2 Neptune Street, Newburyport

Application for

Special Permit for Non-Conformities

May 26th, 2021

Mead, Talerman & Costa, LLC
Attorneys at Law

2 Neptune Street, Newburyport

Project Summary

Application: *Special Permit for Non-Conformities*

- Add a shed dormer on the rear roof of pre-existing non-conforming home, originally built in 1657.
- Addition of 140 sf of living space.
- Property is now non-conforming for lot area, frontage, front yard setback, left side yard setback, rear yard setback, and lot coverage.
- No new conformities.
- Shed dormer will be fully encompassed within existing dimensions.

	R2	Existing	Proposed
Lot Area	10,000 SF	1,621 sf	1,621 sf
Frontage	90	87.24’	87.24’
Height	35’	28.3’	28.3’
Lot Coverage (%)	25%	48.7%	48.7%
Open Space (%)	40%	51.3%	51.3%
Front Setback	25’	2.6’	2.6’
Side A Setback	10’	2.6’	2.6’
Side B Setback	10’	18.6’	18.6’
Rear Setback	25’	0.0’	0.0’
FAR	N/A	N/A	N/A

63
112

NEPTUNE STREET

SIDEWALK

CONCRETE

S61° 48' 49"W 25.29

CONCRETE RETAINING WALL

S67° 51' 01"W 23.98

2 STORY WOOD FRAME DWELLING

WALTER W STEVENS
SEE PROBATE RECORDS FOR
ESTATE OF HENRY L STEVENS

1 STORY WOODEN SHED

STOR
WOOD GARAGE

MAGNETIC NORTH
1968

517

N22° 48 26 W → 24.57

N22° 24 00 W → 13.07'

S67° 51 01 W
0 20

N29° 33 19 W → 18.61

CONCRETE STEP

CHIMNEY & FIREPLACE FOUNDATION

2 STORY WOOD FRAME DWELLING

SALT BOX ELL

N67 38 51"E 24.54

AREA= 1,620 Sq Ft±

N56 41 30 E 26.83

SAID TO BE
CHARLES W MORSE, JR

PLAN BOOK 112 PLAN 63
ESSEX REGISTRY OF DEEDS SO. DIST
SALEM MASS
Received Sept 26, 1968
ATTEST Leo M. Jones
Register of Deeds

S22° 00 29"E 32.56

R 60.00
L 9.60

CONCRETE RETAINING WALL

S29°49 01"E 52.35

CONCRETE SIDEWALK

WATER STREET

Planning Board Approval not Required
Chairman
Aug 21, 1968

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN

DATE August 21, 1968 Almer M Huntley Jr
REGISTERED LAND SURVEYOR #7099

Paged

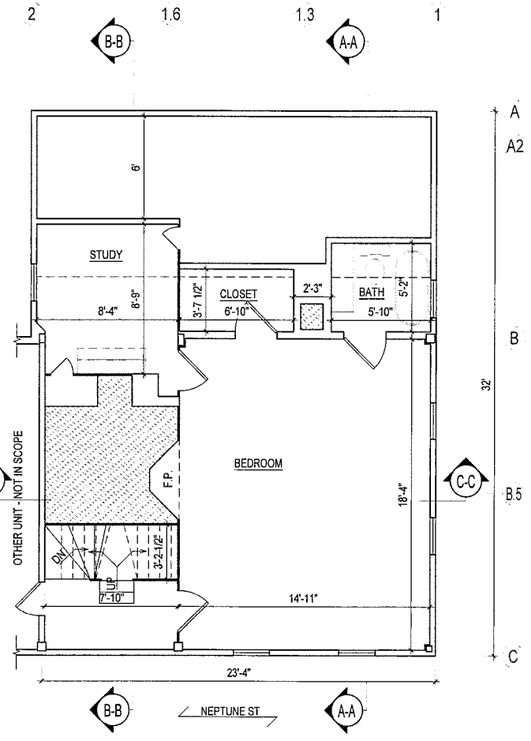
PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
BELONGING TO
FRANCES W LORING & JOHN LORING

DRAWN HLE
TRACED EDS
APPROVED AMH
SCALE 1 - 4
DATE AUG 21 1968

ALMER HUNTLEY JR & ASSOCIATES INC
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
238 BRIDGE STREET
NORTHAMPTON MASS

