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Attorneys at Law

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July 16, 2018

By Hand

Ed Ramsdell, Chair  
Zoning Board of Appeals  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Request for a Special Permit Additional Information;  
20 Walnut Street, Newburyport, MA (the "Property");  
Assessor's Map: 60 Lot 28

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection and pursuant to the last meeting, the Petitioner has engaged Aileen Graf, Architect, to redesign and address the issues raised by the Board as well as the neighbors. I have attached the elevations of the new design.

You will see, the revised addition footprint is slightly smaller and is more narrow than previously provided. While it is two (2) feet deeper into the yard, it does not effect any of the required setbacks. The addition moves (3) feet away from the neighbors on the right of the home. Further, you will see that the shed dormer on the left side has been redesigned and is smaller in size and has been modified by adding different and more windows.

Importantly, the shed dormer on the right side has been redesigned to be a doghouse style dormer and reduced in size and changed to match the existing doghouse style dormer at the front of the home. An addition of a gable end has been added over the existing first floor mudroom and deck. This allows for better differentiation in the roof line, breaking the continuous plane, giving visual interest in detail and lines and still allows for use of the space under the area. Further it more completely from an architectural point of view ties in the new and old additions. You will see also that care has been taken with the window redesign throughout as well as removing the protrusion of the added fireplace in the rear.

Finally you will note on the street perspective provided, given the reduction in size of the dormers and the addition of the gable end roof, there is little to no impact of this addition on the street view.

Given the changes as well as the analysis originally provided to the Board, the Board can find, based upon the foregoing, that the proposed modification is not

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*Millis Office*

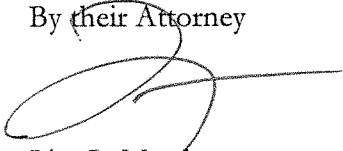
730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

substantially more detrimental to the neighborhood than the existing structure and does not create any new non-conformities.

The Petitioner respectfully requests you grant a Special Permit to modify the existing non-conforming

We look forward to discussing these changes with the Board at the next meeting.

Respectfully submitted  
Richard Morse and Seiko Ohta Morse  
By their Attorney

A handwritten signature in black ink, appearing to read "Lisa L. Mead". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Lisa L. Mead

C

Attachment  
cc: Client

project:

# MORSE RESIDENCE

20 Walnut Street  
Newburyport, MA

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

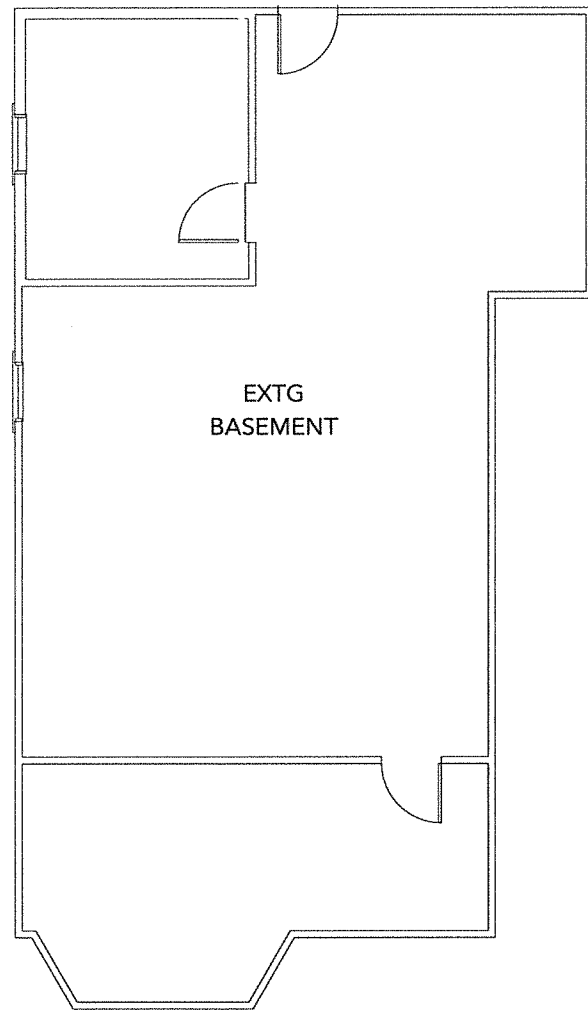
title:

