

City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: Alexander and Mary Bruce Rae-Grant c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

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

Property Address: 20 Atwood Street, Newburyport, MA 01950

Map and Lot(s): Map 19; Lot 12 Zoning District: R2/DCOD

Book and Page(s): Book 36213; Page 235

Owner(s) Name: Alexander and Mary Bruce Rae-Grant

Mailing Address (if different): 20 Atwood Street, Newburyport, MA 01950

The petitioner is requesting a Variance from section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> Parking (VII) |
| <input type="checkbox"/> Lot Area <input type="checkbox"/> Front Yard
<input type="checkbox"/> Open Space <input type="checkbox"/> Side Yard
<input checked="" type="checkbox"/> Lot Coverage <input type="checkbox"/> Rear Yard
<input type="checkbox"/> Height <input type="checkbox"/> Lot Width
<input type="checkbox"/> Frontage | |
| <input type="checkbox"/> Modification of existing variance (please attach) | <input type="checkbox"/> Other: _____ |

Request:
Demolish two existing detached accessory sheds on property and construct new shed also construct two small one story additions to house and increasing lot coverage in excess of 25%.

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 VARIANCE

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000 s.f.	5,064 s.f.	5,064 s.f.
Frontage	90 ft.	65.34 ft.	65.34 ft
Height*	20 ft. (accessory struc.)	<10'6"	10'6"
Max. Lot Coverage (%)**	25%	24.3%	30.2%
Min. Open Space (%)***	40%	65.1%	59.7%
Primary Front Setback	25 ft.	2.8 ft. (house)	2.8 ft. (house)
Side A Setback/Secondary Front Setback	6 ft. (accessory struc.)	1.9 (existing shed)	1 ft. (proposed shed)
Side B Setback	10 ft.	18.2 ft. (house)	18.2 ft. (house)
Rear Setback	6 ft. (accessory struc.)	16.9 ft. (house)	15.3 ft. (house)
Parking Spaces	2	2	2
FAR****			

*Height is measured to *median* roofline.

**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.

Same as petition

 Petitioner

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

Walter Bruce S. Rice - Grant

 Owner (if different)

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

Petitioner: Alexander and Mary Bruce Rae-Grant c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

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

Property Address: 20 Atwood Street, Newburyport, MA 01950

Map and Lot(s): Map 19; Lot 12 Zoning District: R2/DCOD

Book and Page(s): Book 36213; Page 235

Owner(s) Name: Alexander and Mary Bruce Rae-Grant

Mailing Address (if different): 20 Atwood 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 checked="" 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"/> Rear Yard |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Open Space | <input checked="" type="checkbox"/> Side Yard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Frontage |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Front Yard |
| <input type="checkbox"/> Use | <input type="checkbox"/> Plum Island Overlay District (XXI-G) |
| | <input type="checkbox"/> FAR |
| | <input type="checkbox"/> Footprint Expansion |
| | <input type="checkbox"/> Height Increase |

Description of request:
Construct two additions to preexisting nonconforming single family structure resulting in extension of nonconforming rear yard setback and construction of new shed extending side yard setback nonconformity.

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	10,000 s.f.	5,064 s.f.	5,064 s.f.
Frontage	90 ft.	65.34 ft.	65.34 ft.
Height*	35 ft.	28'6" (house)	28'6" (house)
Max. Lot Coverage (%)**	25%	24.3%	30.2% (see var. app.)
Min. Open Space (%)***	40%	65.1%	59.7%
Primary Front Setback	25 ft.	2.8 ft.	2.8 ft.
Side A Setback/Secondary Front Setback	10 ft.	14.5 ft. (house)	14.5 ft. (house)
Side B Setback	10 ft.	18.2 ft.	18.2 ft.
Rear Setback	25 ft.	16.9 ft.	15.3 ft.
Parking Spaces	2	2	2
FAR****	n/a	n/a	n/a

*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.

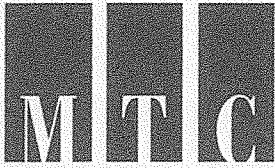
Same as petitioner

 Petitioner

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

Wendy Bruce S. Carr. Jant

 Owner (if different)



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

By Hand

May 27, 2021

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

Re: Request for Special Permit and Variance;
20 Atwood Street, Newburyport, MA (the "Property")
Assessor's Map: 19 Lot: 12

Dear Chair and Member of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Alexander and Mary Bruce Rae-Grant the owner of the Property (the "Applicant"), who are proposing to renovate and add onto this single family home.

The Property is located in the R2 zoning district and the Demolition Control Overlay District ("DCOD"). The structure was built in or around 1810 and is listed as contributory on the District Data Sheets. The Property is non-conforming for square footage, 5,064 square feet where 10,000 square feet is required; frontage, 65.34 feet where 90 feet is required; rear set back, 16.9 feet where 25 feet is required; and front setback, 2.8 feet where 25 feet is required. For the existing shed, the existing shed is non-conforming due to the 1.9 foot side setback where 6 feet is required.

The Applicant proposes to remove the existing shed and in its place construct a new 8 foot by 14 foot shed which will intensify the non-conforming setback for the shed. The Applicant proposes to add a small addition, 14' x 8.5 to the bump out on the west side of the structure and a similar size addition on the rear of the bump out. The lot coverage will be increased from conforming at 24.3% to in excess of the requirement at 30.2%.