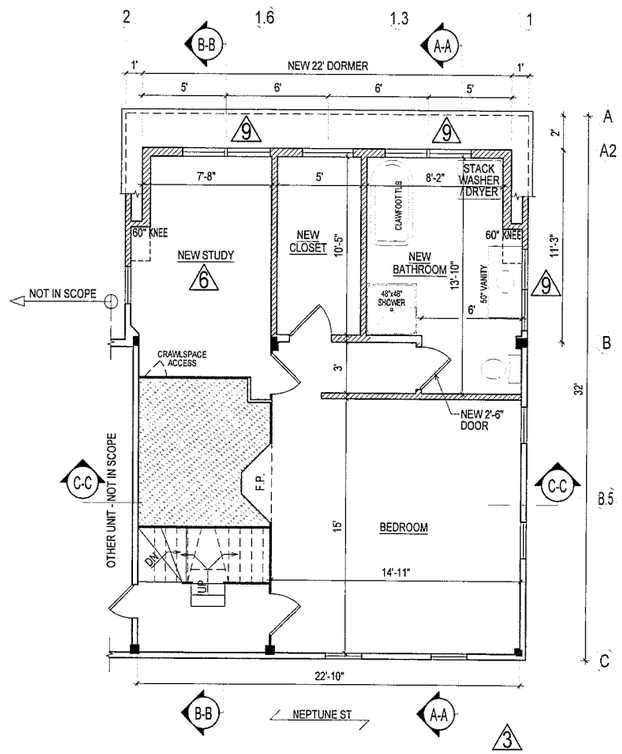
SHEET 1 OF 1

COMPONENTS	
	NEW WALLS
	EXISTING WALLS
	DEMOLISHED WALLS



SECOND FLOOR EXISTING CONDITIONS PLAN

SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

Job 18343
July 29, 2020

Gelinas Structural ENGINEERING LLC
5394 North End Blvd. | Salisbury, MA 01952-1728 | 978-465-6436
www.gelinasstructural.com | dwight@gelinasstructural.com

PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA

REV	DATE	DESCRIPTION
7	6.27.19	REMOVED BEAM B26 ON SG-7
8	3.5.20	ADDED LEFT ELEVATION ON SG-11, ADDED SG-12
9	7.15.20	DBLE WINDOWS IN BATH AND STUDY
10	7.29.20	UPDATED ELEVATIONS ON SG-11, SG-11.1

JOB NO. 18343

SHEET NO.

SG-3

9

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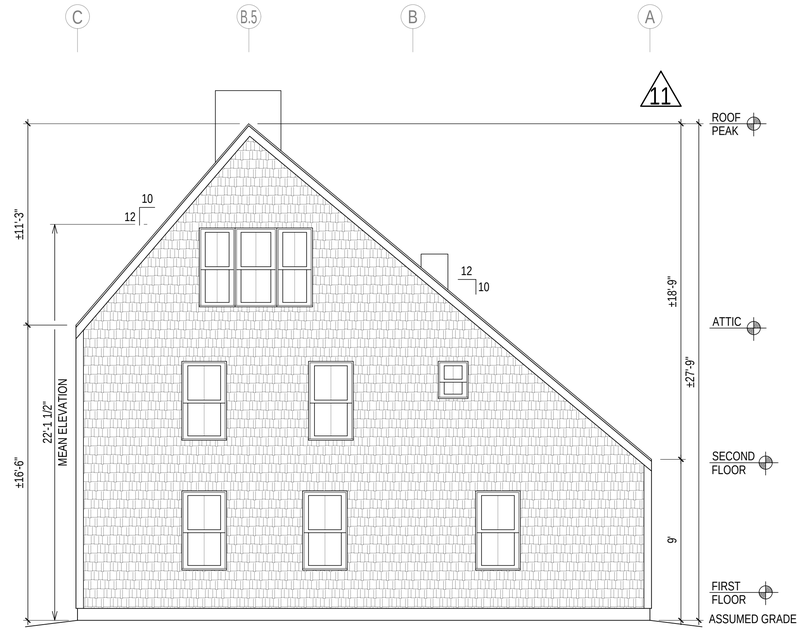
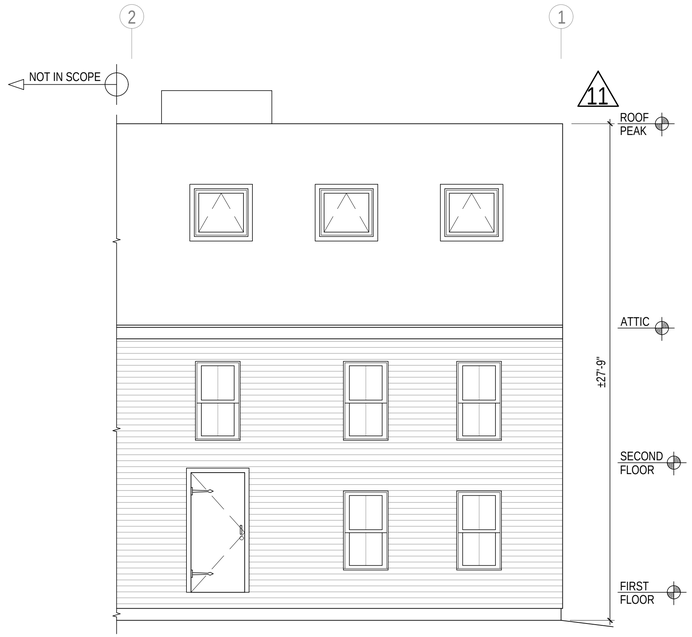


