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www.mtclawyers.com

July 8, 2020

By Hand and Email

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

Re: Request to Modify a Special Permit for Non-Conformities
20 Union Street, Newburyport, MA (the "Property");
Assessor's Map: 30 Lot 44

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Windward Shaw LLC (the "Petitioner"), the contractor for the owners of the Property relative to a proposed modification to the Special Permit for Non-Conformities the Board approved on June 9, 2020 (the "Decision").

The Petitioner proposes to:

- Move the garage to the interior of the Property by four feet making it more than ten feet from the side boundary. It will stay more six feet from the rear boundary and remains in compliance with the dimensional requirements for accessory structures.
- There is a minor increase in the building's footprint near the kitchen bay window. This increases the lot coverage by 0.1%, bringing the lot coverage to 24.90% where a maximum of 25% is allowed in the R2 zoning district under the Newburyport Zoning Ordinance. The increase is a slight increase in the window bay on the proposed addition in the back right corner facing the driveway. Given the increase of about 7 square feet inside the bay overall you cannot see it on the plans as it is basically imperceptible.
- Change all siding on the existing portion of the house to clapboard instead of shingle. All new structures built as part of the addition will still have shingle siding.
- Removing the shutters because the neighboring houses do not have shutters and it is more keeping with the neighborhood to not include them.

While the slight relocation of the proposed garage, small increase of the building's footprint, and aesthetic differences constitute changes in the plans the Board approved in its Decision, none affect any of the nonconformities. The Petitioners now respectfully request that the Board grant a modification of the Decision to allow for these updates to the plans.

Respectfully submitted,
Windward Shaw LLC

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

By its Attorney

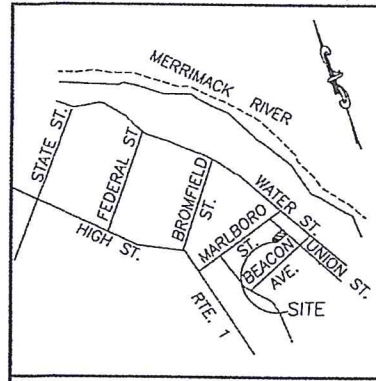
LLM by Bwy

Lisa L. Mead

Attachment

cc: Client

Exhibit A: Approved Site Plan
and Architectural Plans



LOCUS MAP
N.T.S.

ZONING TABLE

20 UNION STREET - ASSESSORS MAP 30 LOT 44 ZONING DISTRICT R-2 & DCOD			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	5,779 S.F.	5,779 S.F.
LOT FRONTAGE:	90 FT	48.84 FT.	48.84 FT.
FRONT SETBACK:	25 FT	4.8 FT.	4.8 FT.
SIDE SETBACK:	10 FT	4.0 FT., 12.2 FT.	4.0 FT, 7.3 FT, 11.7 FT
REAR SETBACK:	25 FT	83.6 FT.	56.1 FT.
LOT COVERAGE:	25 %	17.2%	24.8%
OPEN SPACE:	40%	74.9%	51.6%
BLDG HEIGHT:	35 FT	20.7 FT	20.7 FT

NOTE: PROPOSED GARAGE SIDE SETBACKS = 6.1 FT. & 6.9 FT. & REAR SETBACK = 6.2 FT.
- SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION ON PROPOSED BUILDING AND GARAGE IMPROVEMENTS.

- LEGEND**
- I.P. IRON PIPE
 - I ROD IRON ROD
 - FND. FOUND
 - N/F NOW OR FORMERLY
 - - - EXISTING ELEVATION CONTOUR
 - LA LANDSCAPE AREA
 - ⊗ SHRUB OR TREE
 - ⊠ EMTR ELECTRIC METER
 - ⊙ UP UTILITY POLE
 - W.F.D. WOOD FRAMED DWELLING
 - CONC. CONCRETE
 - BIT. BITUMINOUS
 - GC GRANITE CURB
 - OHW OVERHEAD WIRE
 - CB CATCH BASIN
 - ⊕ DMH DRAIN MANHOLE
 - ⊙ SMH SEWER MANHOLE
 - BH BUILDING HEIGHT
 - 00 ASSESSORS MAP#
 - 00 PARCEL#

PETER J. GALOSKY
JENNIFER L. WHITE
BK. 18874 PG. 326

MATTHEW G. LANGLEY
PATRICIA A. LANGLEY
BK. 30754 PG. 66

LOT AREA
5,779 S.F.