The Applicant will be removing 13.3% of the existing exterior walls and therefore a DCOD Special Permit is not required. Further, no roof line changes will occur.

As a result, the Applicant will require a variance for lot coverage and a special permit to modify a pre-existing non-conforming structure with less than 500 square feet and intensify the extension of the shed wall along the property line.

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

SPECIAL PERMIT FOR NON-CONFORMITIES

The Applicant will require a Special Permit for non-conformities under section IX-B-2.A of the Ordinance for the proposed addition. Section IX-B-2.A allows the modification of a preexisting nonconforming single-family structure where the Board finds that:

1. **There will be no addition of a new non-conformity; and**
2. **The proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure.**

The Property is non-conforming for frontage, 5,064 square feet where 10,000 square feet is required; frontage, 65.34 feet where 90 feet is required; rear set back, 16.9 feet where 25 feet is required; and front setback, 2.8 feet where 25 feet is required.

As to the first criteria, the Applicant will not be adding any new non-conformities, but for that which the Applicant is applying for a variance. The Applicant will be intensifying the rear setback non conformity along the same plane. However, since the rear yard line moves in at an angle there is a further intensification toward the rear to a setback of 15.3' from the 16.9' that currently exists. Similarly, the Applicant will be extending the non-conformity along the property line where the shed is located. This lot shape issue contributes to the need for a side setback non-conformity because the structures have rear walls that attempt to stay square to the sidelines.

As to the second criteria, the Applicant is adding these two small additions to provide a slightly larger living area on the first floor. The Applicant has gone to great lengths to keep the size and scale of the proposed additions in keeping with the historic nature and scale of the homes on Atwood Street, while still providing for more living space. Given the proposed design and limited encroachment on any other of the surrounding homes while keeping in mind the design and scale of the home, the Board can find that the proposed alteration is not substantially more detrimental to the neighborhood.

The proposed shed while larger than the existing sheds, will remove two structures from the property and replace them with a more uniform structure. This addition will provide a barrier to the rear yard as well as the neighbors yard and will not be substantially more detrimental than the existing condition and location of the sheds.

VARIANCE

The Applicant has no outdoor storage space and is working to provide sufficient practical space while not constructing a garage, so to speak. There are currently two very small sheds which are not functional nor practical. The Applicant proposes to remove those sheds and replace them with one functional yet modest shed of 8' x 14' in size. Given the new foot print of the home as well as the shed, the Applicant has exceeded the lot coverage. The current lot coverage is 24.3%. With the proposed addition and the shed, the new lot coverage will be 30.2%. This exceedance requires a variance.

Pursuant to Section X-H(6) of the Zoning Ordinance, “[t]he [Z]oning [B]oard of [A]ppeals shall have the power. . . to grant. . . a variance. . . from the terms of this zoning ordinance. . .” Here, the grant of a variance by the Board is consistent with the standards of G.L. c. 40A, § 10 and said Section X-H(6).

The structure is the hardship related to the lot coverage variance request. But for the historic nature of the structure, the Applicant might attempt to add the additional living space on two floors. Doing so would certainly reduce the amount of lot coverage. However, the Applicant do not want to diminish from the historic nature of the later added saltbox addition to this structure. By being sensitive to the original structure and historic addition they have intensified the lot coverage.

According to the Zoning Ordinance itself, a hardship may be found to exist "...where the zoning board of appeals finds that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this ordinance would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this ordinance." See Zoning Ordinance, § X-H(6)(D)(1). Here, the Property as noted has both an odd shape and the structure is of such a unique nature that both pose exceptional practical difficulties and undue hardship.

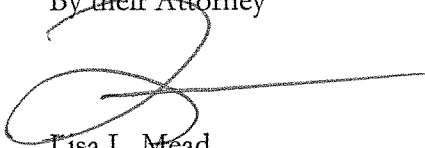
The proposal does not derogate from the intent of the ordinance as the additional lot coverage, given the nature of the addition and shed will help maintain property values. The ability to provide functional living space while maintaining the historic integrity of the structure is in line with the purpose and intent of the Ordinance.

Further, the proposed change will not be detrimental to the neighborhood as there will be no negative impacts on any neighbors as a result of the granting of the variance. The closest structure to the shed, is similarly close to the lot lines. The proposal is entirely consistent with the densely built south end. Both the neighbor and the Applicant will continue to be able to access the sides of their buildings.

Finally, no special privilege will be granted to the Applicants as the proposal is entirely consistent with the surrounding properties which are all similarly densely situated on their lots.

As a result the Applicant respectfully requests the Board grant a variance for lot coverage as presented.

Respectfully submitted
Alexander and Mary Bruce Rae-Grant
By their Attorney



Lisa L. Mead

Attachment
cc: client

ZONING DETERMINATION

Name: Alexander and Mary Bruce Rae-Grant

Address: 20 Atwood Street Zoning District(s): R2/DCOD

Request: Construct 2 additions to the existing primary single family structure in a conforming manner. Replace existing non conforming single family accessory structures with new in a manner that extends side yard non conformity and extends lot coverage requiring a variance

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

substantial improvement Tree/sidewalk?