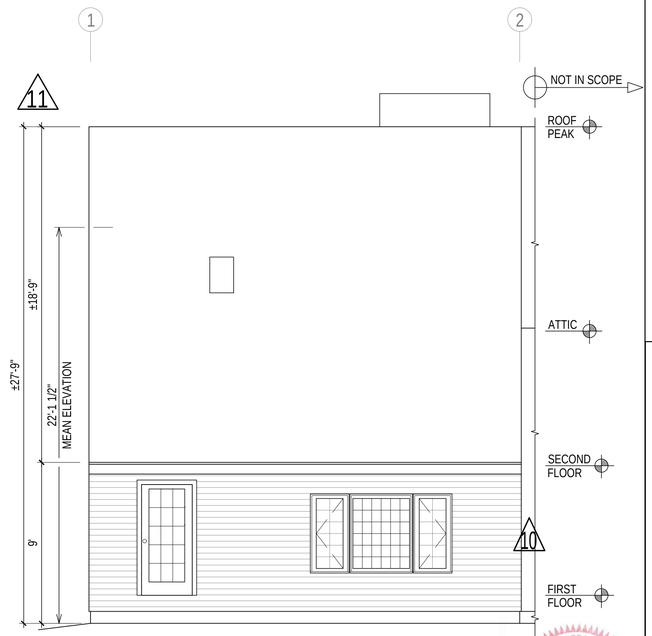
EXISTING RIGHT ELEVATION

SCALE: 1/4"=1'-0"



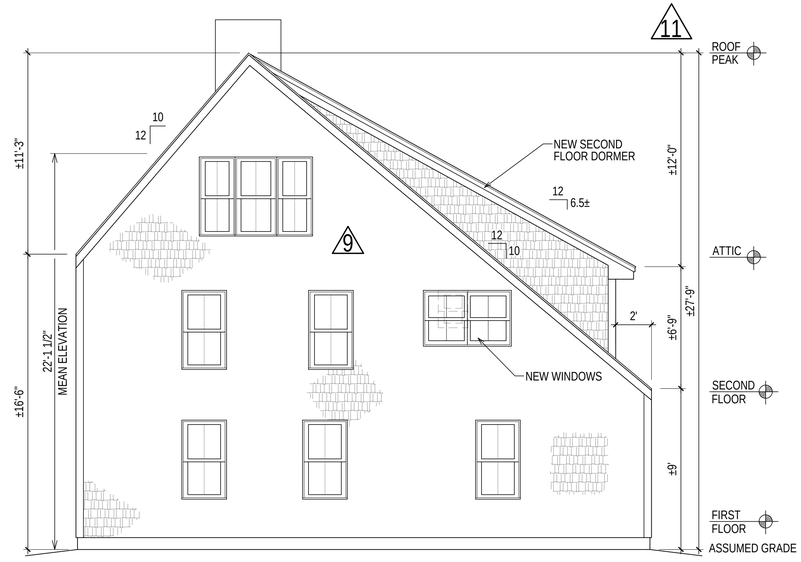
EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