SLATER REALTY TRUST
BK. 9955 PG. 43

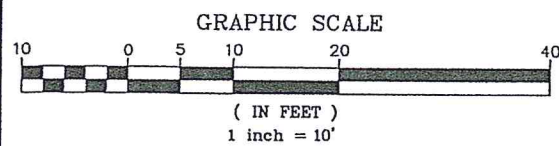
STEPHEN GEORGE
KATHLEEN A. DODGE
BK. 33821 PG. 400

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. 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 NO SUCH EASEMENTS EXIST.
RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND ON FEBRUARY 24, 2020, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

JEFFREY S. HOPMANN
PROFESSIONAL LAND SURVEYOR
DATE: 5/12/20



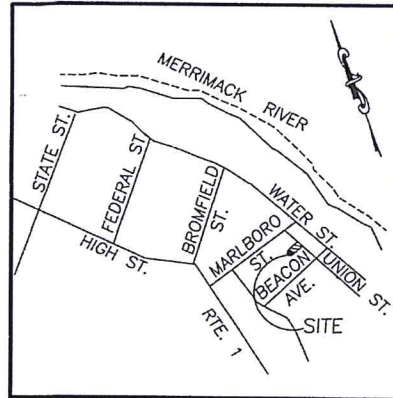
PREPARED FOR
WINDWARD SHAW
P.O. BOX. 1389
NEWBURYPORT, MA 01950

PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
PROPOSED IMPROVEMENTS
AT
20 UNION STREET
(MAP 30 - LOT 44)

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

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M203698
DATE: MAY 12, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1

Exhibit B: Proposed Site Plan
and Architectural Plans



LOCUS MAP
N.T.S.

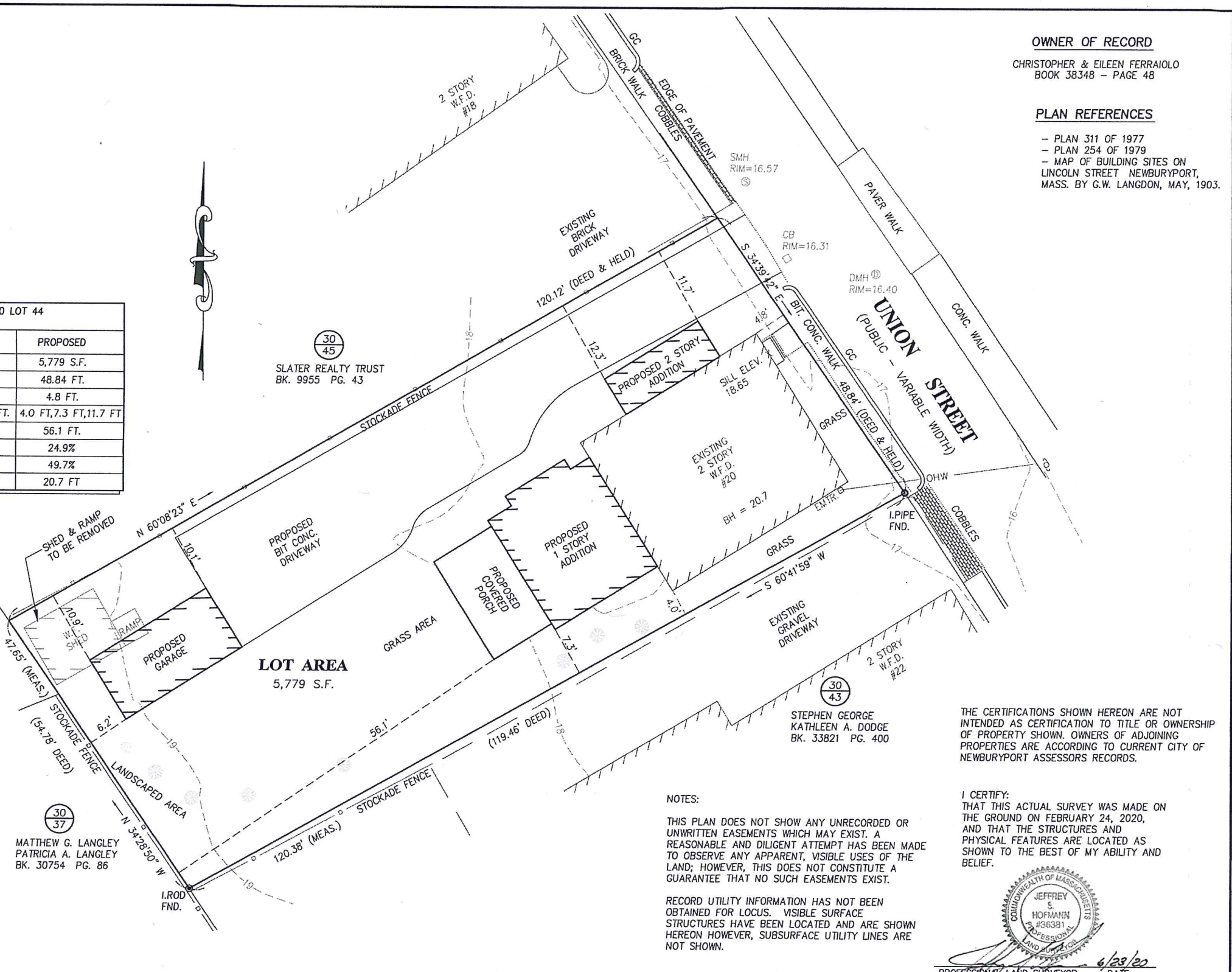
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- BH BUILDING HEIGHT
- /○ ASSESSORS MAP#
- /○ PARCEL#