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

Jennifer T Blanchet

05/27/2021

Newburyport Zoning Administrator

Date

20 ATWOOD ST

Location 20 ATWOOD ST

MBLU 19/ 12/ / /

Owner RAE-GRANT ALEXANDER D

Assessment \$833,700

PID 787

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$583,300	\$250,400	\$833,700

Owner of Record

Owner	RAE-GRANT ALEXANDER D	Sale Price	\$830,000
Co-Owner	MARY BRUCE S RAE-GRANT T/E	Certificate	
Address	PO BOX 1091 NEWBURYPORT, MA 01950	Book & Page	36213/0235
		Sale Date	09/29/2017
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RAE-GRANT ALEXANDER D	\$830,000		36213/0235	00	09/29/2017
NATALE CRAIG L & BRIANA W T/E	\$799,000		35007/0320	00	06/16/2016
JETTE ALAN M	\$690,000		24103/0488	00	03/28/2005
REGAN MARY	\$410,000		16085/0438	00	12/06/1999
BARZ EDWARD I & DIERDRE M T/E	\$255,000		10144/0583	00	09/08/1989

Building Information

Building 1 : Section 1

Year Built: 1810
Living Area: 2,730

Building Attributes	
Field	Description
Style:	Federalist
Model	Residential

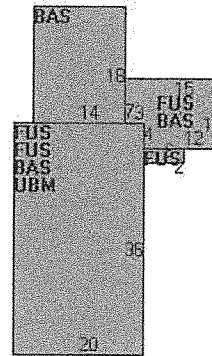
Grade:	Average
Stories:	3 Stories
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Modern
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/A01\00\94\09.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPotos/Sketches/787_842)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,605	1,605	
BAS	First Floor	1,125	1,125	
UBM	Basement, Unfinished	720	0	
		3,450	2,730	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,800	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,800	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,800	1
FPO	EXTRA FPL OPEN	4.00 UNITS	\$2,800	1

Land

Land Use

Use Code 1010
 Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.12
 Depth 0
 Assessed Value \$250,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			168.00 S.F.	\$800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$531,800	\$250,400	\$782,200

ATWOOD

(PUBLIC - VARIABLE WIDTH)

STREET

RECORD OWNERS:

ALEXANDER D. & MARY BRUCE S.
RAE-GRANT
20 ATWOOD STREET
NEWBURYPORT, MA 01950

REFERENCES:

DEED BOOK 36213 PAGE 235
PLAN 93 PLAN BOOK 187
PLAN 69 PLAN BOOK 284

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON JANUARY 9, 2020.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

ZONING:

R2 (SINGLE FAMILY)
DCOD
(EXISTING)

LOT AREA: 5,064 SF
 FRONTAGE: 65.34'
 FRONT OFFSET: 2.8'
 SIDE OFFSET: 16.2'
 REAR OFFSET: 16.9'
 LOT COVERAGE: 24.3%
 OPEN SPACE: 65.1%
 ACC OFFSET: 1.9'

(PROPOSED)

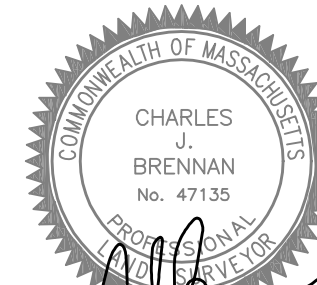
LOT AREA: 5,064 SF
 FRONTAGE: 65.34'
 FRONT OFFSET: 2.8'
 SIDE OFFSET: 14.5'
 REAR OFFSET: 15.3'
 LOT COVERAGE: 30.2%
 OPEN SPACE: 59.7%
 ACC OFFSET: 1.0'

(REQUIRED)

LOT AREA: 10,000 SF
 FRONTAGE: 90'
 FRONT OFFSET: 25'
 SIDE OFFSET: 10'
 REAR OFFSET: 25'
 LOT COVERAGE: 25%
 OPEN SPACE: 40%
 ACC OFFSET: 6.0'

LEGEND:

- ACC ACCESSORY STRUCTURE
- BH BULK HEAD
- CONC CONCRETE
- FD FOUND
- IR IRON ROD
- L LANDING
- OH OVERHANG
- TBR TO BE REMOVED
- W/F WOOD FRAME