## EXISTING Floor Plans

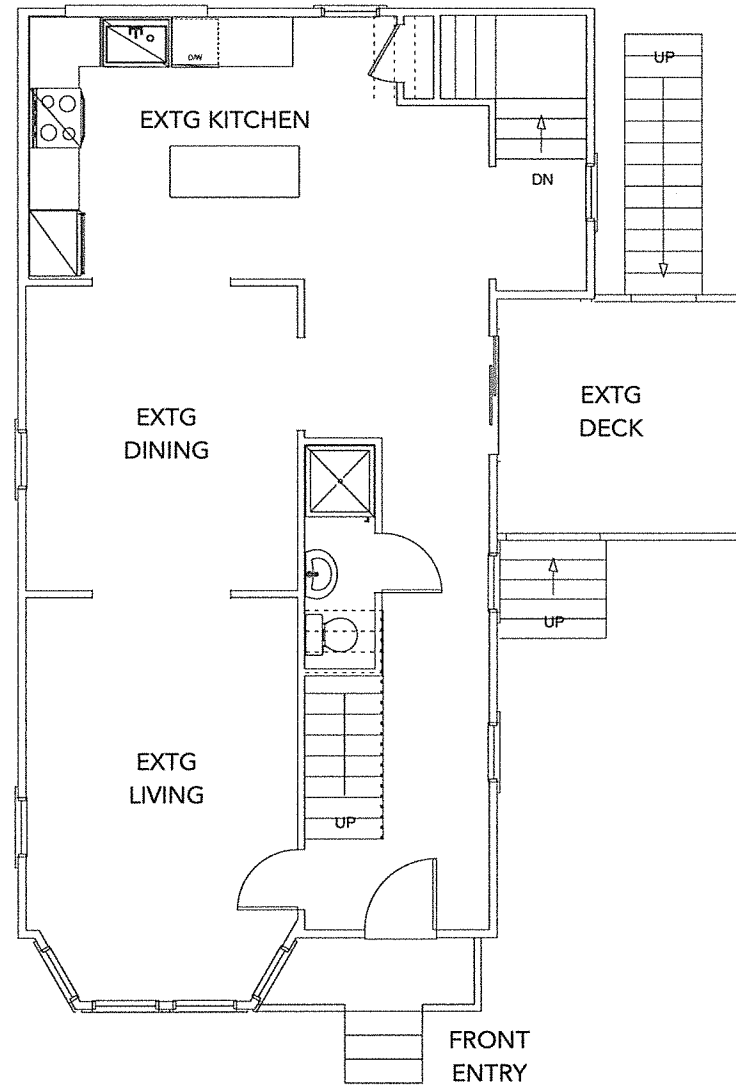
SCALE: 1/8" = 1'-0"

