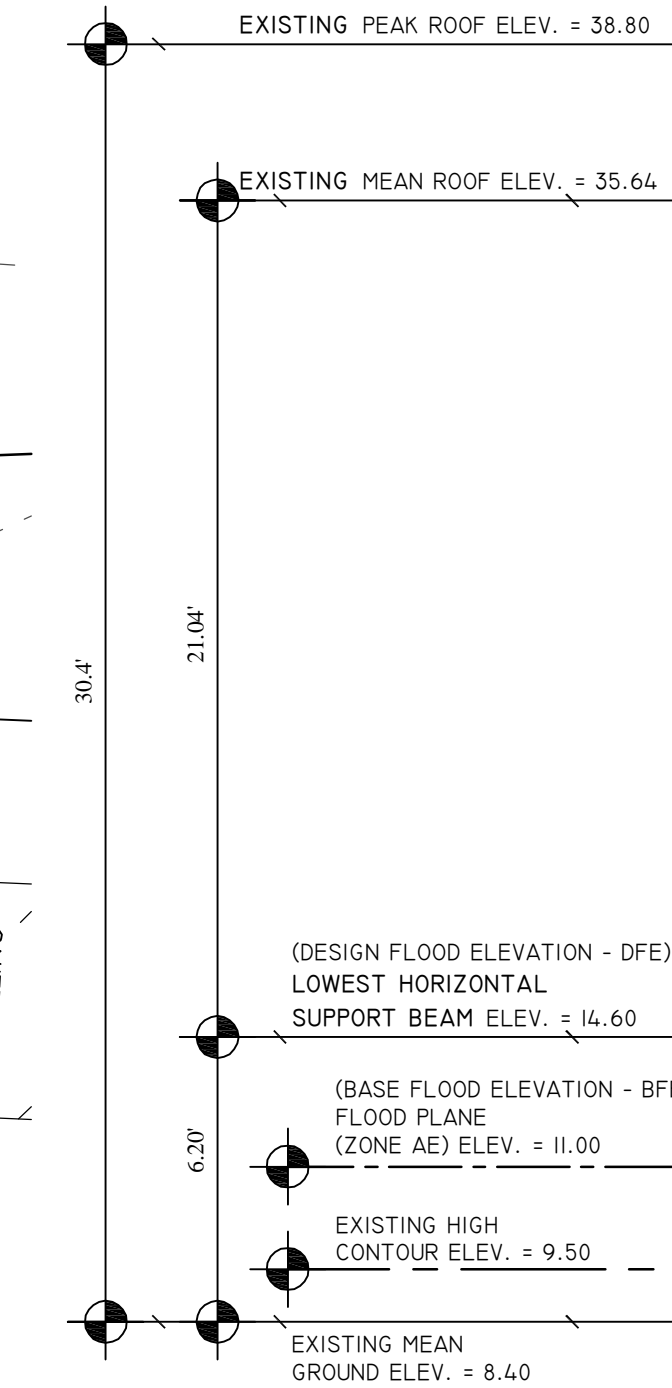
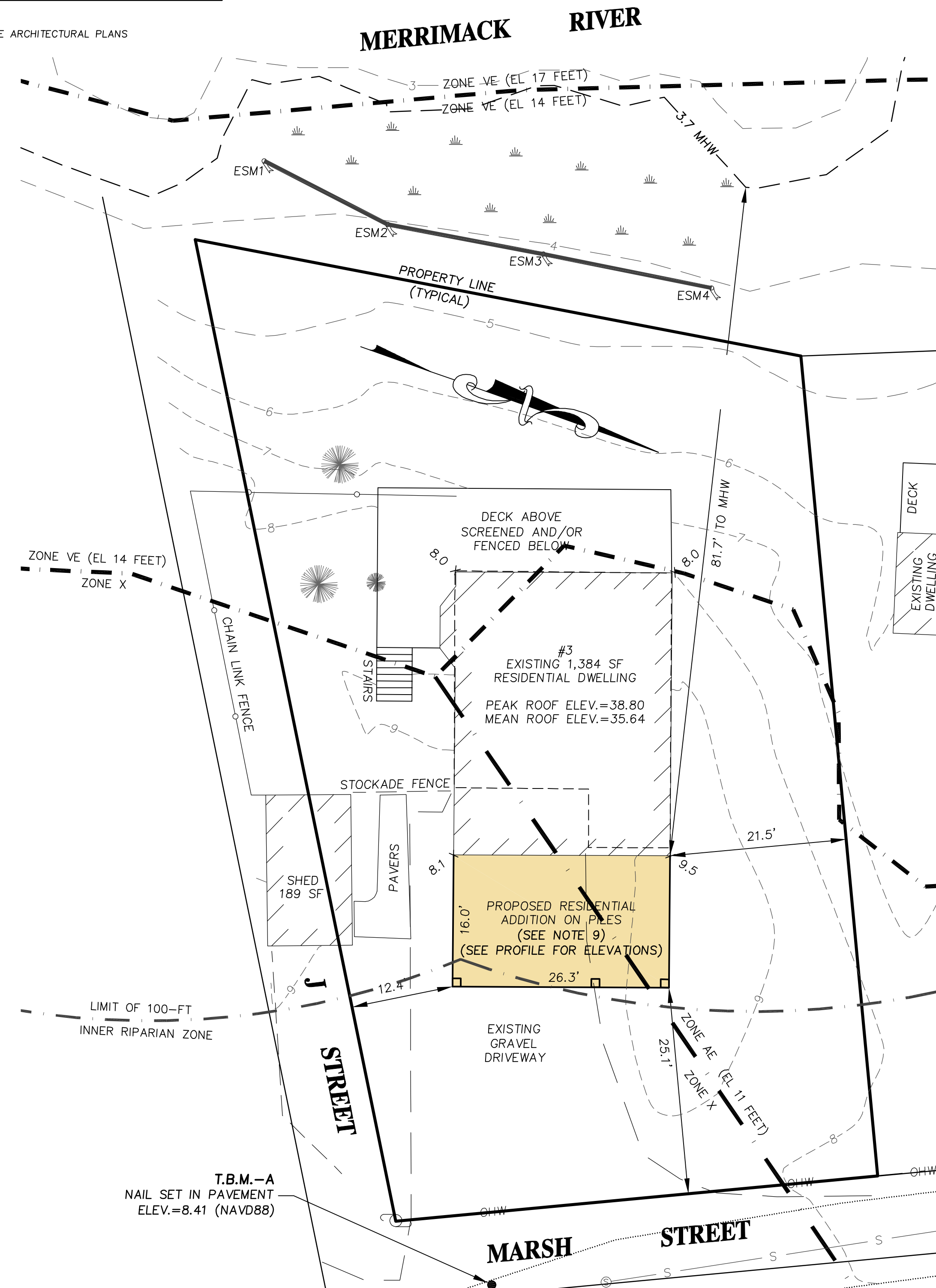
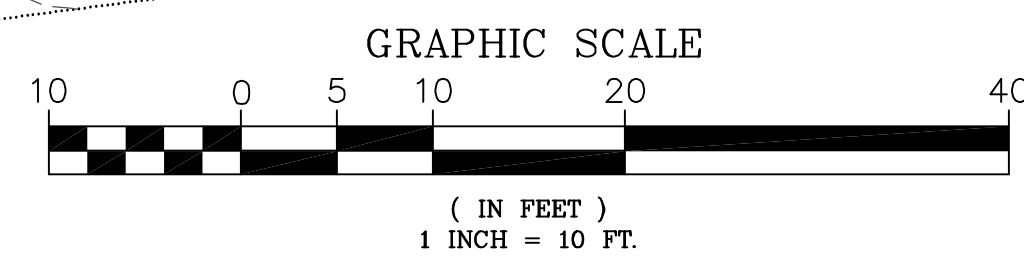