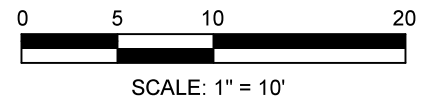
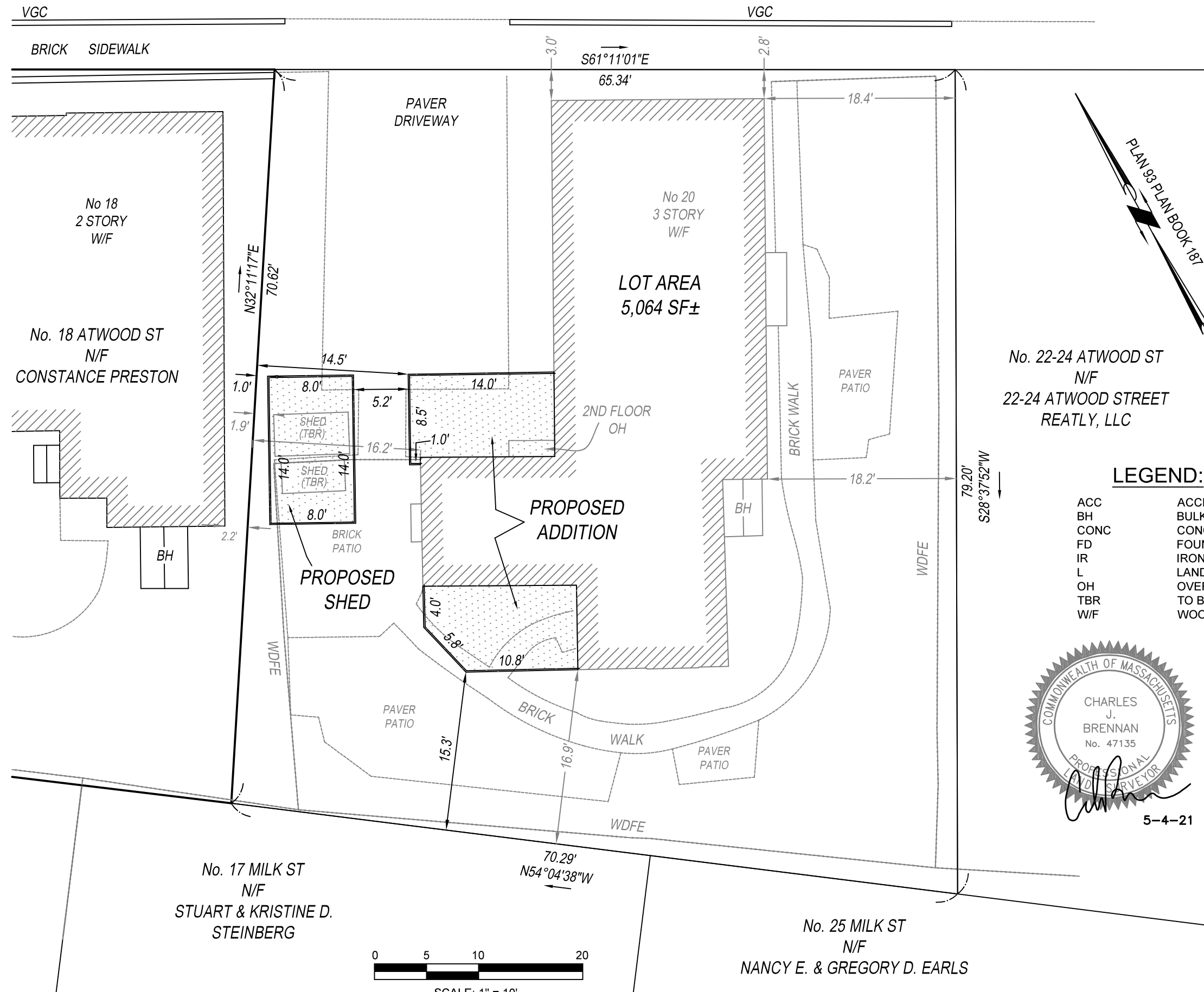
5-4-21

PROPOSED PLOT PLAN

IN
 NEWBURYPORT, MA
 AT 20 ATWOOD STREET
 PREPARED FOR
**ALEXANDER & MARY BRUCE
 RAE-GRANT**

BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950
 TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
 MAY 5, 2021 20-0101