12 july 2018

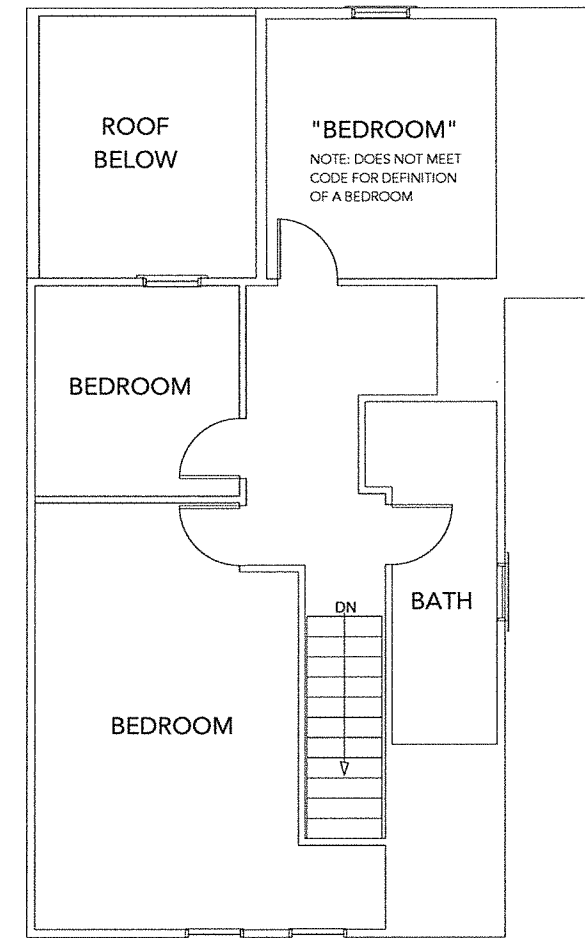
EX1



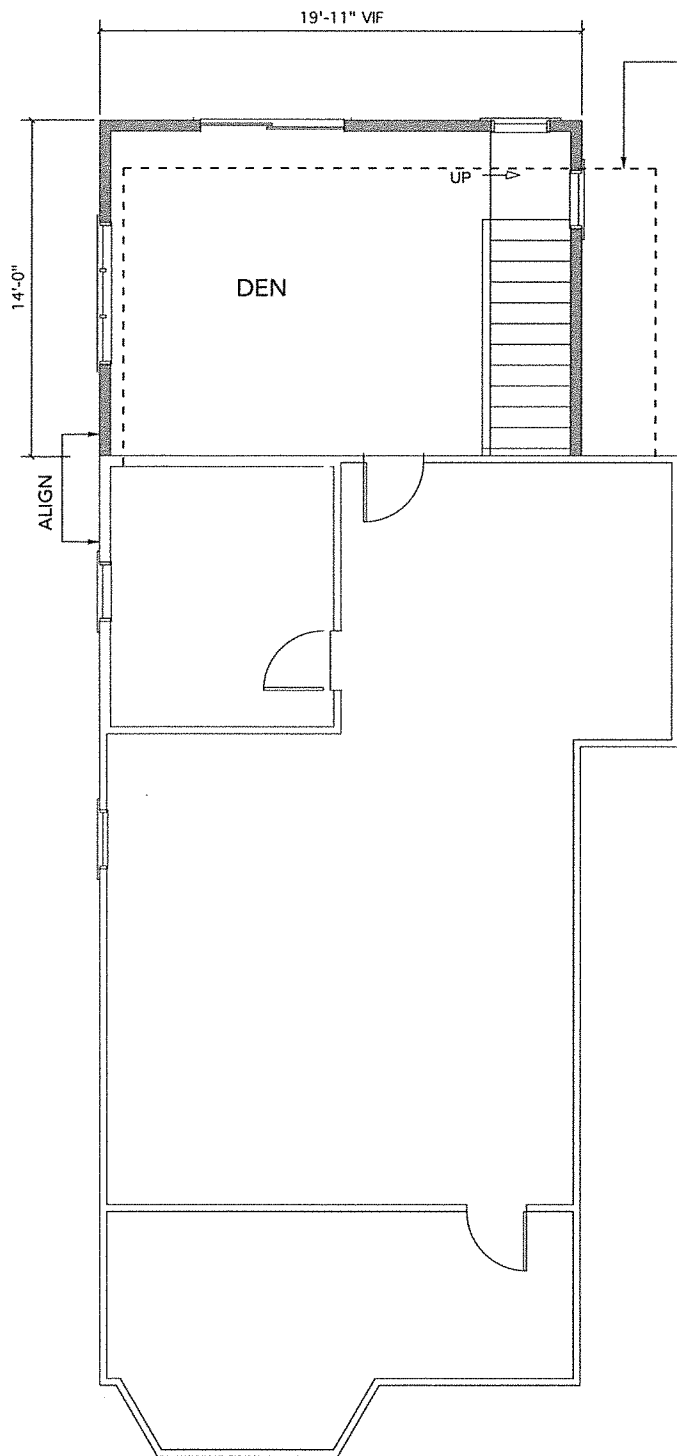
1 Lower Level Floor Plan - EXISTING  
SCALE: 1/8" = 1'-0"



