

**21-27 Hancock Street,
Newburyport**

Three (3) Continued Applications for
**Two (2) Special Permits for Use and
One (1) Special Permit for Non-
Conformities**

March 9, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**21-25 Hancock Street,
Newburyport
Updates**

Updates:

- 21-25 Hancock Street:
 - Structure reduced in length from 123 feet to 93 feet.
 - Separated garage from original proposed structure.
 - Improving Open Space from existing 46.7% to 67%.
 - Significant landscaping added to lot.
 - Complies with all dimensional requirements.
 - Special Permit for Use required to construct two family dwelling.

**27 Hancock Street,
Newburyport**
Updates

Updates:

- 27 Hancock Street:
 - Added landscaping to lot.
 - Provides more exposure of existing structure.
 - Able to slightly reduce length of structure from 116 feet to 113 feet.
 - Percentage of building footprint to total lot area is in line with the neighborhood.

Hancock Street Lot and Building Size Comparisons

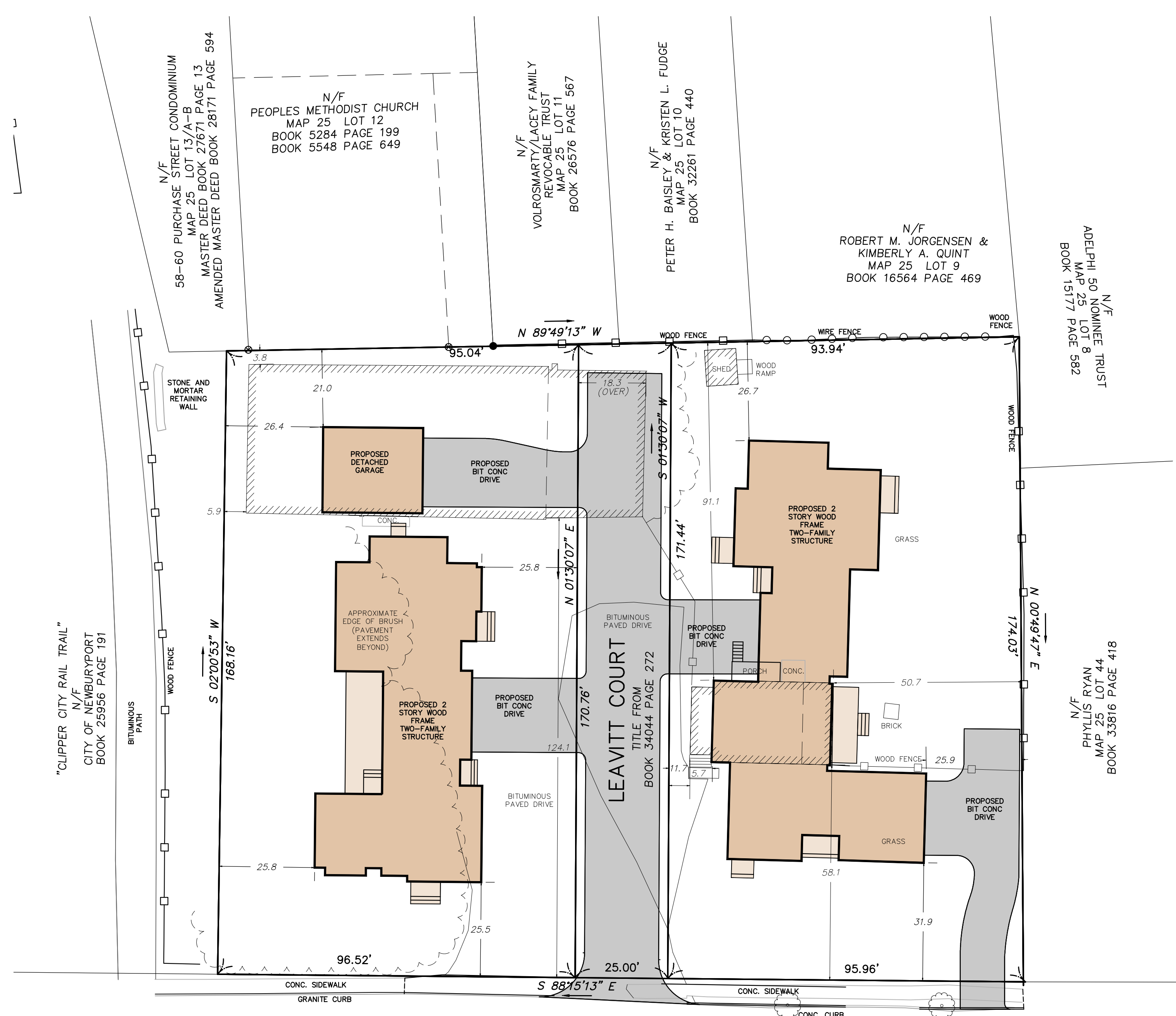
Address	Use	Lot Size	First Floor Area (According to Nbpt. Assessor)	Percent of Building to Lot Size
1-1.5 Hancock	1 is Single Family; 1.5 is Single Family In reality is one shared structure with two different units.	2,222+3,397=5,619	754+612=1,366	24.3%
2 Hancock	Single Family	2,835	648	22.9%
3 Hancock	Single Family	2,250	649	28.8%
5 Hancock	Single Family	5,210	1,112	21.3%
6 Hancock	Two Unit Condo	6,390	773	12.1%
7-9 Hancock	Two Family	2,970	1,192	40.1%
10 Hancock	Two Unit Condo	7,433	730	9.8%
11 Hancock (+11 Rear lot)	Two Unit Condo	4,624	949+1,144 (Rear lot)=2,093	45.3%
14 Hancock	Single Family	4,590	702	15.3%
15 Hancock	Single Family	1,600	744	46.5%
16 Hancock	Single Family	9,758	1,675	17.2%
17 Lunt St.(+17 Rear Lot)	Single Family (17); Rear is open land	1,620+2,827 (rear)=4,447	842	18.9%