Existing Sheds
to be Removed
and Replaced



Existing South Elevation

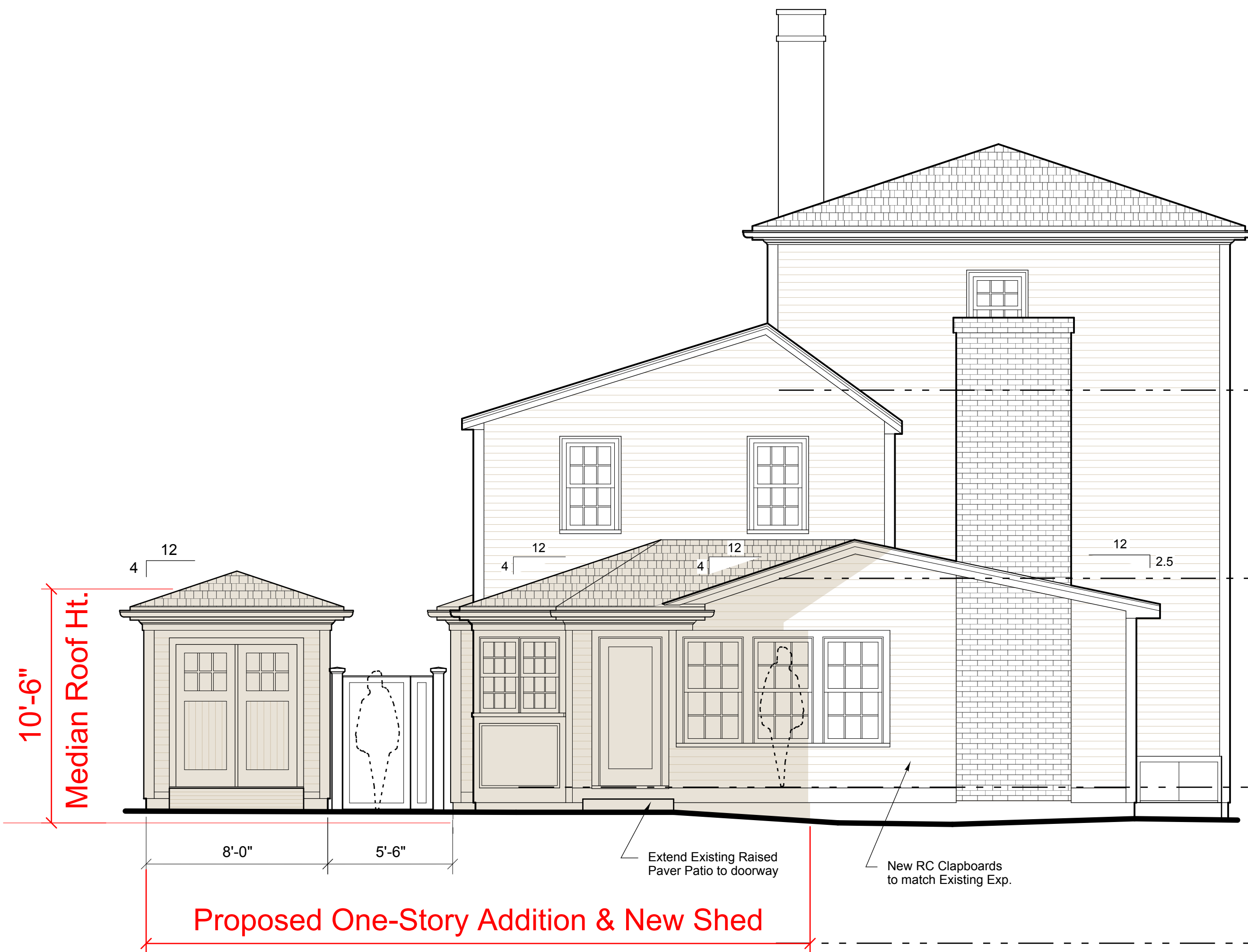
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Existing Sheds
to be Removed
and Replaced