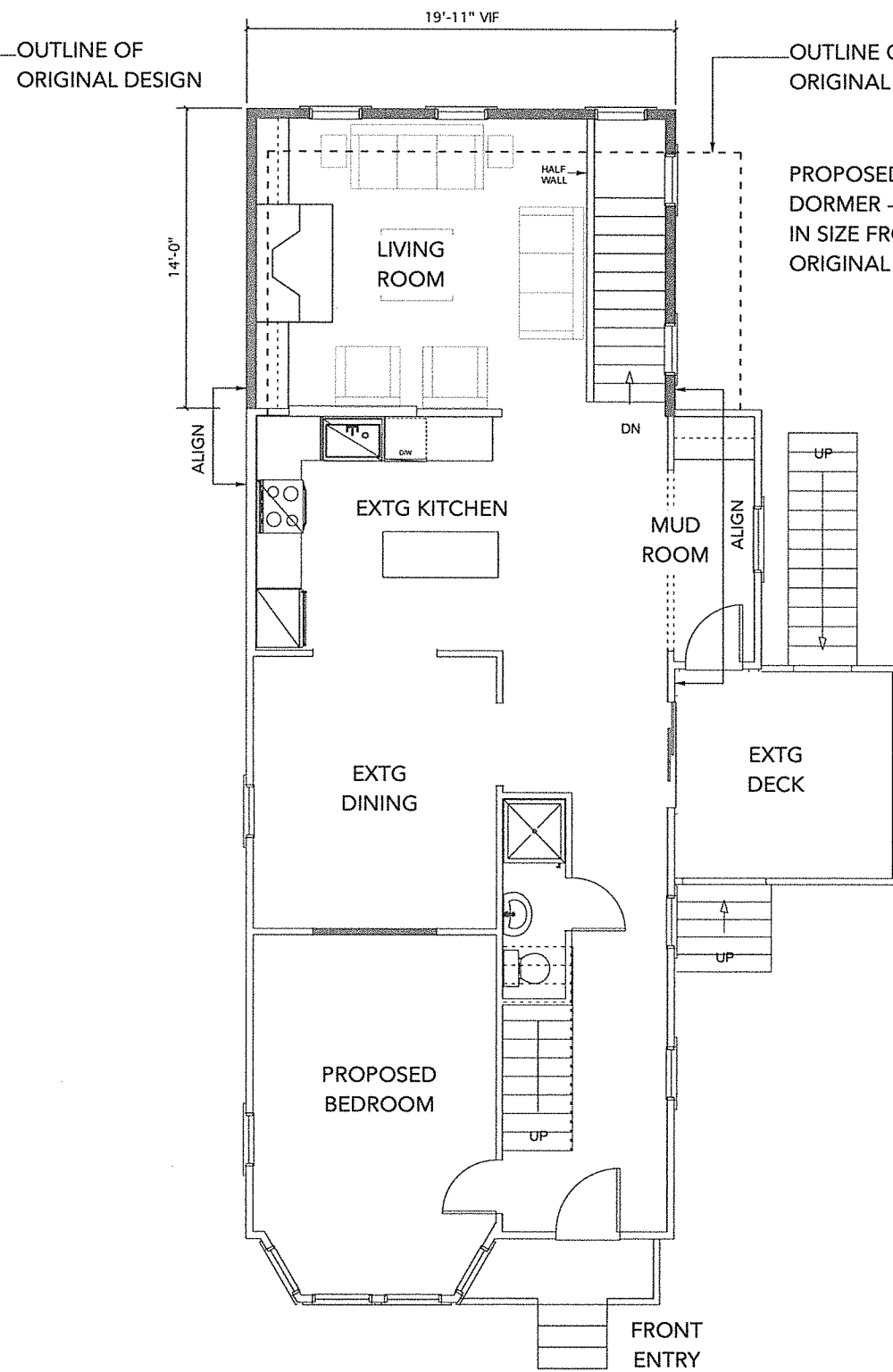
2 First Floor Plan - EXISTING  
SCALE: 1/8" = 1'-0"