OWNER OF RECORD
CHRISTOPHER & EILEEN FERRAILO
BOOK 38348 - PAGE 48

PLAN REFERENCES
- PLAN 311 OF 1977
- PLAN 254 OF 1979
- MAP OF BUILDING SITES ON
LINCOLN STREET NEWBURYPORT,
MASS. BY G.W. LANGDON, MAY, 1903.

NOTES:
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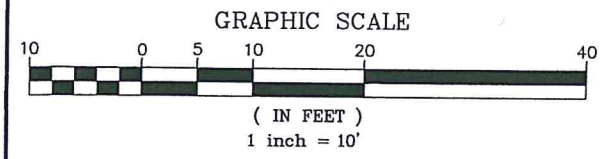
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PROFESSIONAL LAND SURVEYOR DATE 6/23/20



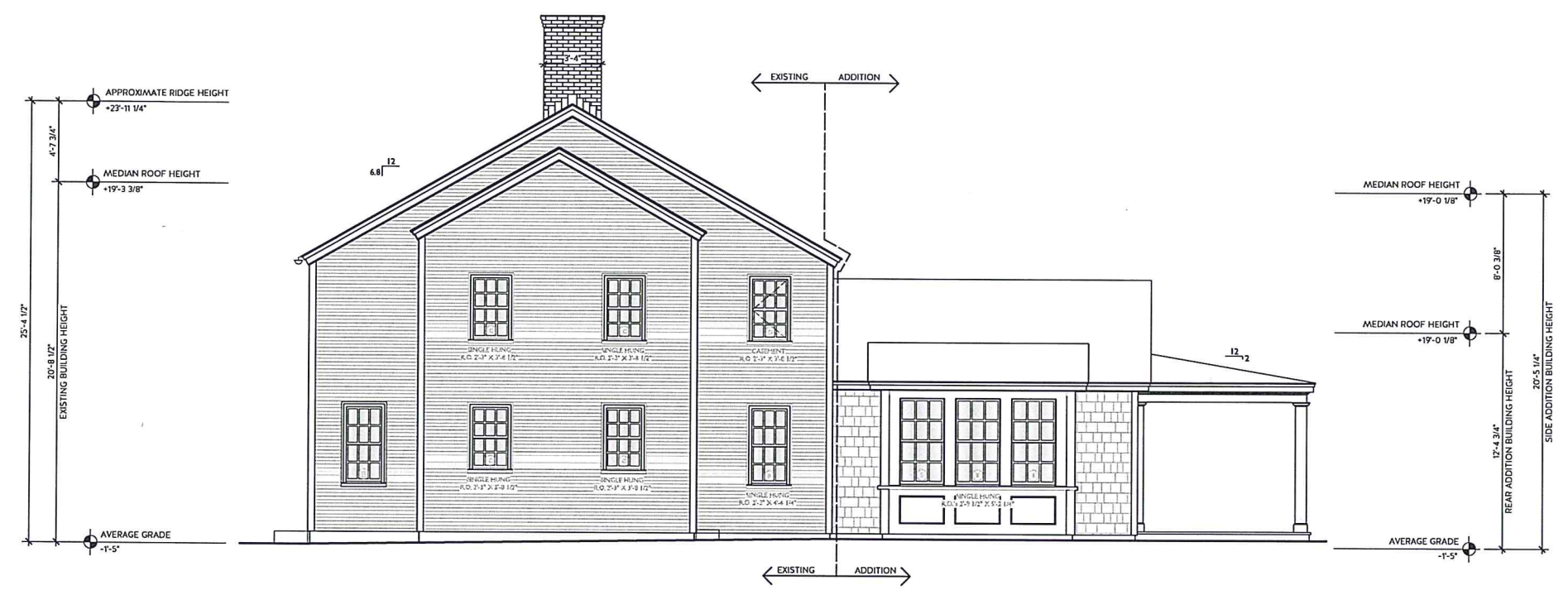