LOCUS MAP

SCALE: 1"=250'



**EXISTING CONDITIONS
PROPOSED SITE IMPROVEMENTS**

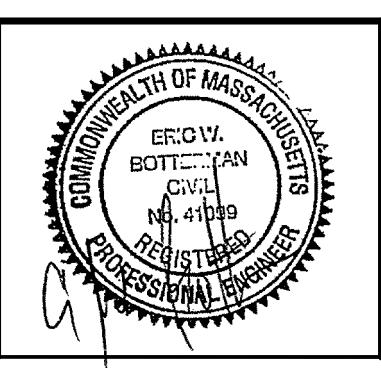


ARCHITECTURAL PROFILE VIEW
SCALE: N.T.S.

NOTES:

- PLEASE BE ADVISED THAT THESE PLANS SHOULD BE CONSIDERED TO BE A PROGRESS PRINT UNLESS STAMPED BY THE LOCAL ZONING BOARD AS APPROVED. THE CONTRACTOR SHOULD OBTAIN AN APPROVED COPY TO USE DURING CONSTRUCTION.
- LANDOWNER SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL ZONING BOARD TO DETERMINE THE LENGTH OF TIME THE APPROVAL IS VALID. EXTENSIONS TO THE APPROVAL EXPIRATION DATE MAY BE GRANTED BY THE COMMISSION, AT THEIR DISCRETION, IF REQUESTED IN WRITING PRIOR TO THE DATE OF EXPIRATION.
- THIS PLAN SHOWS ALL KNOWN UNRECORDED OR UNWRITTEN EASEMENTS WHICH EXIST ON THE SUBJECT PARCEL. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT ADDITIONAL EASEMENTS DO NOT EXIST.
- AN ON GROUND SURVEY AND/OR EVALUATION HAS DETERMINED THAT THE SUBJECT PARCEL IS LOCATED WITHIN, OR ADJACENT TO, THE FOLLOWING MAPPED OR UNMAPPED RESOURCE AREAS:
A) COASTAL DUNES (310 CMR 10.28)
B) BARRIER BEACHES (310 CMR 10.29)
C) SALT MARSHES (310 CMR 10.32)
D) RIVERFRONT AREA (310 CMR 10.58)
E) LAND SUBJECT TO COASTAL STORM FLOWAGE
F) FEMA FLOOD ZONE AE (ELEV.=11) & ZONE VE (ELEV.=14) AS SHOWN ON FEMA MAP 25009001376, DATED JULY 16, 2014.
- THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR RECORDS.
- ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND ALL LOCAL REGULATIONS.
- PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED WITHIN AN AREA SUBJECT TO THE WETLANDS PROTECTION ACT. IT IS STRONGLY RECOMMENDED BY THE DESIGN ENGINEER THAT NO DEMOLITION OR BUILDING PERMITS BE ISSUED PRIOR TO THE REVIEW AND APPROVAL OF ALL APPROPRIATE ENVIRONMENTAL PERMITTING AUTHORITIES. EROSION CONTROL MEASURES AND/OR CONSTRUCTION FENCING, AS REQUIRED, SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK AND SHALL BE INSPECTED DAILY AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
- ANY AND ALL CONSTRUCTION OR DEMOLITION DEBRIS RESULTING FROM APPROVED CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- PILE LOCATIONS AND QUANTITY SHOWN ARE APPROXIMATE. ACTUAL LOCATION AND NUMBER OF PILES SHALL BE DETERMINED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

NO.	DATE	DESCRIPTION	BY



MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

**PLAN TO ACCOMPANY A
ZBA APPLICATION**
IN
NEWBURYPORT, MA

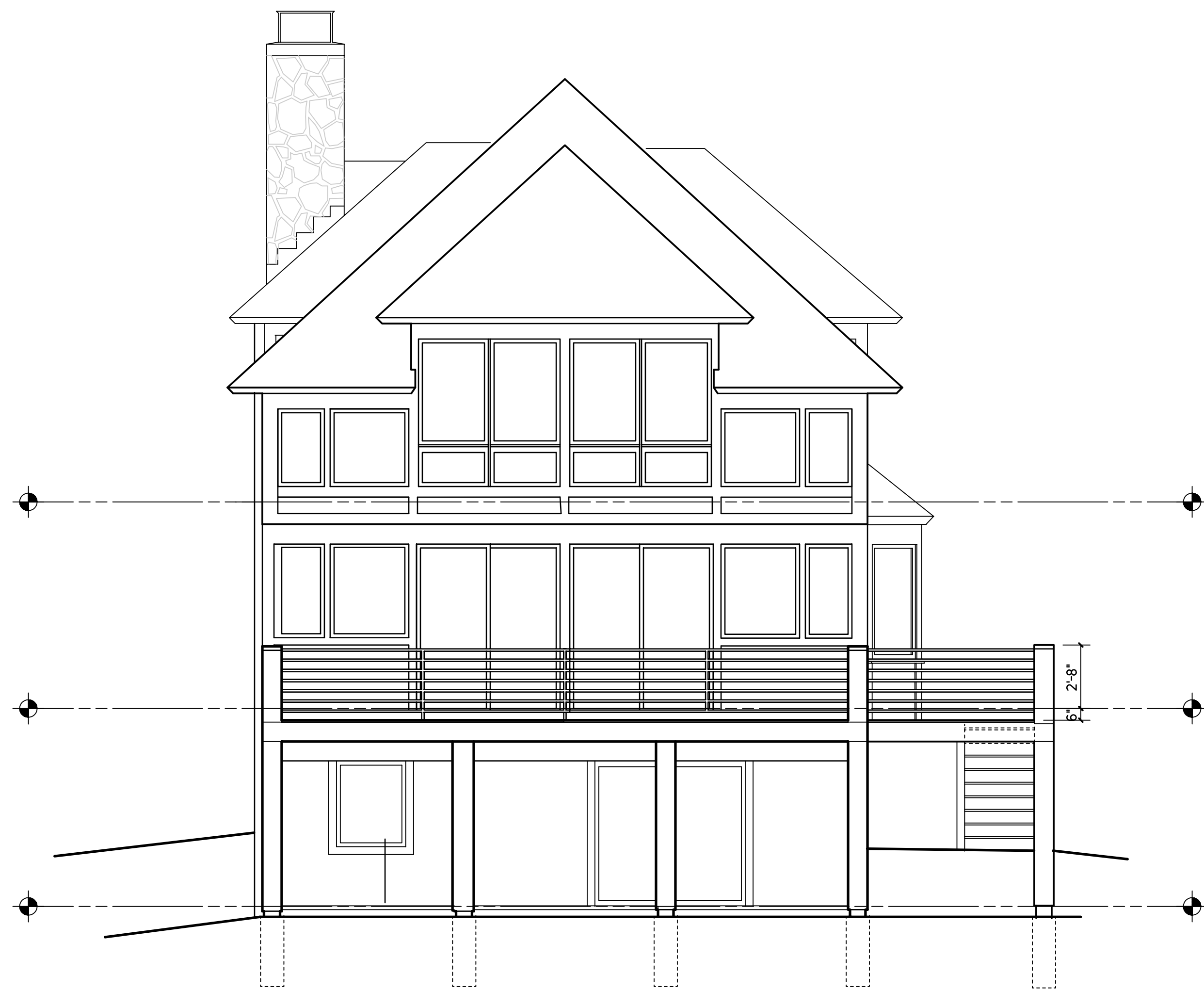
PREPARED FOR
JACK & BEVERLY MURPHY
P.O. BOX 1510
NEWBURYPORT, MA. 01950
PHONE: (978) 815-1041
EMAIL: JAXBOAT@VERIZON.NET