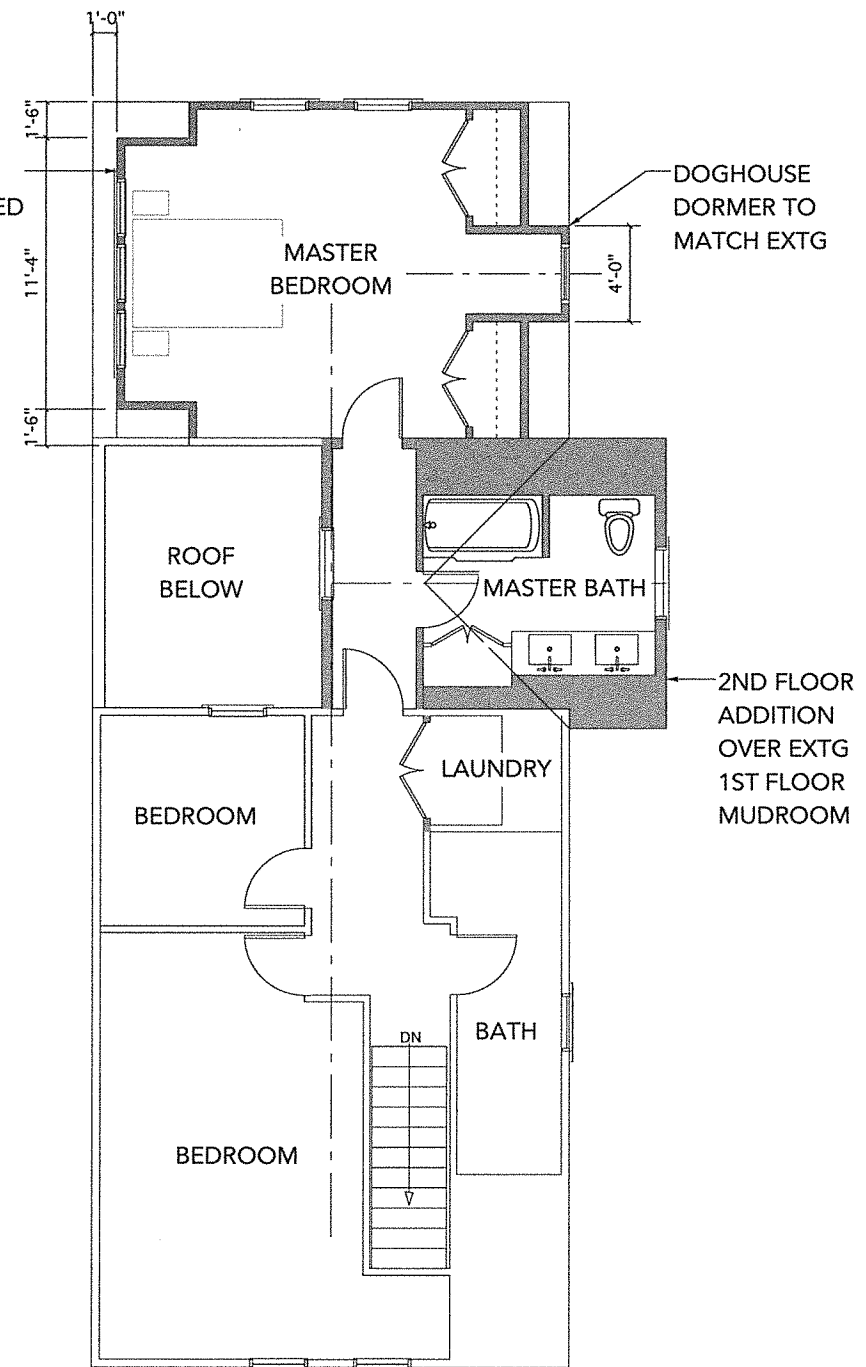
3 Second Floor Plan - EXISTING  
SCALE: 1/8" = 1'-0"



1 Lower Level Floor Plan - PROPOSED  
SCALE: 1/8" = 1'-0"



2 First Floor Plan - PROPOSED  
SCALE: 1/8" = 1'-0"



3 Second Floor Plan - PROPOSED  
SCALE: 1/8" = 1'-0"

project:

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Newburyport, MA

architect:

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title:

**PROPOSED  
Floor Plans**

SCALE: 1/8" = 1'-0"