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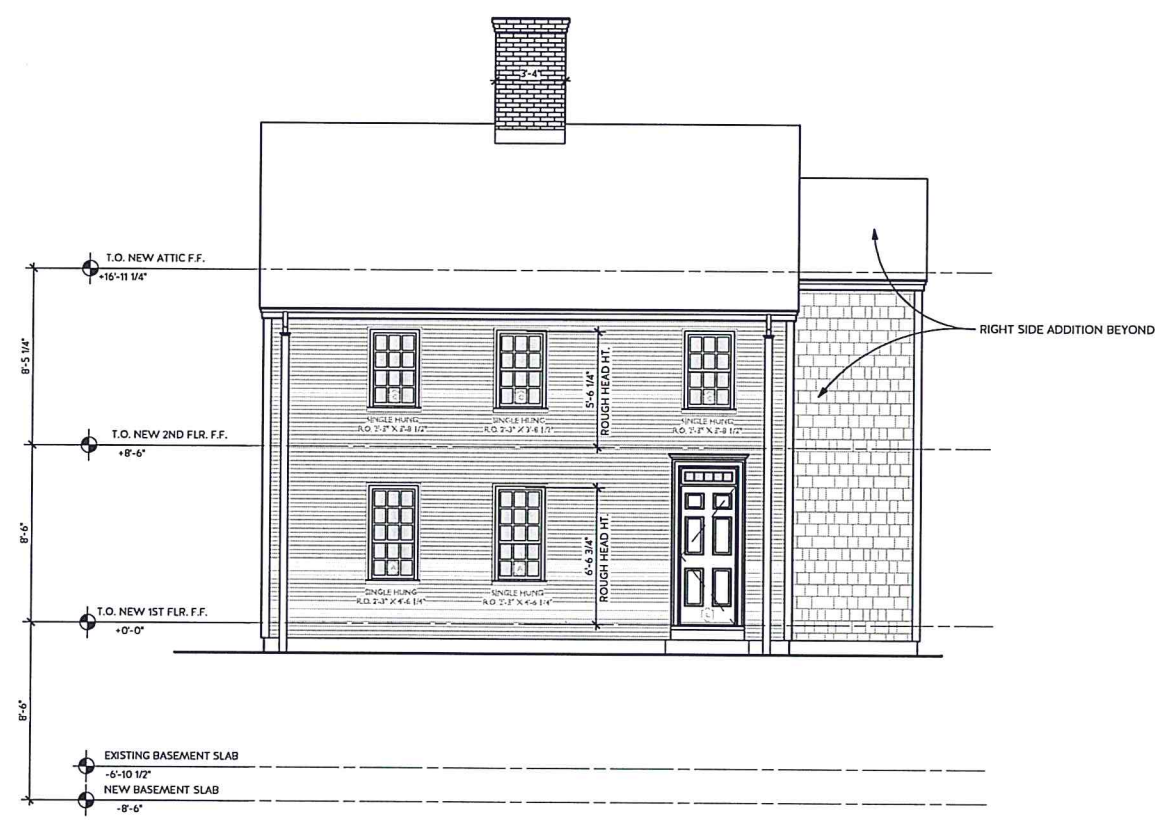
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SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M203698
DATE: JUNE 23, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1

ADDITIONS AND ALTERATIONS
TO:
20 UNION STREET
NEWBURYPORT, MA 01950



2 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	6/4/20	PROGRESS SET

Project #	Project Manager	Date
2020-09	X.X.	6/4/20

Scale: AS NOTED

FRONT AND RIGHT
SIDE ELEVATIONS

A2.1