SHOWING	
EXISTING CONDITIONS & PROPOSED SITE IMPROVEMENTS 3 MARSH STREET (MAP 75, LOT 72)	
SCALE: AS NOTED	CALC. BY: M.A.S.
DATE: APR. 26, 2021	PROJECT: M213910
CHKD. BY: E.W.B.	SHEET: 1 OF 1



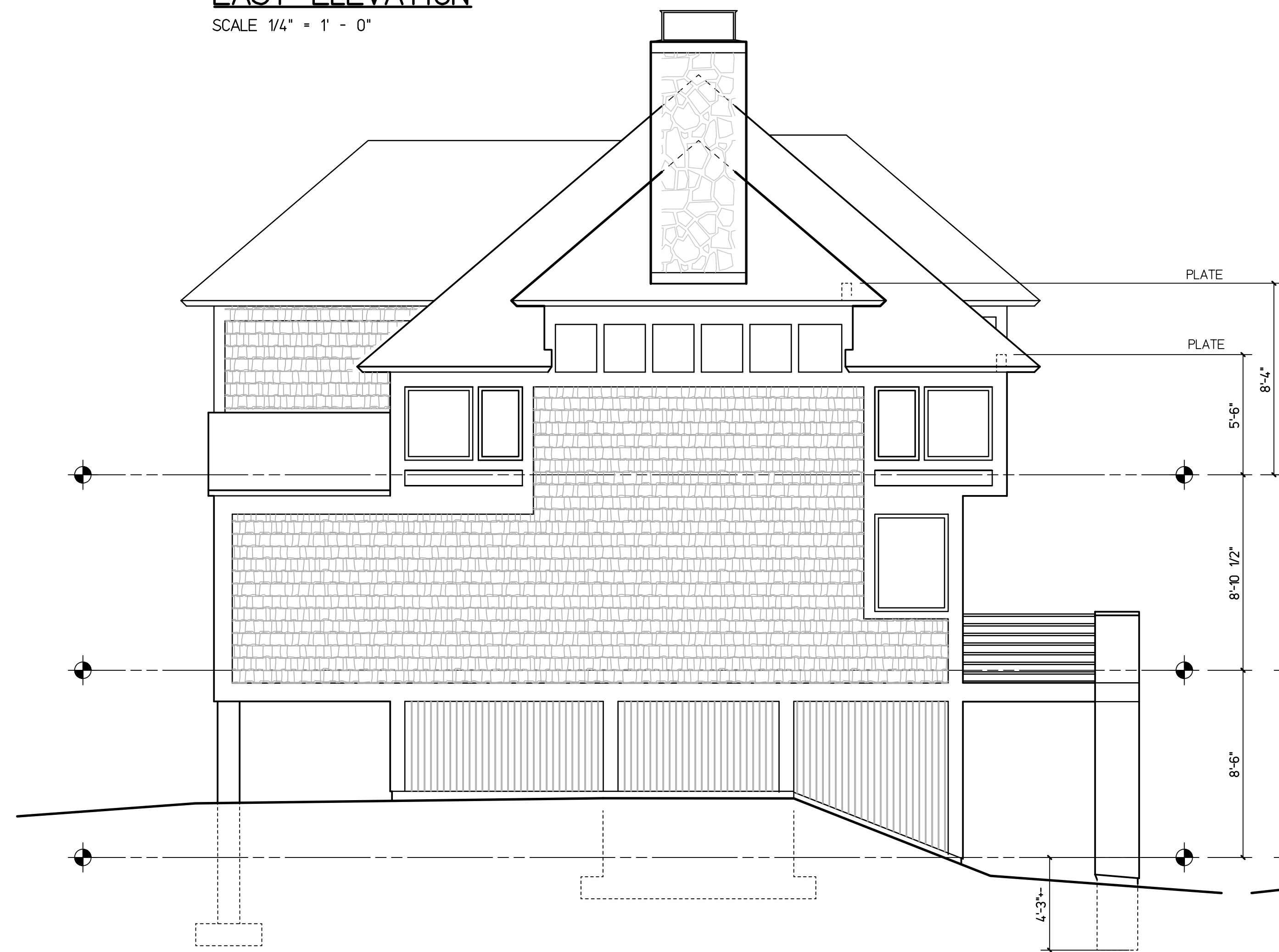
EAST ELEVATION

SCALE 1/4" = 1' - 0"