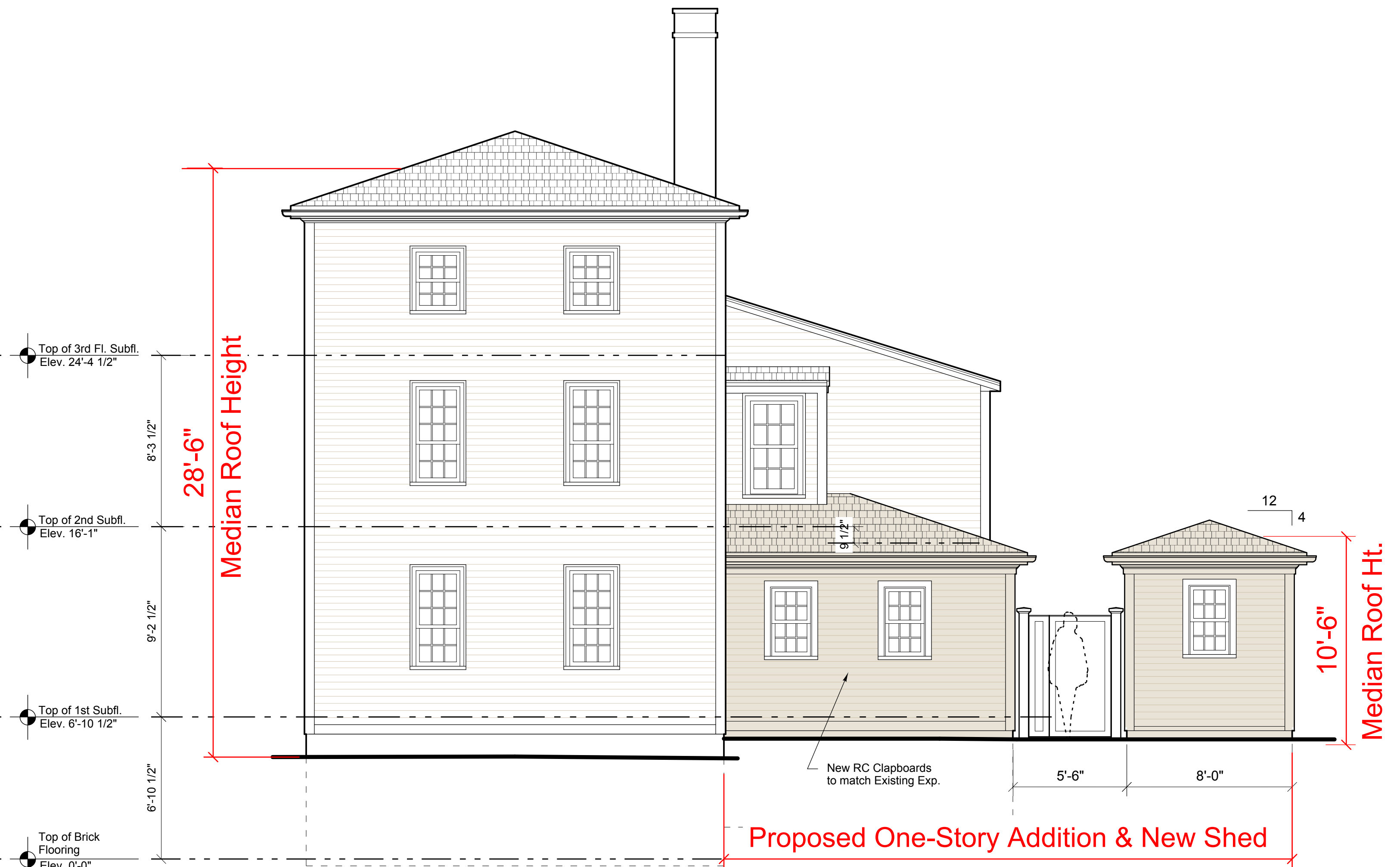
Existing North Elevation

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



Proposed South Elevation

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

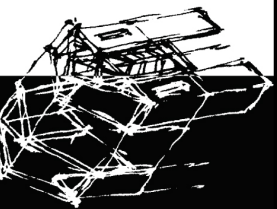


Proposed North Elevation

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

Revisions:

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/499-8545 F 978-499-4442



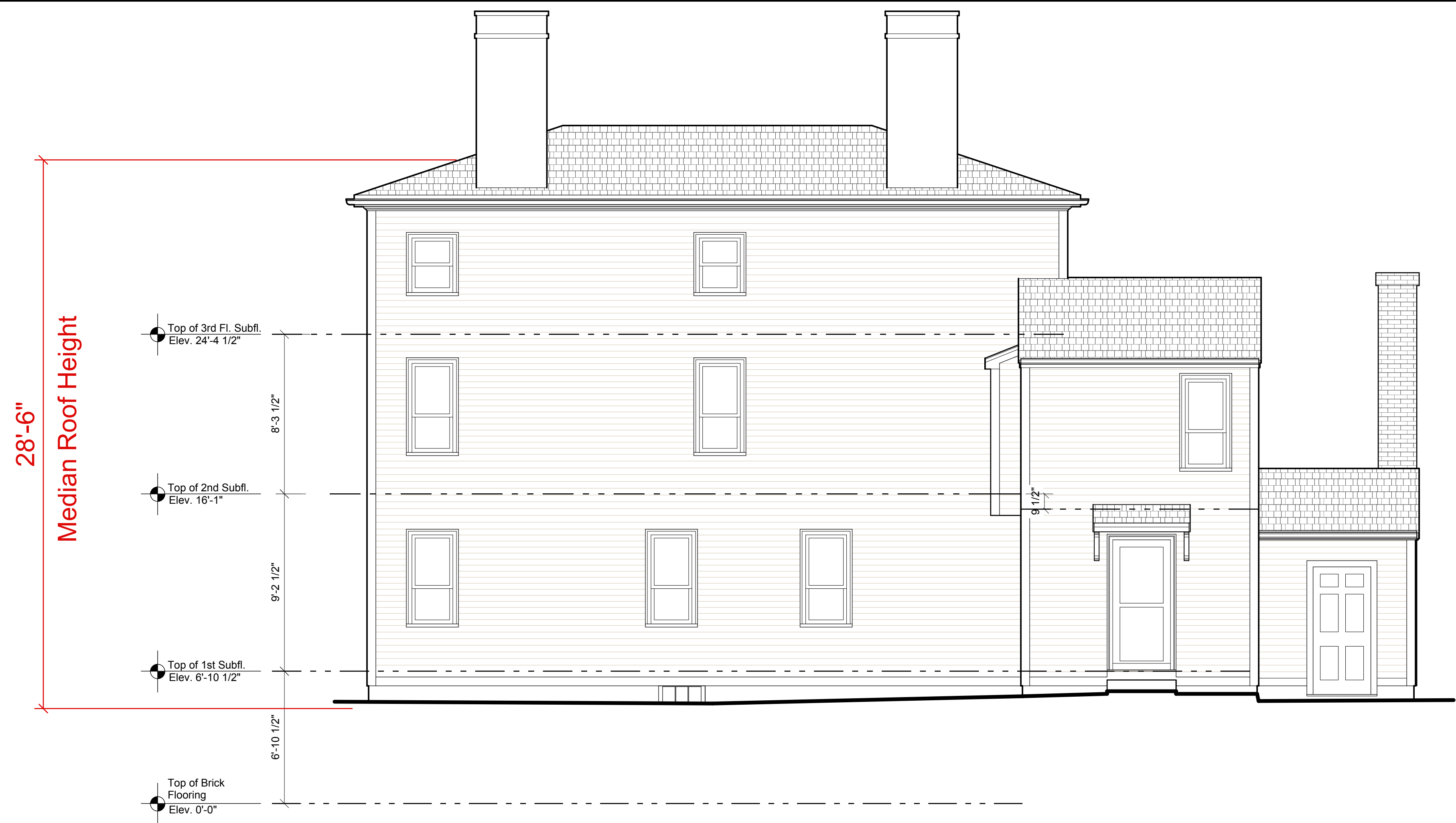
ZONING SET

An Addition and Renovation to the home of:
Mary Bruce & Alex Rae Grant
20 Atwood Street
Newburyport, MA 01950