12 july 2018

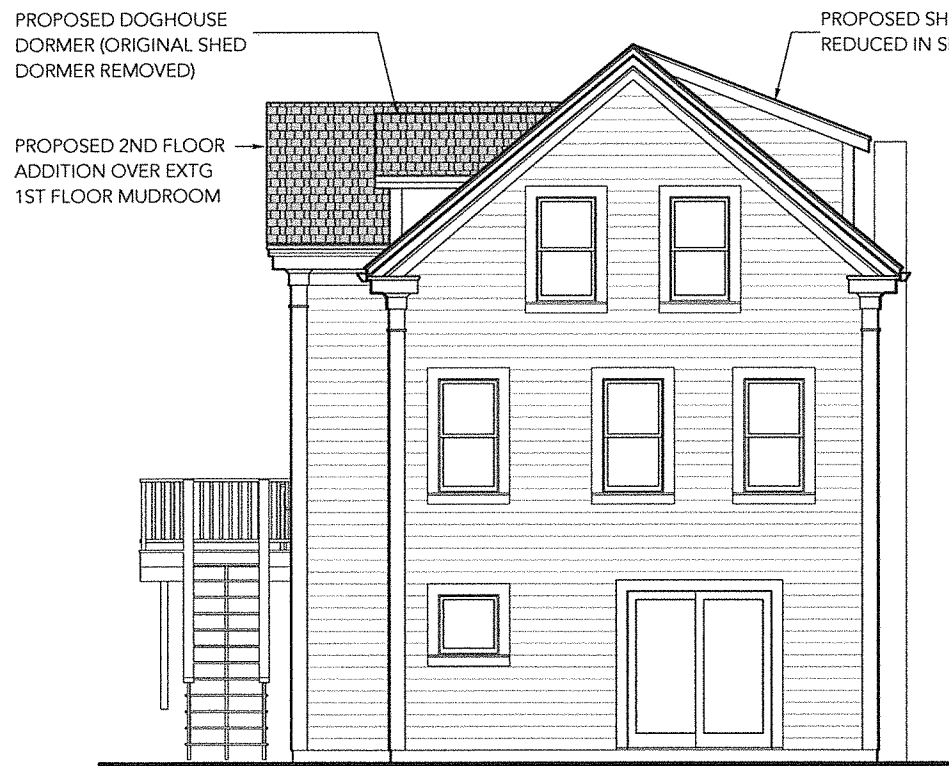
**A01**



1 Front Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"



3 Rear Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"



4 Side Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"

project:  
**MORSE RESIDENCE**  
20 Walnut Street  
Newburyport, MA

architect:  
**GRAF ARCHITECTS**  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:  
**PROPOSED Exterior Elevations**

SCALE: 1/8" = 1'-0"  
12 July 2018

A02

project:

# MORSE RESIDENCE

20 Walnut Street  
Newburyport, MA

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

## EXISTING Exterior Elevations

SCALE: 1/8" = 1'-0"

12 JULY 2018

EX2



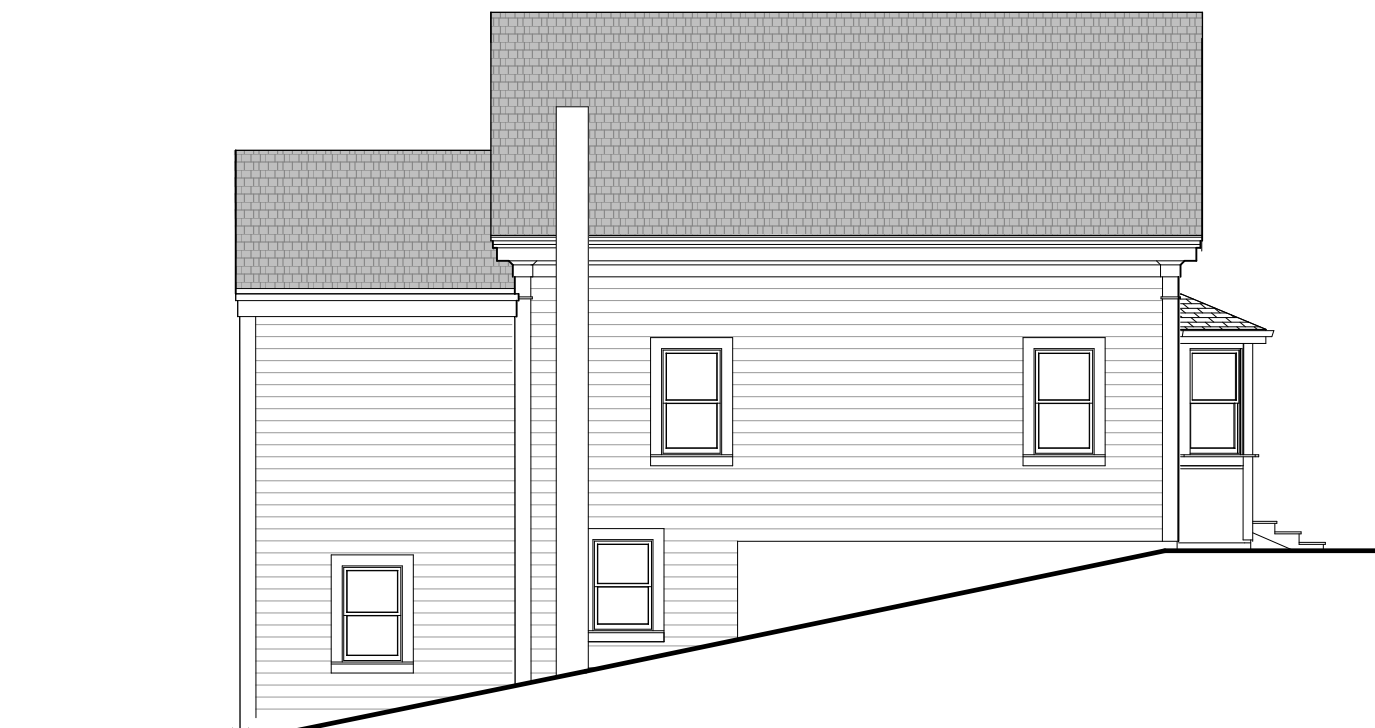
1 Front Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