Hancock Street Lot and Building Size Comparisons

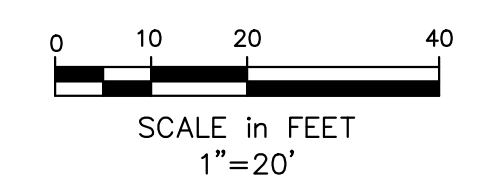
15 Lunt	Single Family	5,940	1,103	18.6%
8 Lunt (8-10 Lunt)	Two Unit Condo	5,440	1,210	22.2%
13 Lunt	Single Family	5,720	1,128	19.7%
17 Hancock	Single Family	3,643	1,058	29%
22 Hancock	Single Family	4,620	912	19.7%
24 Hancock	Single Family	8,980	1,758	19.6%
26 Hancock	Single Family	5,183	657	12.7%
28 Hancock	Two Unit Condo	5,440	788 (Unit A)+765 (Unit B)=1,553	28.5%
29 Hancock	Single Family	5,880	856	14.6%
30 Hancock	Single Family	2,680	885	33%
31 Hancock	Single Family	5,920	1,148	19.4%
34 Hancock (Neptune Club)	Club (Fraternal Organization)	26,714	2,697	10.1%
36-42 Madison St.	Multi-Family	8,790	1,715	19.5%
35 Hancock	Single Family	9,162	1,036	11.3%
34 Madison	Single Family	3,550	900	25.4%
32 Madison	Single Family	8,423	1,580	18.8%
29 Madison	Single Family	4,600	868	18.9%
40 Marlboro St.	Two Unit Condo	11,380	1,180 (Unit A)+ 950 (Unit B)= 2,130	18.7%
36 Marlboro St.;	Single Family	18,332	2,204	12%

Hancock Street Lot and Building Size Comparisons

Average Lot Area to First Floor Gross Foot Print				21.74%
21-25 Hancock	Two Family Proposed	16,228	3,036	18.7%
27 Hancock, as proposed	Two Family Proposed	16,400	3857	23.5%



HANCOCK STREET



ZONING

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	96.52 FEET	120 FEET	267.28 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.5 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	27 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%
MINIMUM PARKING REQUIRED	?	4+	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

ZONING

27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.9 FEET
SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	26.7 FEET
REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	23.5%
MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.3%
MINIMUM PARKING REQUIRED	2	0	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

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NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 15 AND 20, 2020.


DESIGN FEATURES HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT AND ENGINEER.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

LOCUS TITLE INFORMATION

21 HANCOCK STREET
OWNER: G&S MASSACHUSETTS REALTY TRUST
DEED REFERENCE: BOOK 34044 PAGE 272
ASSESSORS: MAP 25 PARCEL 42
PLAN REF: LOTS 1, 3, 5, 7 & LEVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

27 HANCOCK STREET
OWNER: WILLIAM F. & JOYCE E. COLBY
DEED REFERENCE: BOOK 7229 PAGE 301
ASSESSORS: MAP 25 PARCEL 43
PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

P.L.S. 
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

SCALE:				
HORIZ: 1"= 20'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
1	3/1/21	EJC	UPDATED BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS	
			REVISIONS	

FIELD:	N/A
CALCS:	EC
CHECKED:	EJC
APPROVED:	EJC

ZONING PLAN
21 & 27 HANCOCK STREET

PLAN OF LAND IN
NEWBURYPORT, MA
SURVEYED FOR
CASWELL DEVELOPMENT, LLC

PROJECT NO. 2020-21-27HANCOCK
DATE: JAN 20, 2021
SHEET NO. 1 OF 1

project:
21-27 HANCOCK STREET
 Newburyport, MA
 01950

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



title:
LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"
 2 march 2021

L01

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
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01950
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title:

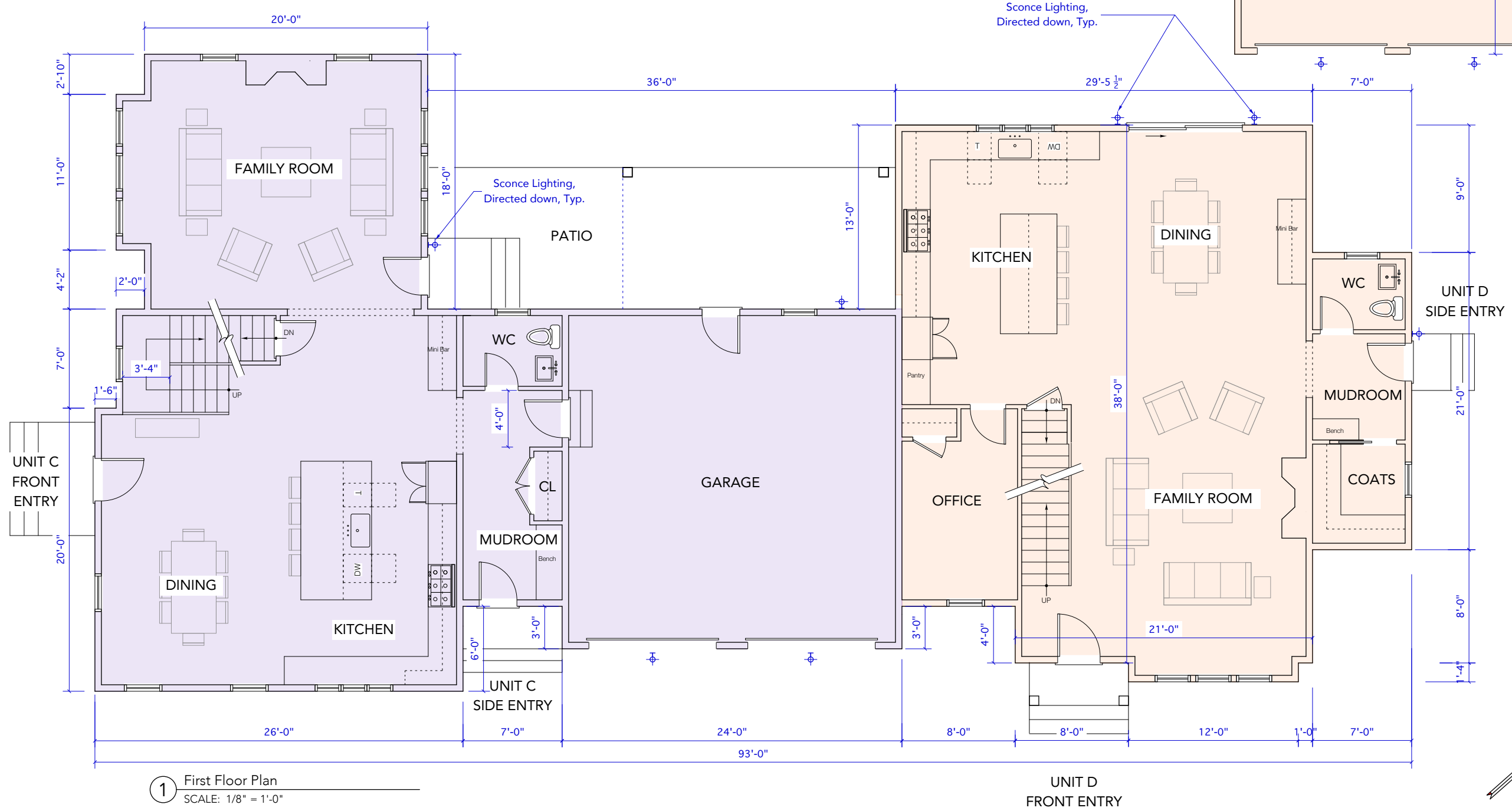
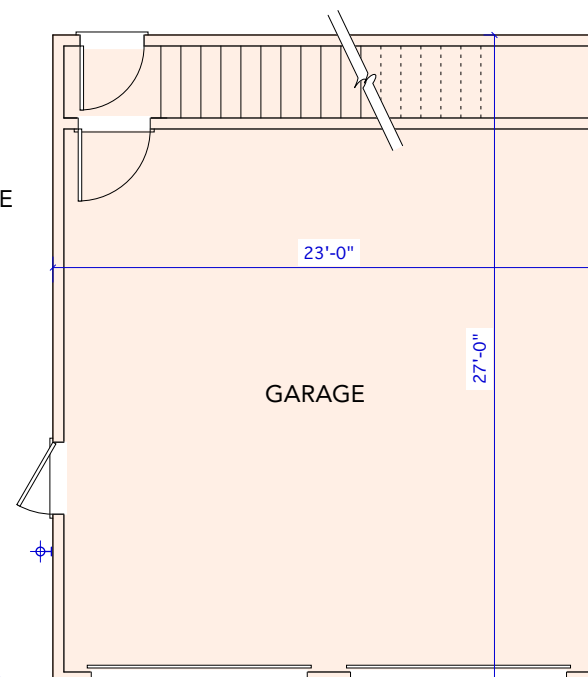
FIRST FLOOR PLANS - UNITS C+D

SCALE: 1/8" = 1'-0"
29 february 2021

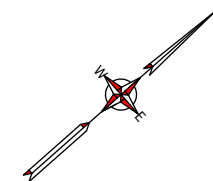
A05

PROPOSED SF CALCULATIONS			
UNIT C		UNIT D	
1ST FL	1,221 SF	1ST FL	1,239 SF
2ND FL	1,732 SF	2ND FL	1,242 SF
TOTAL SF	2,953 SF	3RD FL	781 SF
GARAGE	576 SF	TOTAL SF	3,262 SF
		GARAGE	621 SF