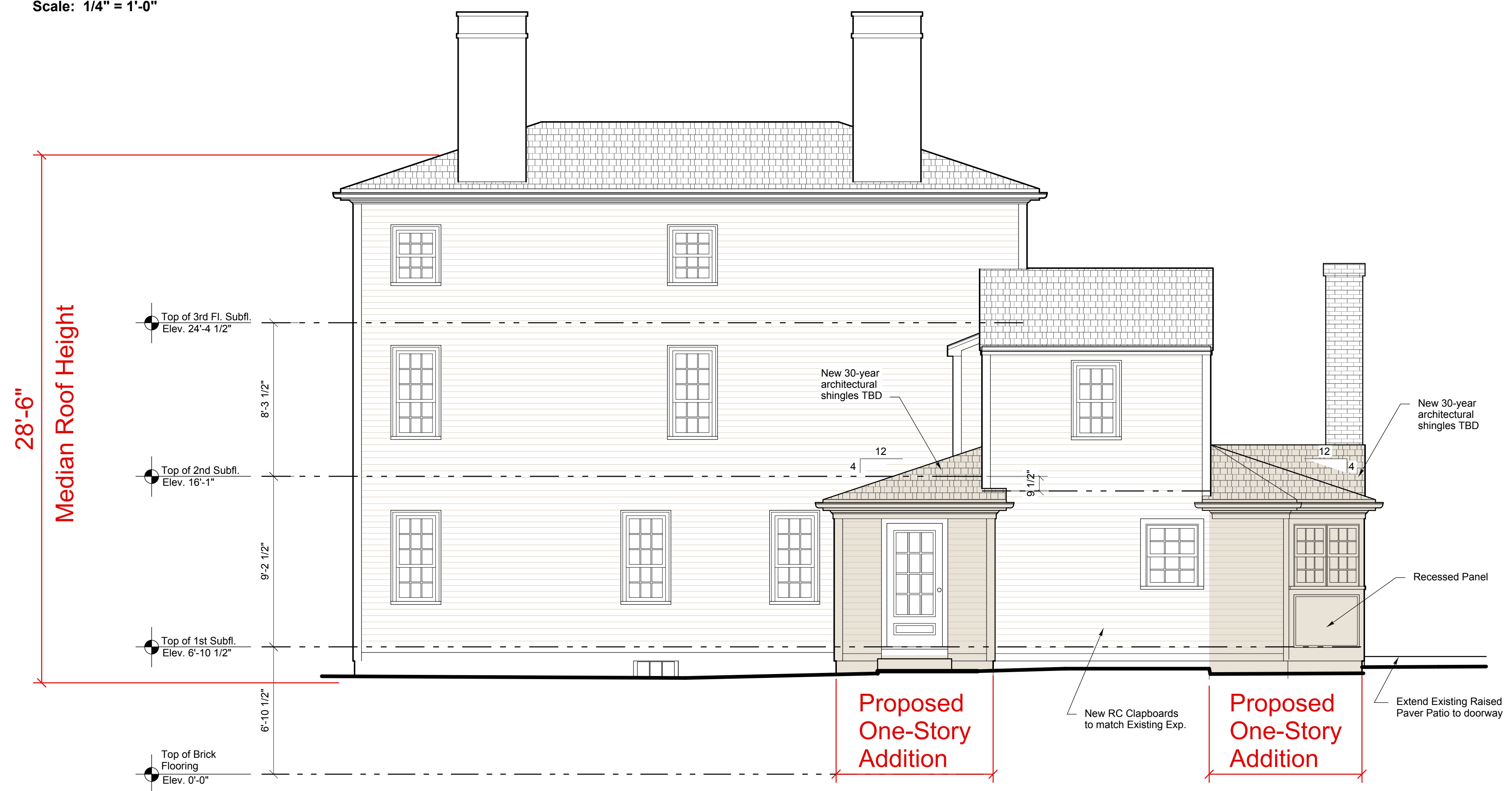
**Existing & Proposed
Exterior Elevations**

Project No. 20009
Scale: 1/4" = 1'-0"
Date: May 11, 2021

A3



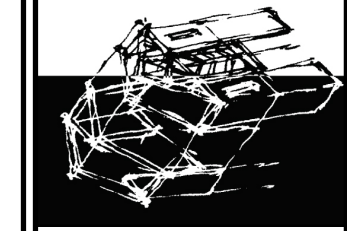
Existing West Elevation
Scale: 1/4" = 1'-0"



Proposed West Elevation
Scale: 1/4" = 1'-0"

Revisions:

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/499-8545 F 978-499-4442



ZONING SET

An Addition and Renovation to the home of:
Mary Bruce & Alex Rae Grant
20 Atwood Street
Newburyport, MA 01950

Proposed Exterior Elevations
Date: May 11, 2021
Scale: 1/4" = 1'-0"