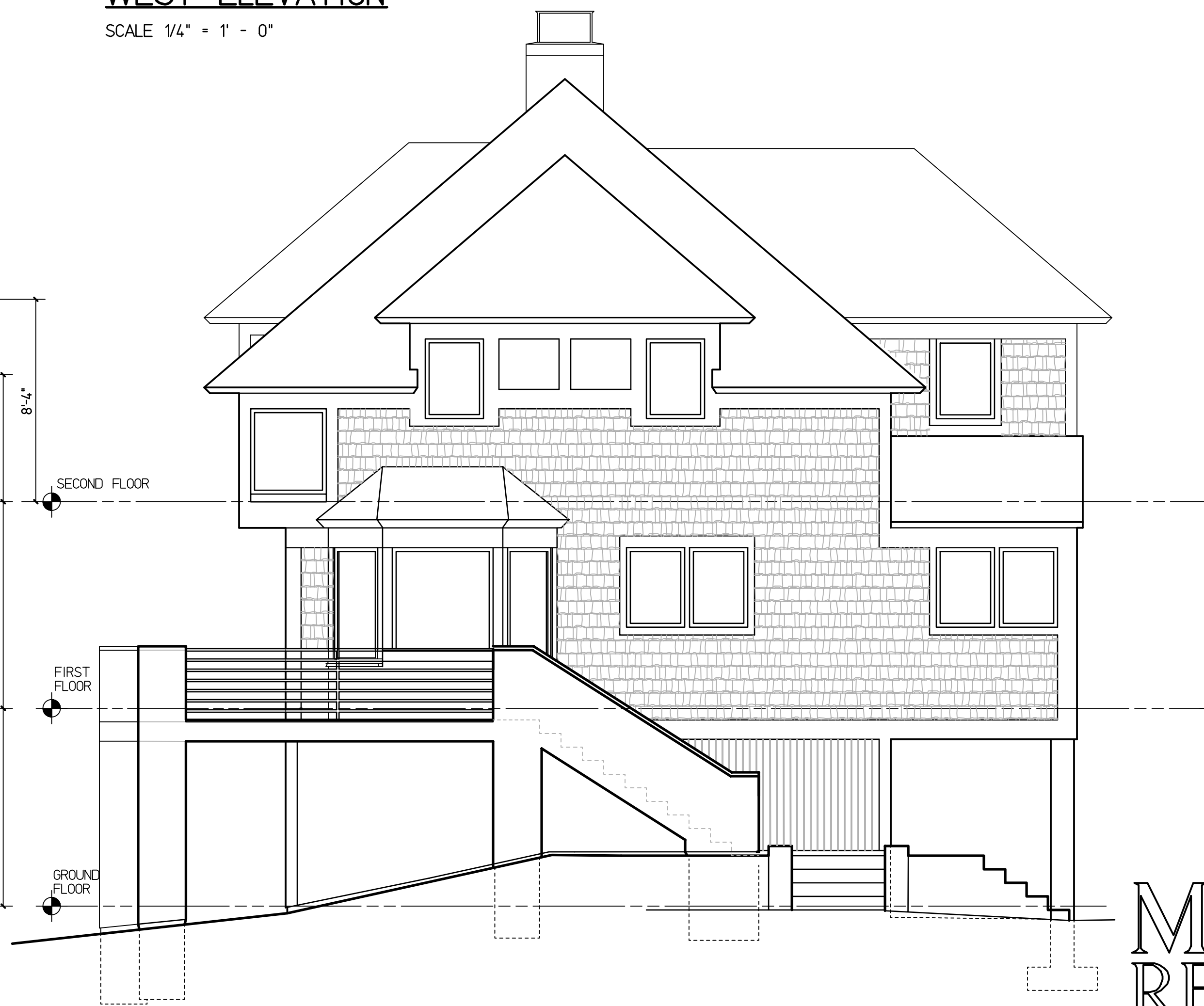
WEST ELEVATION

SCALE 1/4" = 1' - 0"



NORTH ELEVATION