NOTE: SEE SITE PLAN FOR GARAGE LOCATION



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



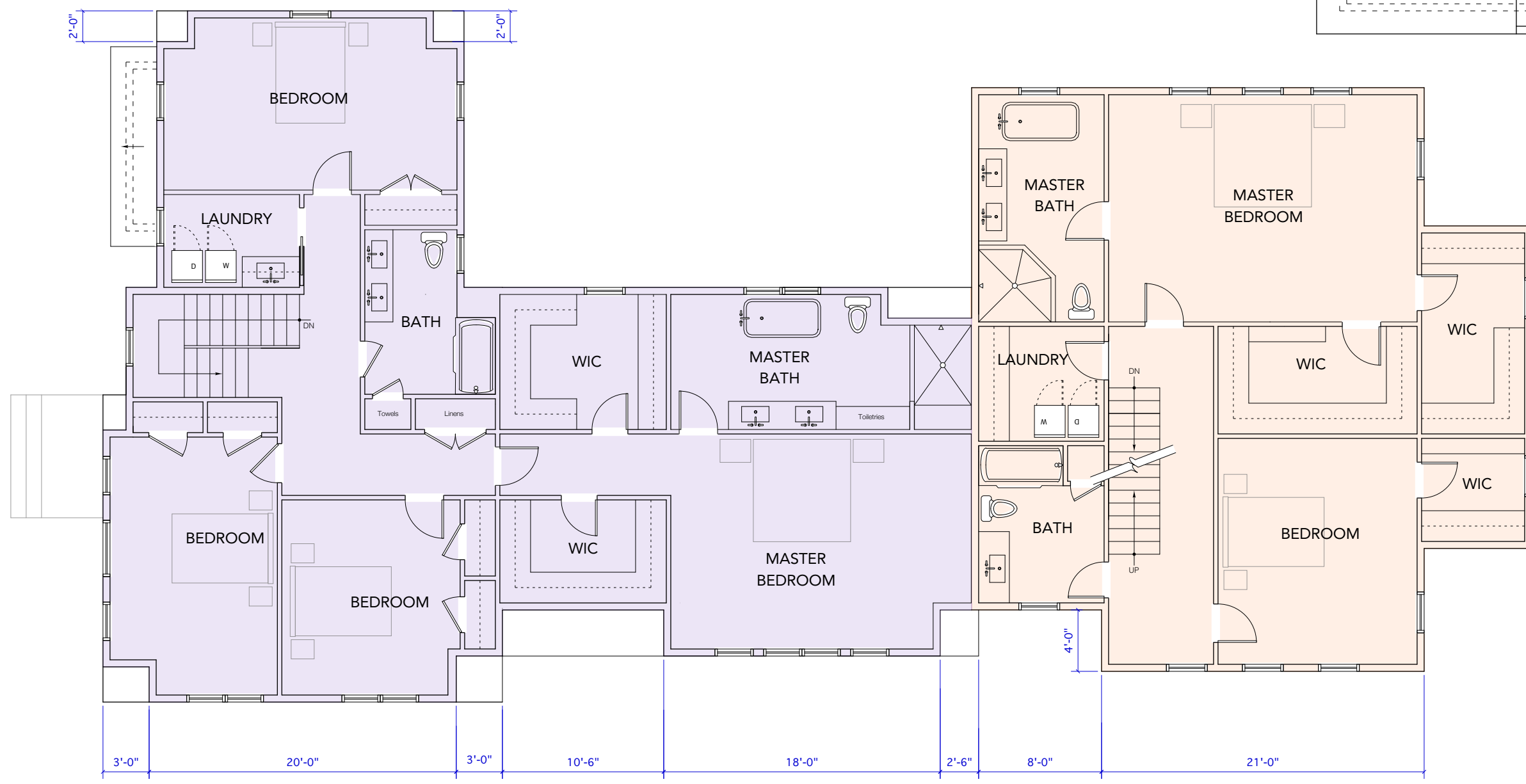
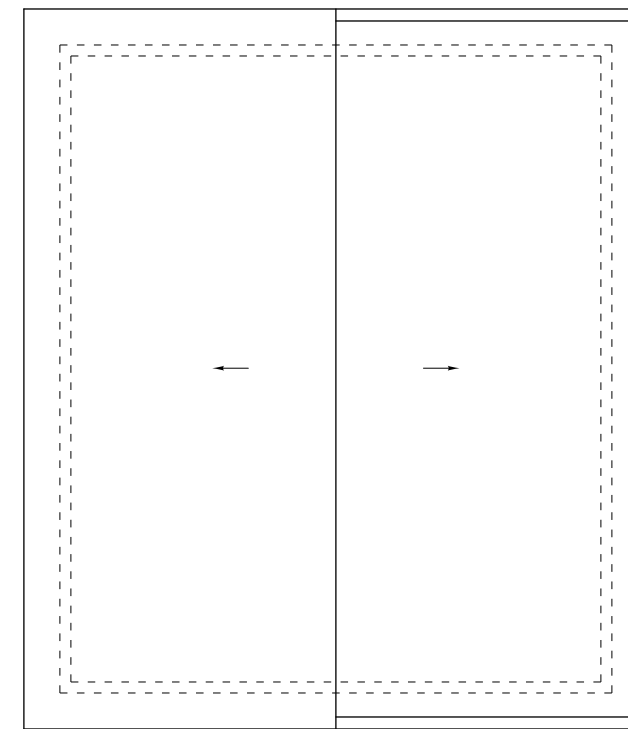
project:
21-25 HANCOCK STREET

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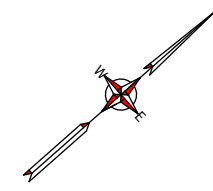


title:

SECOND FLOOR PLANS - UNITS C+D

SCALE: 1/8" = 1'-0"
 29 february 2021

A06



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

project:

21-25 HANCOCK STREET

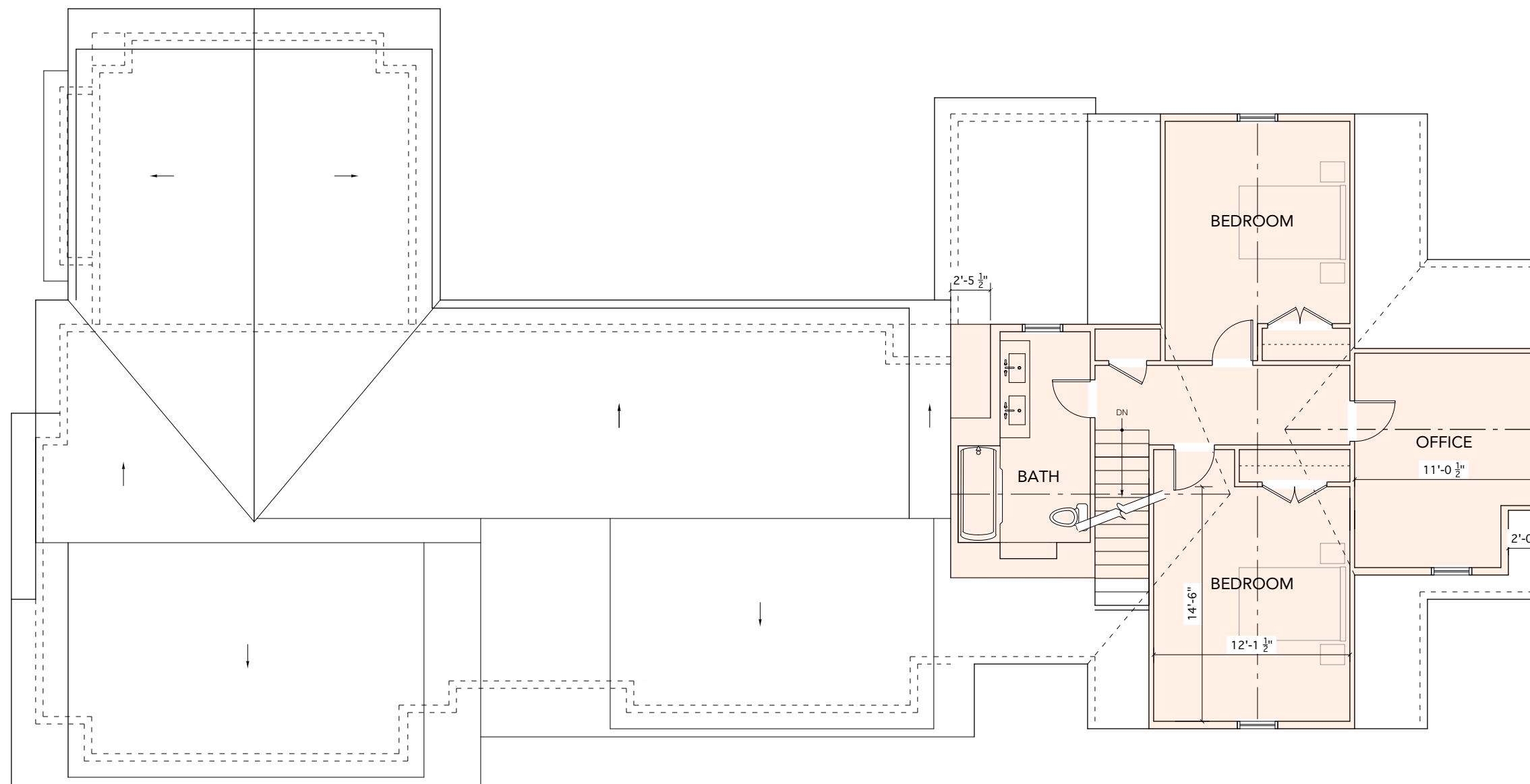
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architect:

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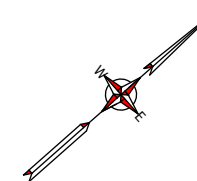
title:

THIRD FLOOR PLAN - UNIT D

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

29 february 2021

A07



1 Third Floor Plan
SCALE: 1/8" = 1'-0"

project:

21-25 HANCOCK STREET

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01950

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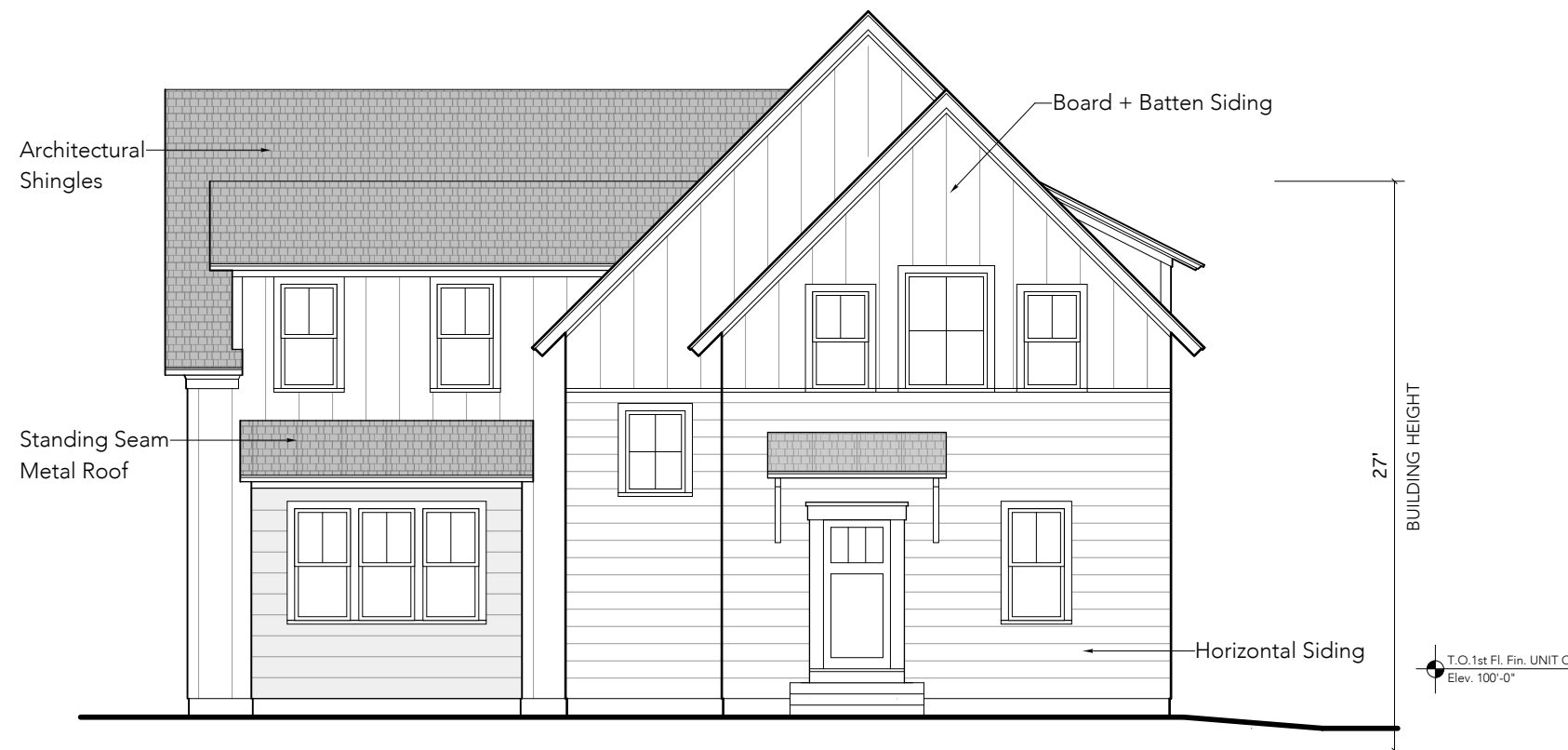
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EXTERIOR ELEVATIONS UNITS C+D