Project No. 20009

A4



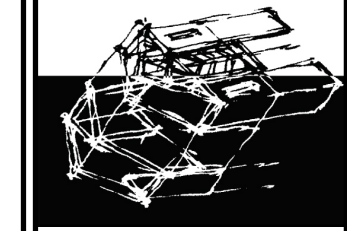
Proposed East Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation
Scale: 1/4" = 1'-0"

Revisions:

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/499-8545 F 978-499-4442



ZONING SET

An Addition and Renovation to the home of:
Mary Bruce & Alex Rae Grant
20 Atwood Street
Newburyport, MA 01950

Proposed Exterior Elevations
Project No. 20009
Scale: 1/4" = 1'-0"
Date: May 11, 2021

A5



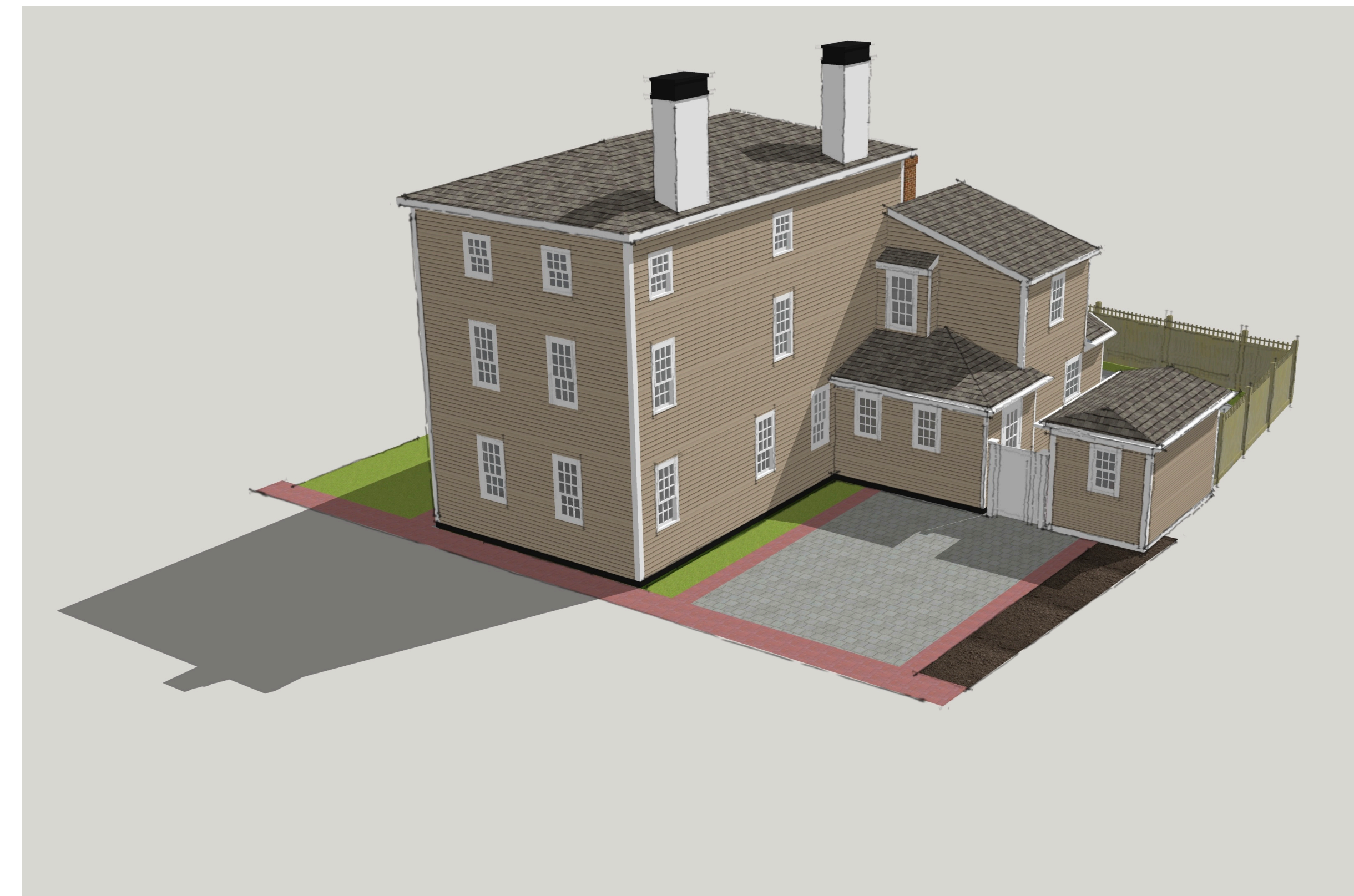
Existing View From the South



Existing View From the North



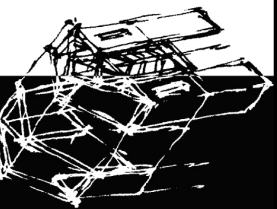
Proposed View From the South



Proposed View From the North

Revisions:

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ZONING SET

An Addition and Renovation to the home of:
Mary Bruce & Alex Rae Grant
20 Atwood Street
Newburyport, MA 01950

Before and After
Model Views of Additions
Project No. 20009 Scale: 1/4" = 1'-0"
Date: May 11, 2021