SCALE 1/4" = 1' - 0"



SOUTH ELEVATION

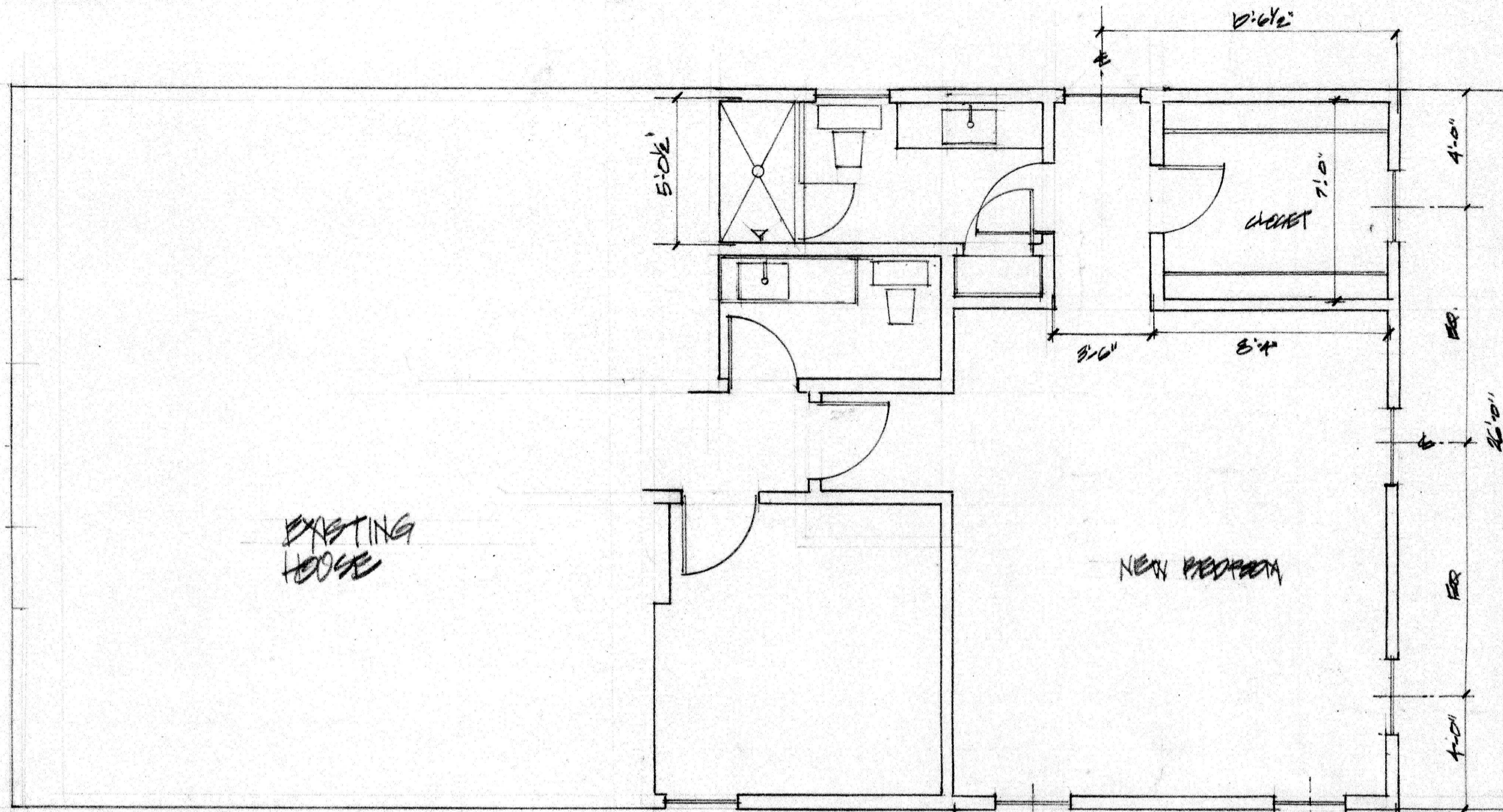
SCALE 1/4" = 1' - 0"