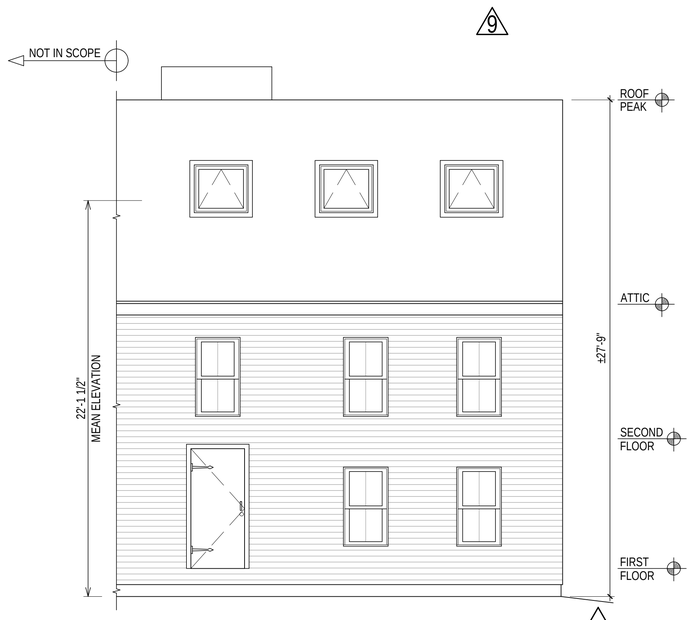
EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"



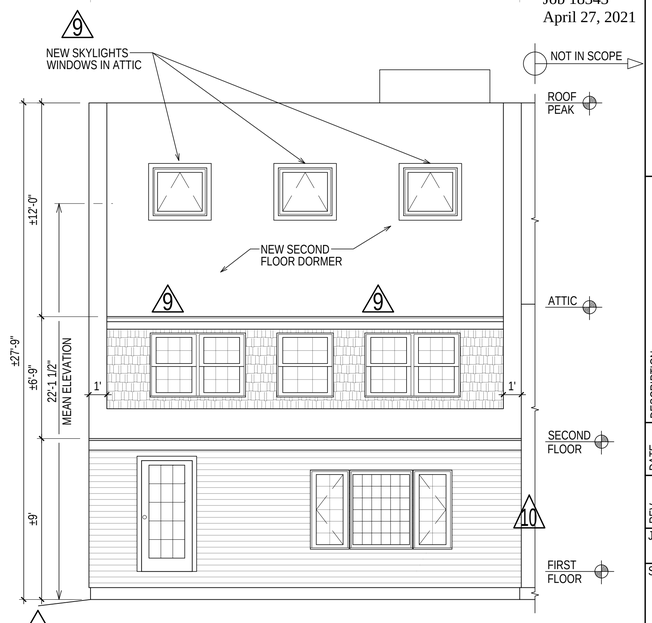
PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

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PREPARED FOR:
PATTI-ANN BAMPOS

DANIEL L. GELINAS STRUCTURAL No. 33994 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

Job 18343
April 27, 2021

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA

REV	DATE	DESCRIPTION
8	3.5.20	ADDED LEFT ELEVATION ON SG-11, ADDED SG-12
9	7.8.20	DBLE WINDOWS ON SG-3
10	7.29.20	UPDATED ELEVATIONS ON SG-11, SG-11.1
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-11,SG-11.1