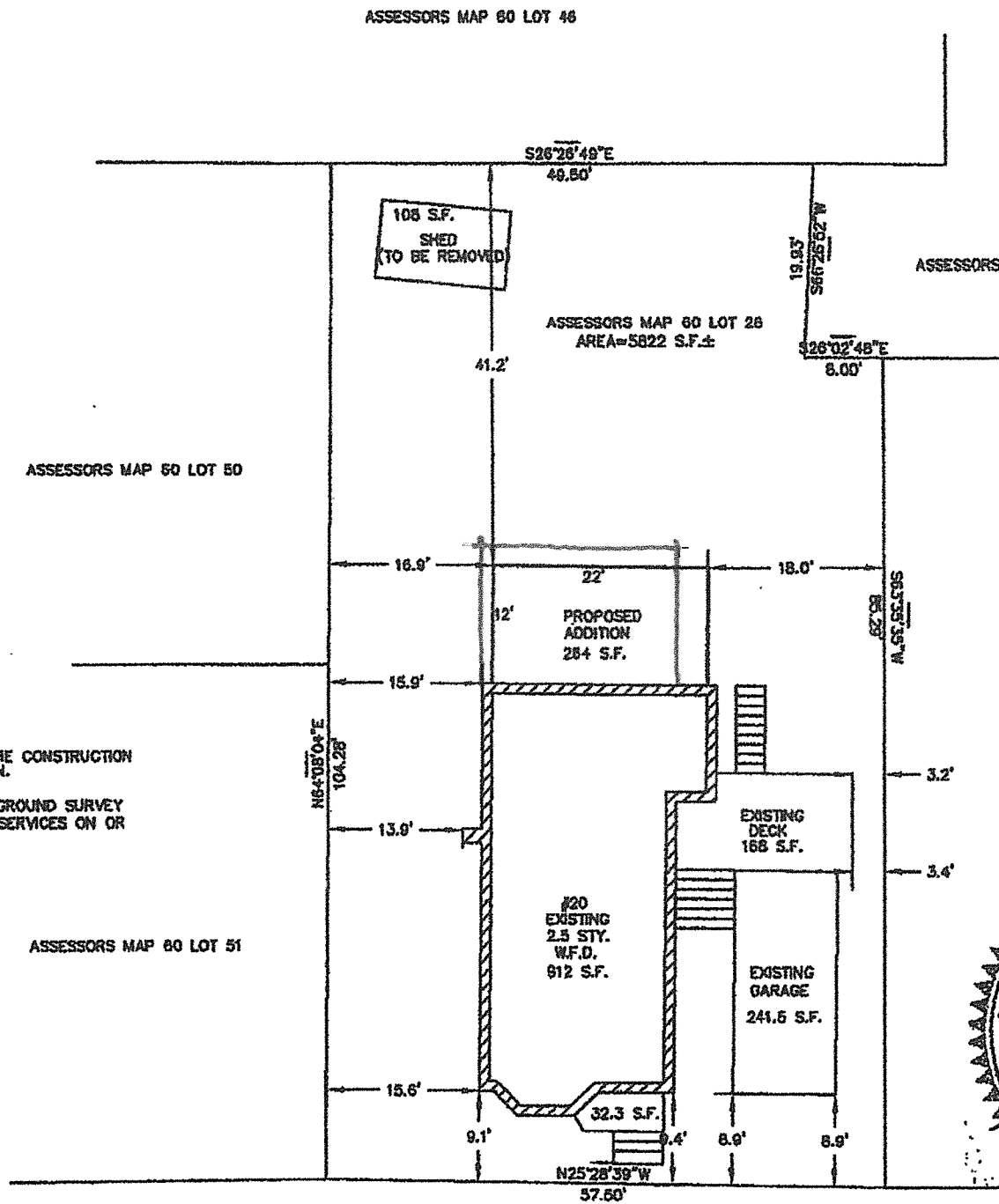
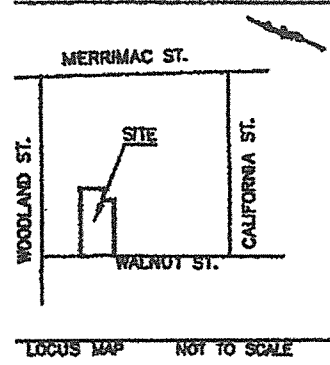
2 Side Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