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

29 february 2021

A08



① Exterior Elevation - UNIT C (HANCOCK ST)
SCALE: 1/8" = 1'-0"



② Exterior Elevation - LEAVITT COURT
SCALE: 1/8" = 1'-0"

UNIT C UNIT D

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

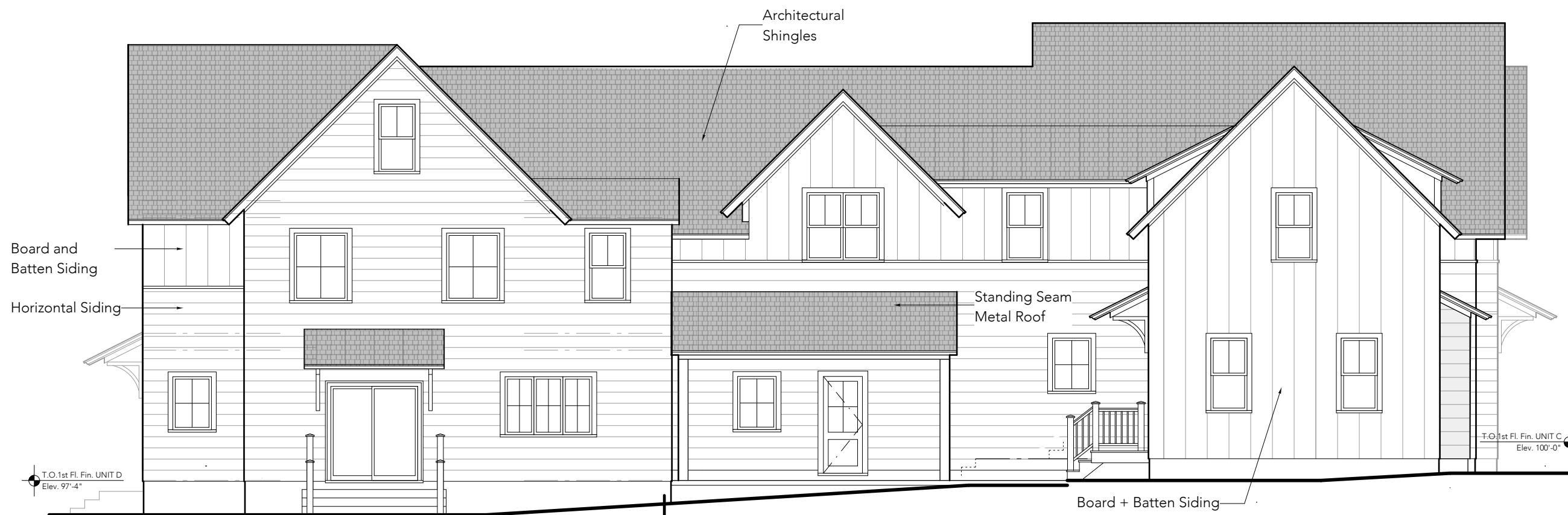
architect:

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



③ Exterior Elevation - RAIL TRAIL
SCALE: 1/8" = 1'-0"

← UNIT D UNIT C →

title:

