20 Atwood Street, Newburyport

Continued Application for

Special Permit for Non-Conformities and Variance

July 27, 2021



20 Atwood Street, Newburyport Updated Plans

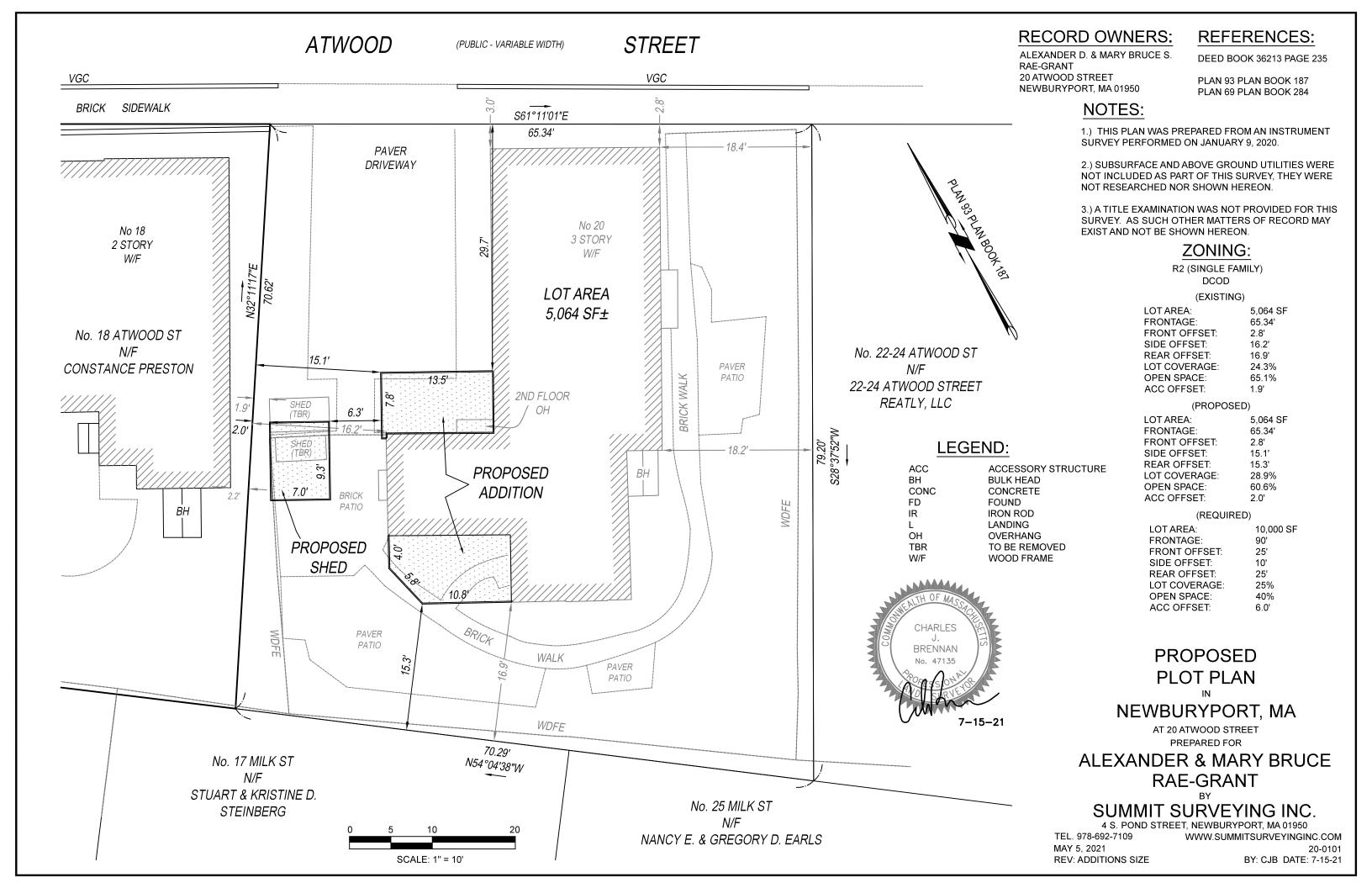
Updated Plans

- Smaller additions and shed proposed.
- Lot coverage proposed is now 28.9% where prior proposal was 30.2%
 - Lot is one block away from R-3 District which allows 30% Lot Coverage.
 - Not different than most of the surrounding area.
 - This portion of R-2 District as dense as nearby R-3 District.
- Smaller proposed shed: Was 8' x 14' to 7' x 9'4" or from 112 square feet to 65 square feet
- Smaller mudroom addition: Was 14' x 8'5 ½" to 13'6" x 7' 9 ½" or from 112 square feet to 99 square feet.
- Requested relief remains the same:
 - Special Permit for extension of side and rear yard setback nonconformities.
 - Variance for creation of new lot coverage nonconformity.

20 Atwood Street, Newburyport Proposal Generally

Proposal Generally

- Shed and mudroom provide much needed function to the property.
- Proposal is modest but significantly improves the first floor of the building.
- Additions are sensitive to the size and scale of the home as well as its architectural details.
- Proposal is a thoughtful addition aimed at improving and maintaining a historic structure built in 1810.
- All direct abutters remain in support.







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Proposed Exterior Elevations

