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June 2, 2021

By Electronic Mail

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

Re: Updated Plans for Application for Special Permit for Non-Conformities
2 Neptune Street, Newburyport, MA (the "Property")
Assessors Map 26, Lot 22

Dear Chair Ciampitti and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Pattiann Bampos, the owner of the Property (the "Applicant"), who seeks a Special Permit for Non-Conformities for construction of a shed dormer on her pre-existing non-conforming single-family home.

During the Board's meeting on May 25, 2021, there was discussion on the size of the dormer being proposed. In response, the Applicant has amended the project plans to make the dormer smaller, in line with the Board's recommendations. The changes include:

- Reduction of the width of the proposed dormer, so it is inset 2' from each side of the existing roof. The previously submitted plans had the sides of the dormer 1' from each side of the existing roof.
- Reduction of the number of windows from 5 to 3, and make them 8 over 8 rather than 6 over 6.
- Removal of the center skylight, reducing the number of skylights from 3 to 2.
- Moving the face of the dormer 6" closer to the lower eave.

Enclosed, please find two pages of architectural elevations for the project, which have been amended to show the above changes to the proposed dormer. Specifically

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

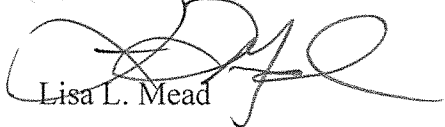
included are revised pages SG-11 and SG-11.1. Please substitute these plans for all previously submitted elevations.

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

Respectfully submitted,

Pattiann Bampos,

By her Attorney

A handwritten signature in black ink, appearing to read 'Lisa L. Mead', written over the typed name.

Lisa L. Mead

Attachment

cc: client