TMS
 ARCHITECTS
 30 PENHALLOW ST
 PORTSMOUTH, NH
 (603) 436-4274

**MURPHY
 RESIDENCE**

3 MARSH STREET
 PLUM ISLAND, NEWBURYPORT, MASS.



PLAN
1/4"

FACE OF EXISTING BUILDING

ADDITION

Existing Peak Roof Elev. 30.40

Existing Mean Roof Elev. 27.24

Proposed Addition Peak Roof Elev. 24.58

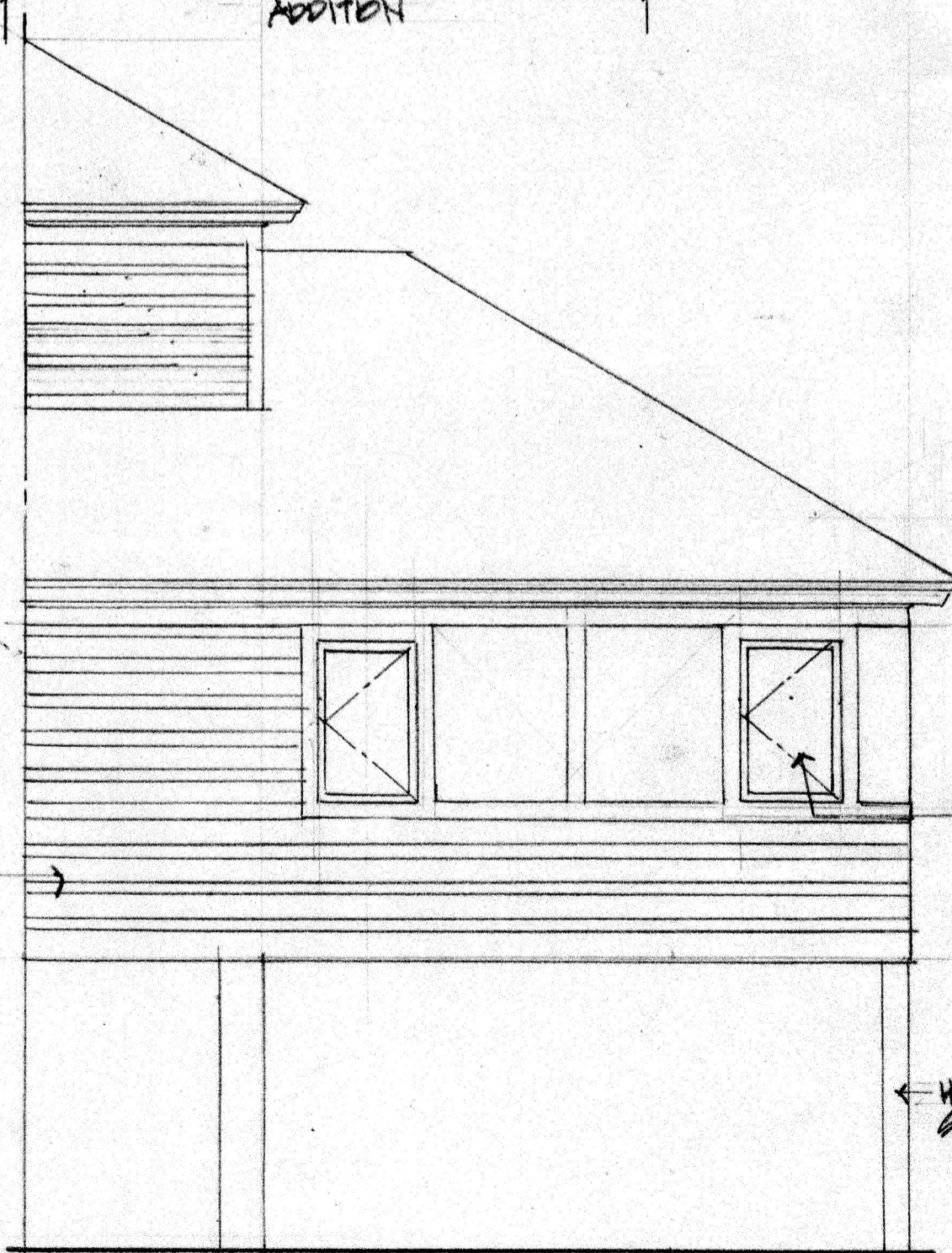
Proposed Addition Mean Roof Elev. 20.33



REAR ELEVATION
1/4"