JOB NO.
18343

SHEET NO.
SG-11
11

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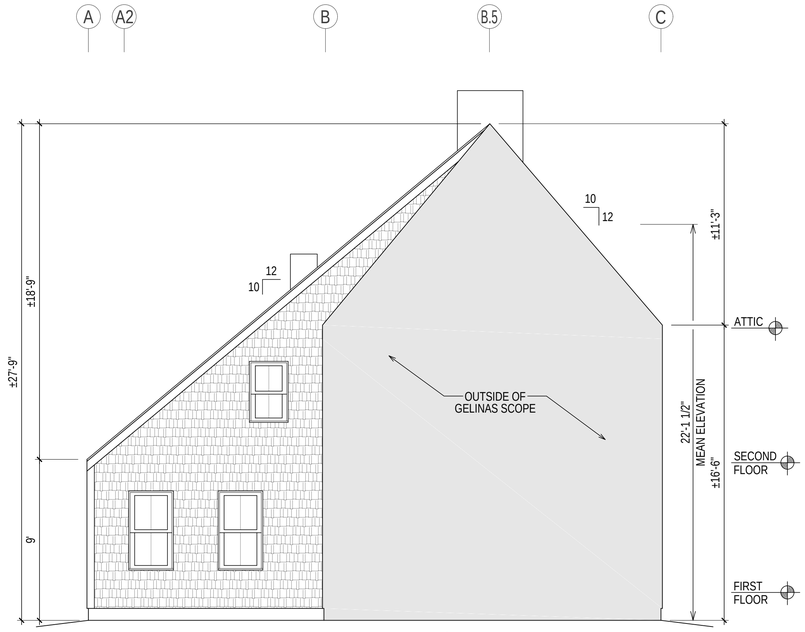
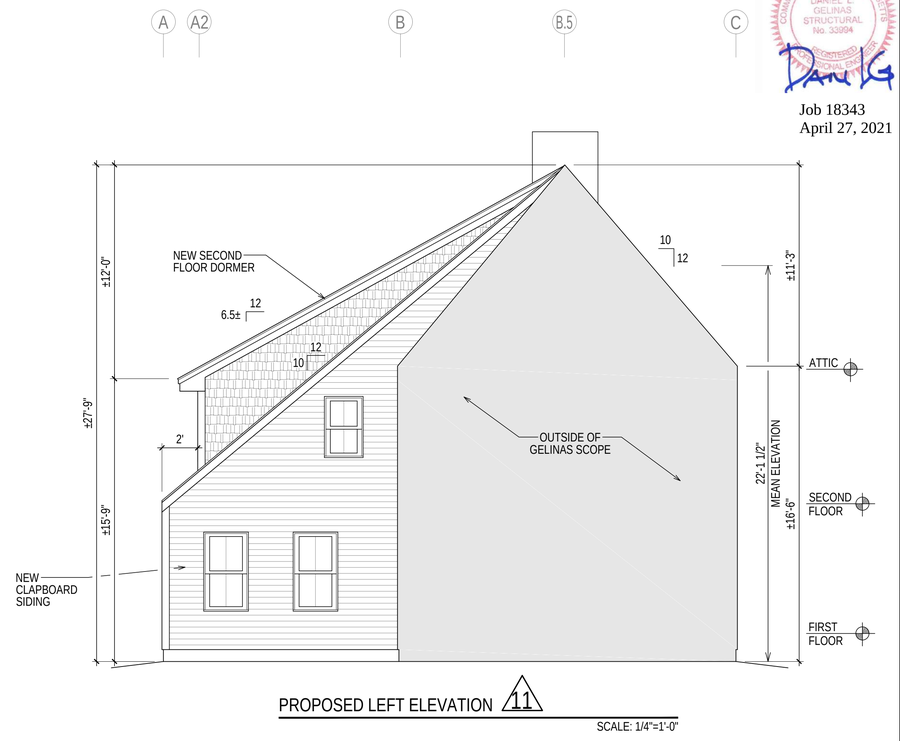


EXISTING LEFT ELEVATION 11

SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION 11

SCALE: 1/4"=1'-0"

DANIEL L. GELINAS
STRUCTURAL
No. 33994
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

Job 18343
April 27, 2021

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PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA

REV	DATE	DESCRIPTION
8	3.5.20	ADDED LEFT ELEVATION ON SG-11, ADDED SG-12
9	7.8.20	DBLE WINDOWS ON SG-3
10	7.29.20	UPDATED ELEVATIONS ON SG-11, SG-11.1
11	4.27.21	ADDED EXTERIOR ELEVATIONS TO SG-11,SG-11.1

JOB NO.
18343

SHEET NO.
SG-11.1
11

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Injustice anywhere
is a threat to justice
everywhere.

200

Newburyport Zoning Ordinance, § IX-B(2)(A)(2):

Proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.

Application:

- Eclectic houses and rooflines in neighborhood;
- Significant neighborhood support:
  - 178 Water Street
  - 198 Water Street
  - 200 Water Street
  - 208 Water Street
  - 1 Neptune Street
  - 5 Neptune Street
  - 6 Neptune Street
  - 53 Purchase Street

4-5 Neptune Street

4-5 Neptune Street

16 and 12 Neptune Street

18, 16, 12 Neptune

196 Water Street

1 Neptune Street

194, 196, 200 Water Street

211 Water Street

10 Harrison