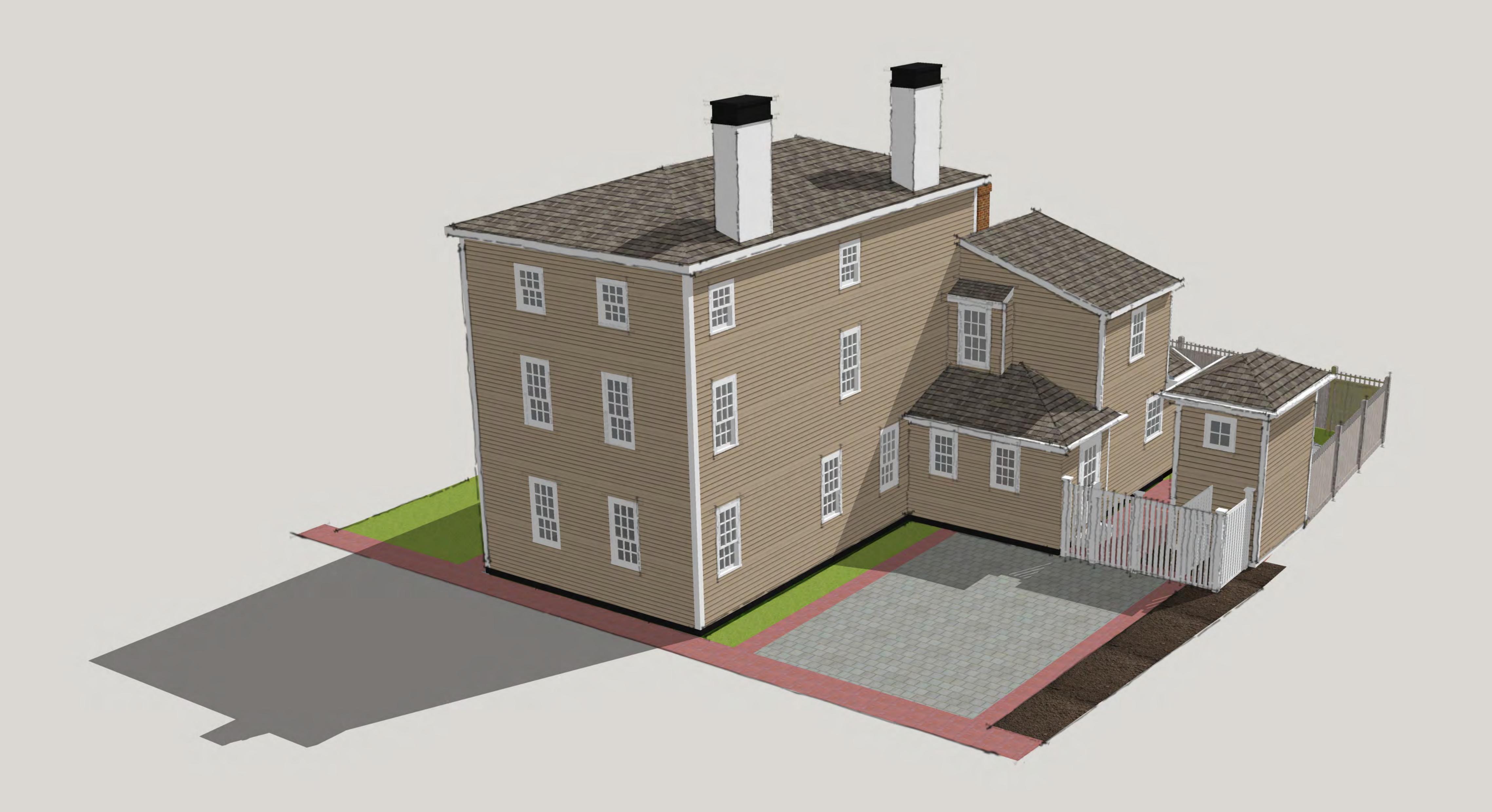
A4



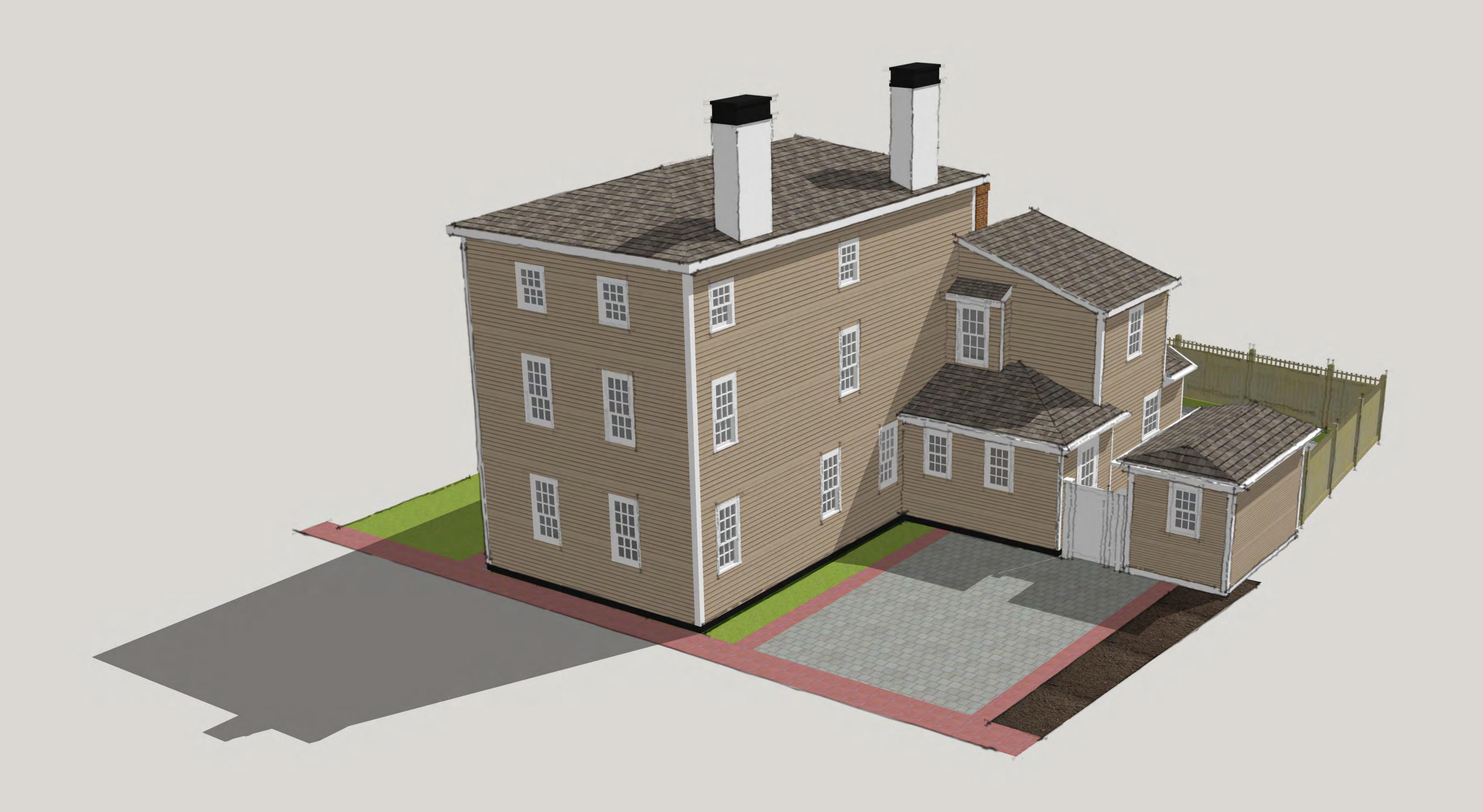
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