EXTERIOR ELEVATIONS UNITS C+D

SCALE: 1/8" = 1'-0"
29 february 2021

A09

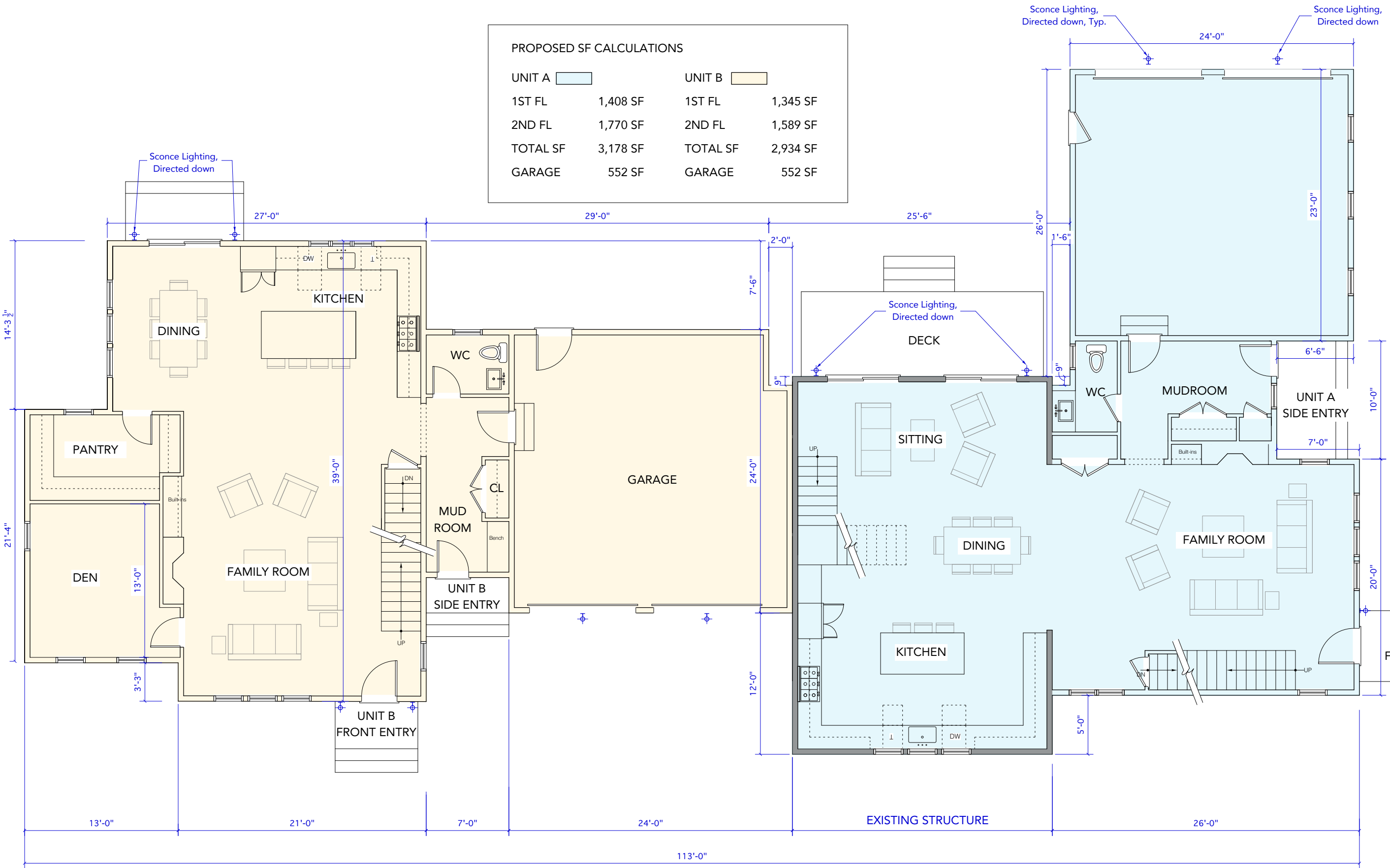
project:
27 HANCOCK STREET
 Newburyport, MA
 01950

architect:
GRAF ARCHITECTS
 2 Liberty Street
 Newburyport, MA
 01950
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 www.grafarch.com

title:
FIRST FLOOR PLANS - UNITS A+B

SCALE: 1/8" = 1'-0"
 4 march 2021

PROPOSED SF CALCULATIONS			
UNIT A		UNIT B	
1ST FL	1,408 SF	1ST FL	1,345 SF
2ND FL	1,770 SF	2ND FL	1,589 SF
TOTAL SF	3,178 SF	TOTAL SF	2,934 SF
GARAGE	552 SF	GARAGE	552 SF



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

A01

project:

27 HANCOCK STREET

Newburyport, MA
01950

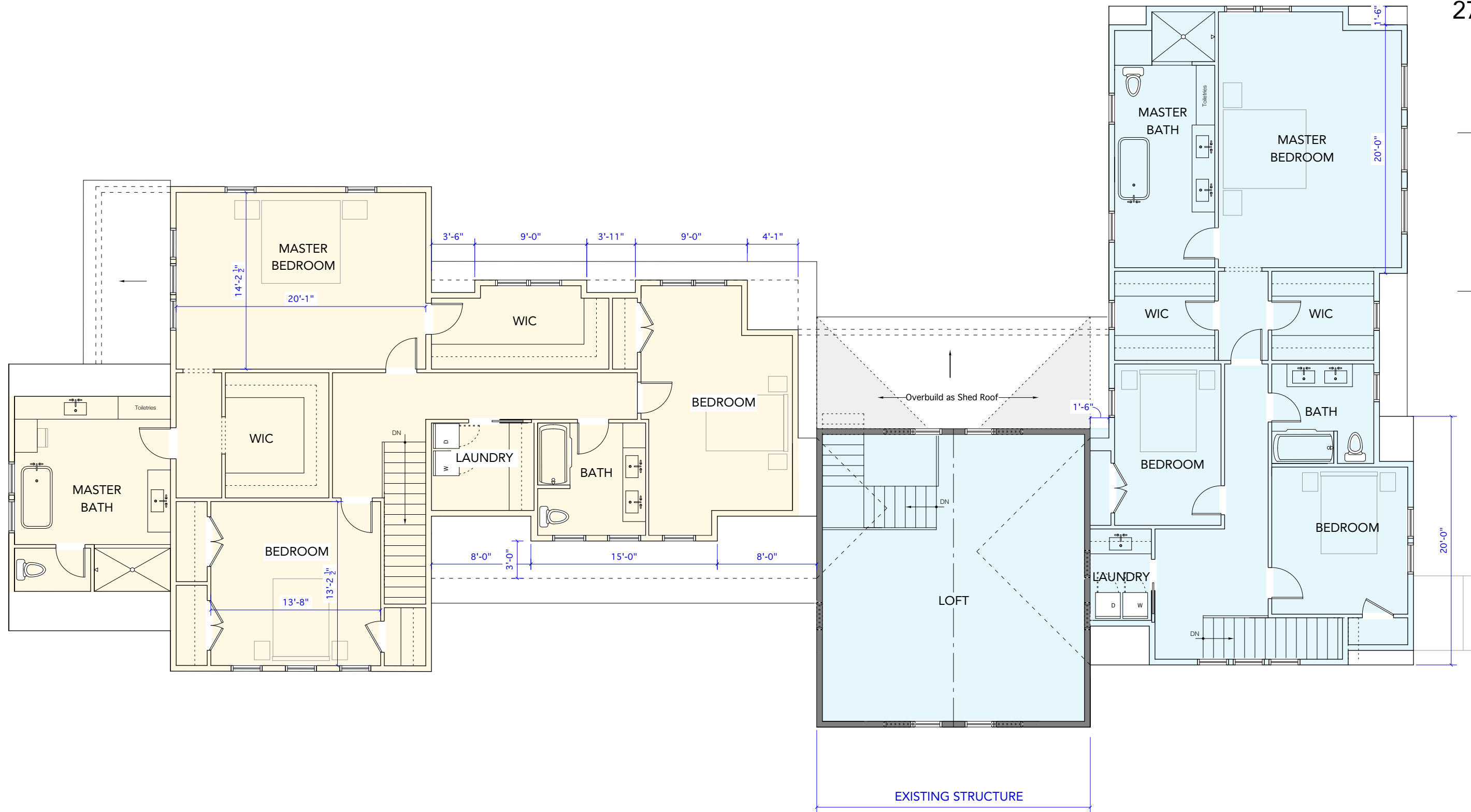
architect:

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title:

SECOND FLOOR PLANS - UNITS A+B

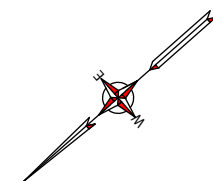


1 Second Floor Plan
SCALE: 1/8" = 1'-0"

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

4 march 2021

A02



project:

27 HANCOCK STREET

Newburyport, MA
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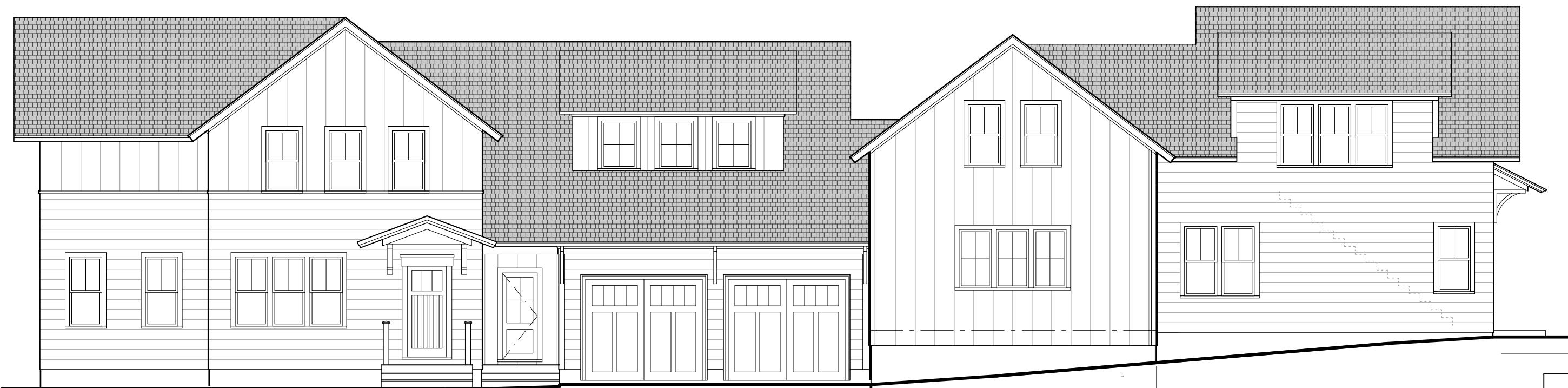
EXTERIOR ELEVATIONS UNITS A+B

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

29 february 2021



1 South Exterior Elevation - UNIT A (HANCOCK ST)
SCALE: 1/8" = 1'-0"



2 West Exterior Elevation - UNIT A+B (LEAVITT COURT)
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT B UNIT A

A03

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

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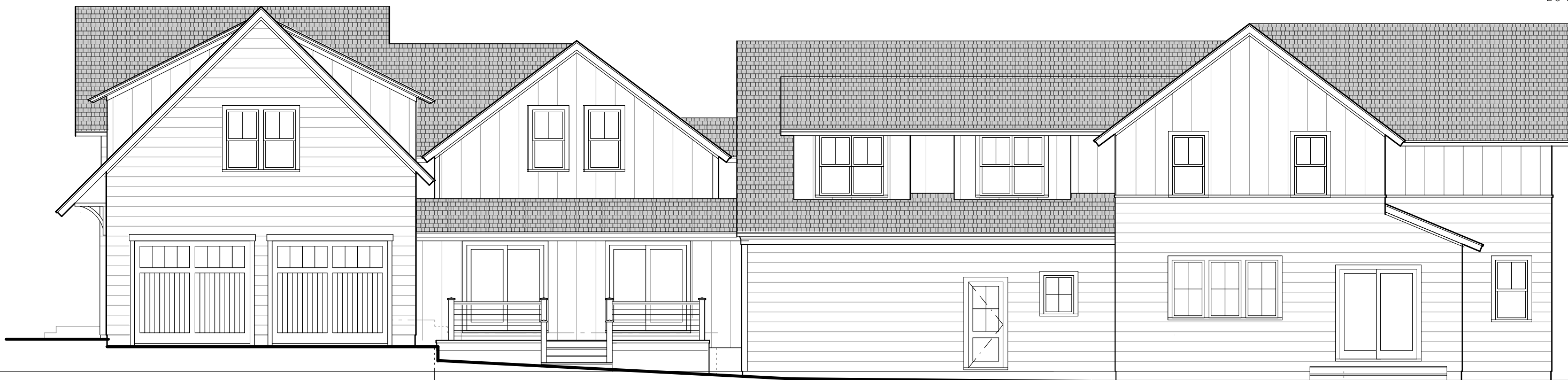
EXTERIOR ELEVATIONS UNITS A+B

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

29 february 2021



① North Exterior Elevation - UNIT B
SCALE: 1/8" = 1'-0"



② East Exterior Elevation - UNITS A+B
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT A UNIT B

A04



CLIPPER CITY
RAIL TRAIL

ENJOY OUR
WALKWAY
AND
BICYCLEWAY