MATCH EXISTING SIDE WINDOWS

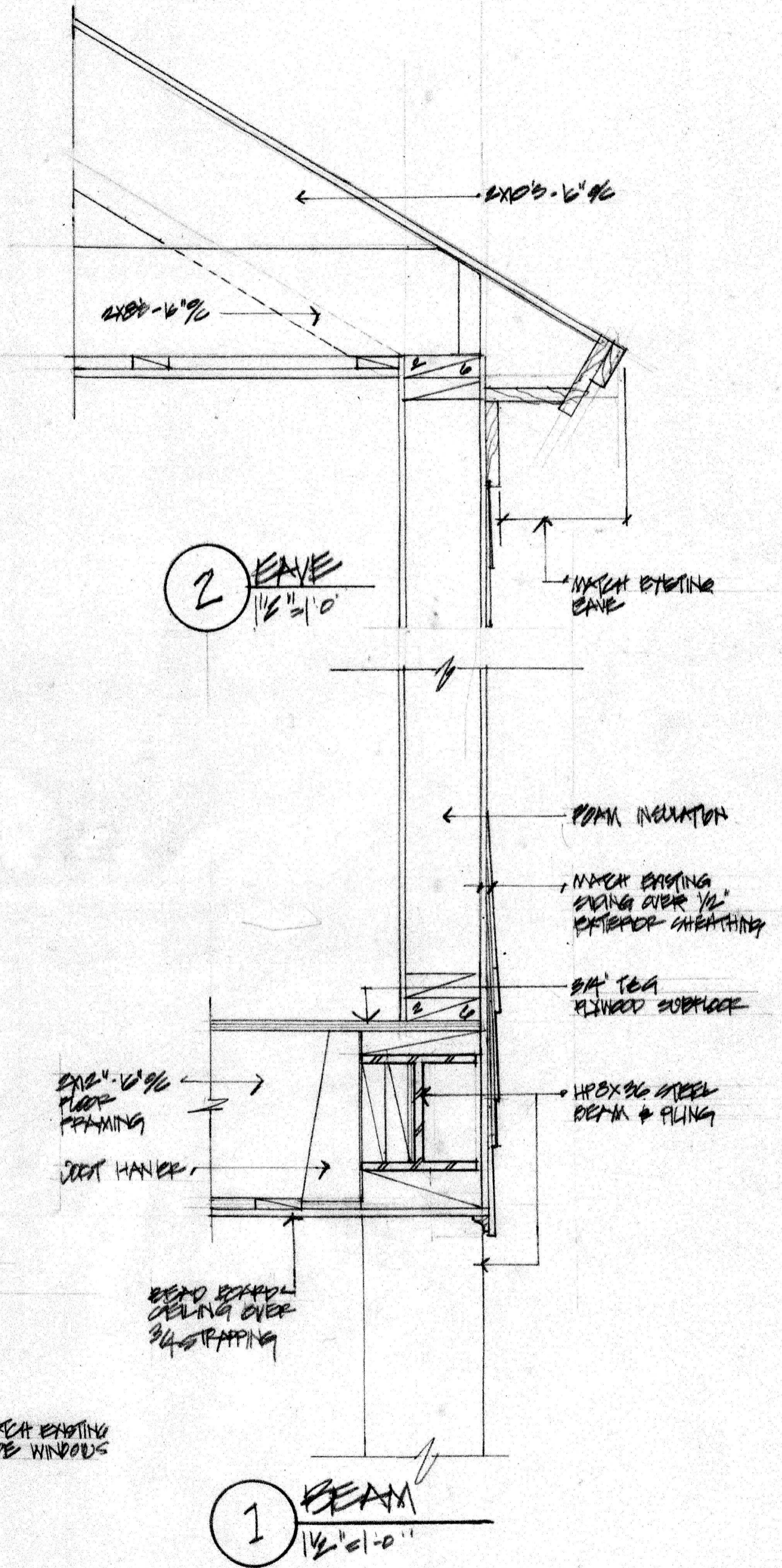
MATCH EXISTING SIDING



SIDE ELEVATION
1/4"

MATCH EXISTING SIDE WINDOWS

HP 0150 STEEL PILE



MURPHY RESIDENCE
3 MARSH STREET