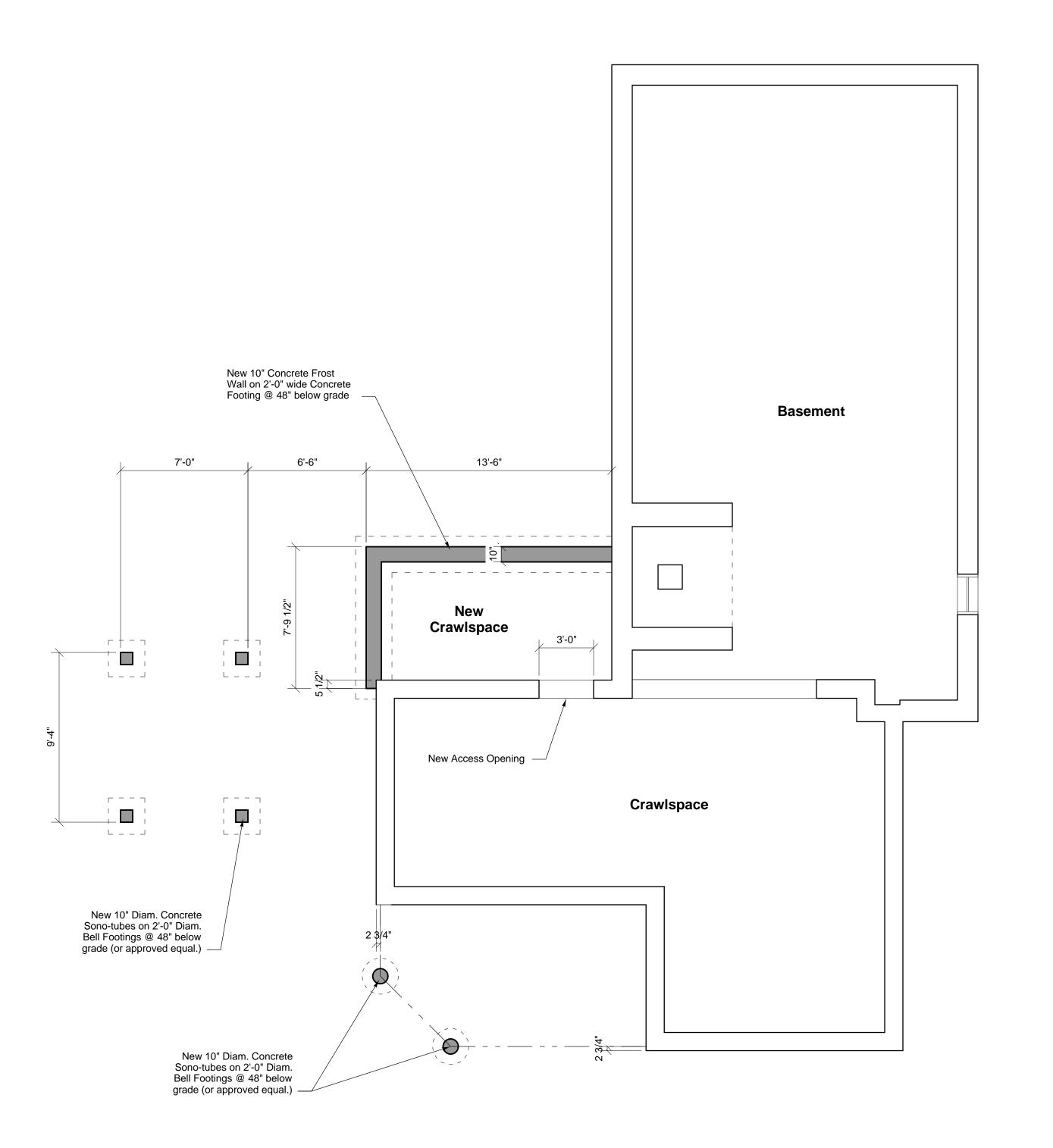
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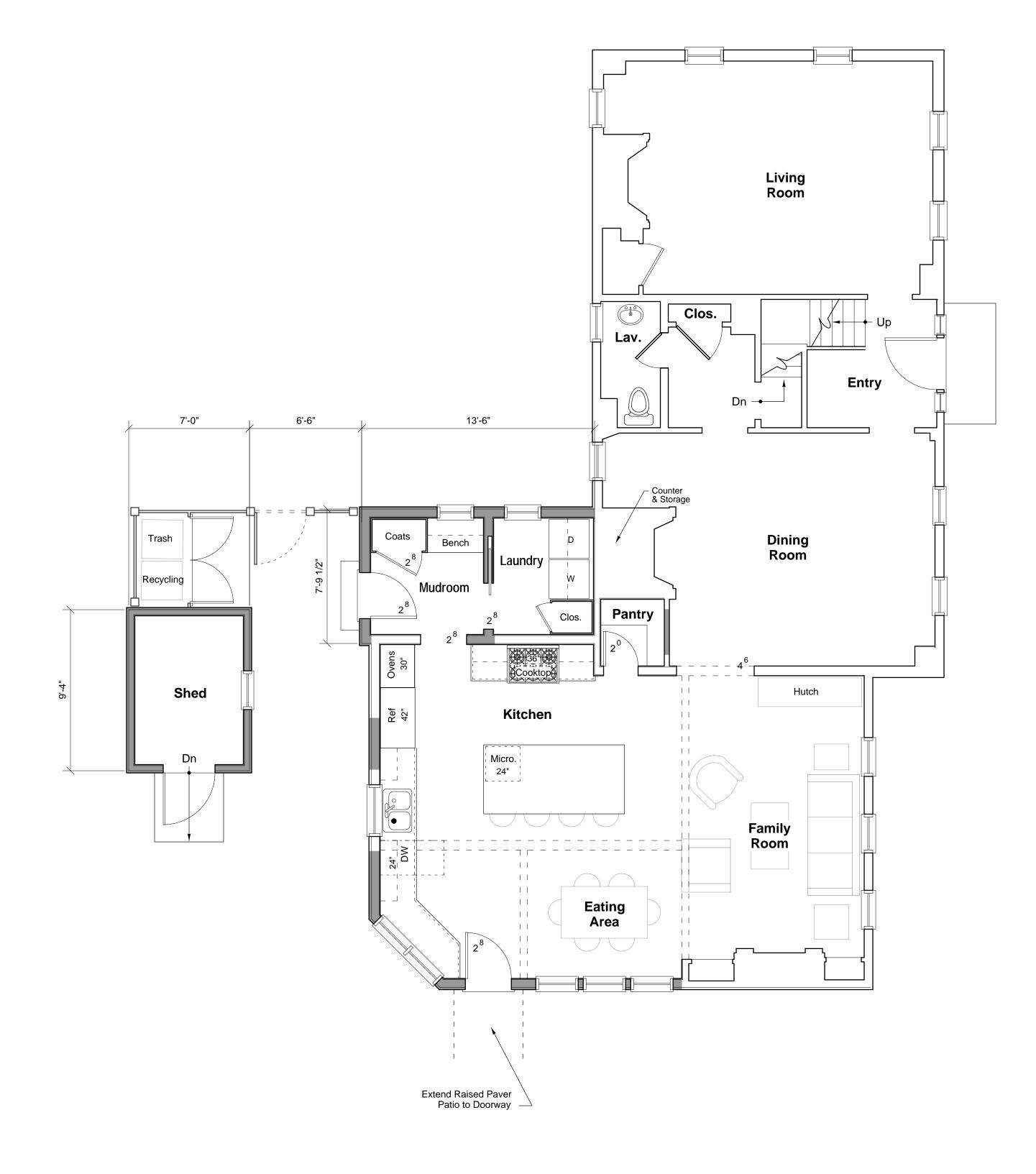












Proposed Basement Plan

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

Proposed First Floor Plan

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

A1

Proposed First and Basement F

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Floor