3 Rear Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



4 Side Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



**ZONING TABLE**

ZONING DISTRICT: R2

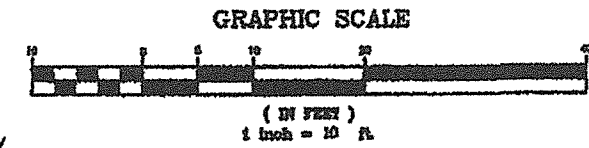
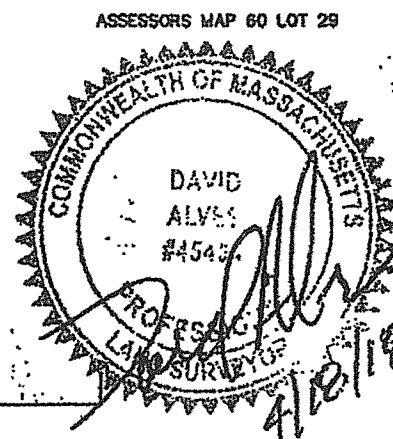
	REQUIRED	PROPOSED	EXISTING
MIN. LOT AREA	10,000 S.F.		5822 S.F. ±
MIN. FRONTAGE	90'		57.50'
MIN. FRONT YD.	28'	N/A	
MIN. SIDE YD.	10'	15.9'	
MIN. REAR YD.	25'	41.2'	

LOT COVERAGE=24.8%  
 MAX COVERAGE FOR R2 ZONE=25%  
 TOTAL BLDG COVERAGE INCLUDING PROPOSED CONSTRUCTION = 1449.8 S.F.

NOTE: BUILDING COVERAGE CALCULATIONS EXCLUDE THE SHED AND THE DECK AS SHOWN.

**NOTES**

- 1.) THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF THE PROPOSED ADDITION AS SHOWN.
- 2.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES ON OR AROUND MARCH 25, 2014.



**PROPOSED PLOT PLAN**  
 20 WALNUT STREET  
 NEWBURYPORT, MASSACHUSETTS  
 ASSESSORS MAP 60 LOT 28  
 PREPARED FOR  
 RICHARD MORSE  
 SCALE: 1" = 10'      OCTOBER 6, 2017

WALNUT (PUBLIC) STREET

REVISION	DATE	DESCRIPTION
BLDG COVERAGE ADDITION EXPANSION	3/28/18	
ADDTN. REDUCTION SHED REMOVAL COVERAGE CALCS. ZONE CHANGE	4/9/18	
MISC.	4/18/18	

DRAWN BY	SHEET	DATE
D.A.	1 of 1	D.A.
PROJECT #	DESIGN BY	
2380	D.A.	