

**22-24 Oak Street,
Newburyport**

Continued Application for
Two (2) Dimensional Variances

February 9, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**22-24 Oak Street,
Newburyport**
**Changes in New
Plans**

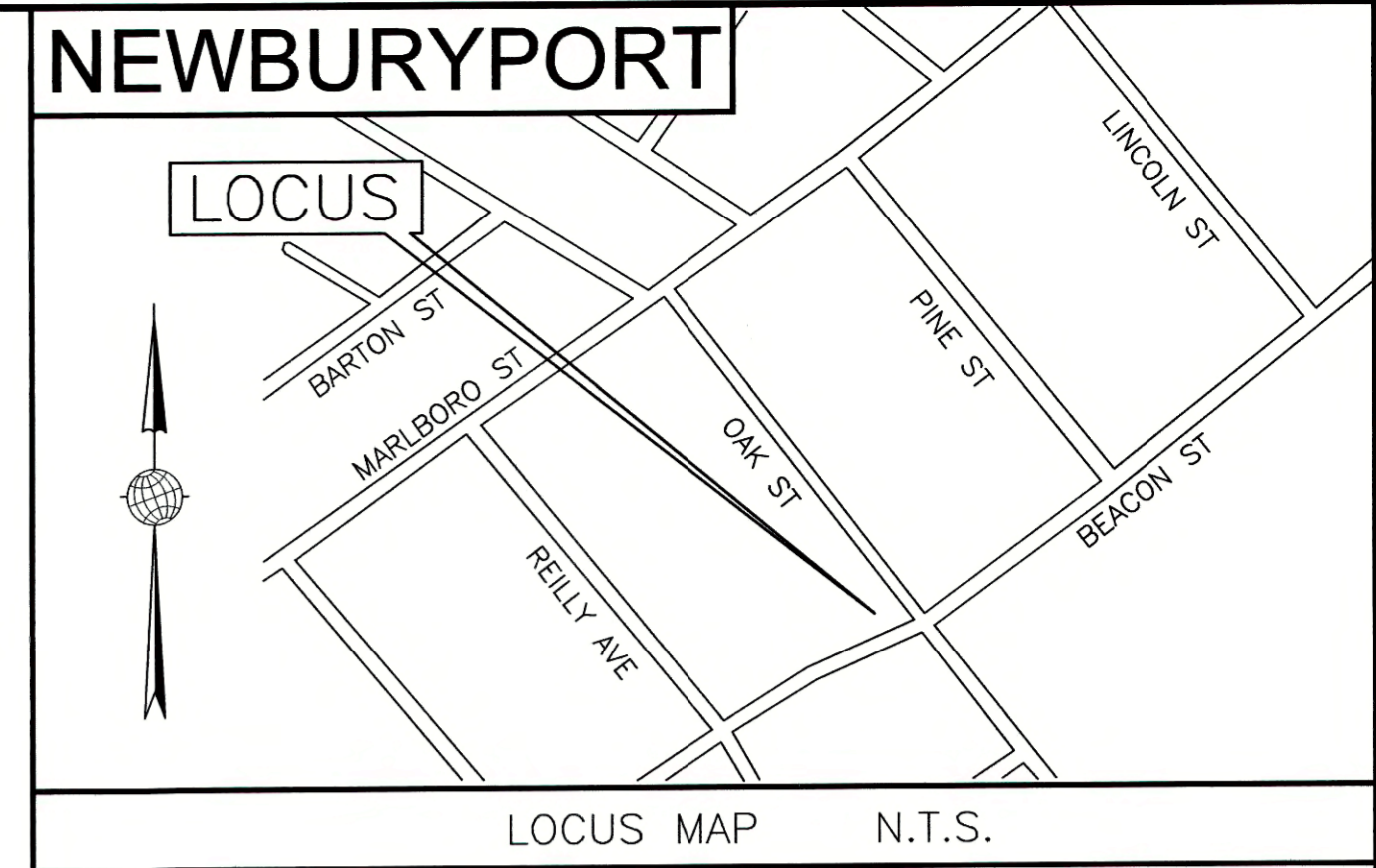
Changes in New Plans

- Still creating two new lots.
- Lot One remains the same as previously proposed and requires same relief.
- Lot Two now only requires variance for lot size and no longer needs variances for front or rear yard setbacks as the result of redesigning the proposed home.
- House on Lot Two is smaller than originally proposed and is reflective of the architecture of the existing home on Lot One.

**22-24 Oak Street,
Newburyport
Proposed Lots**

Proposed Lots:

- Both pre and post merger and division are oddly shaped due to the layout of Beacon Ave that was not created by the Applicants.
- Both lots remain of comparable size to those of the surrounding neighborhood. Neither will be the largest nor the smallest in the neighborhood.



ZONING:

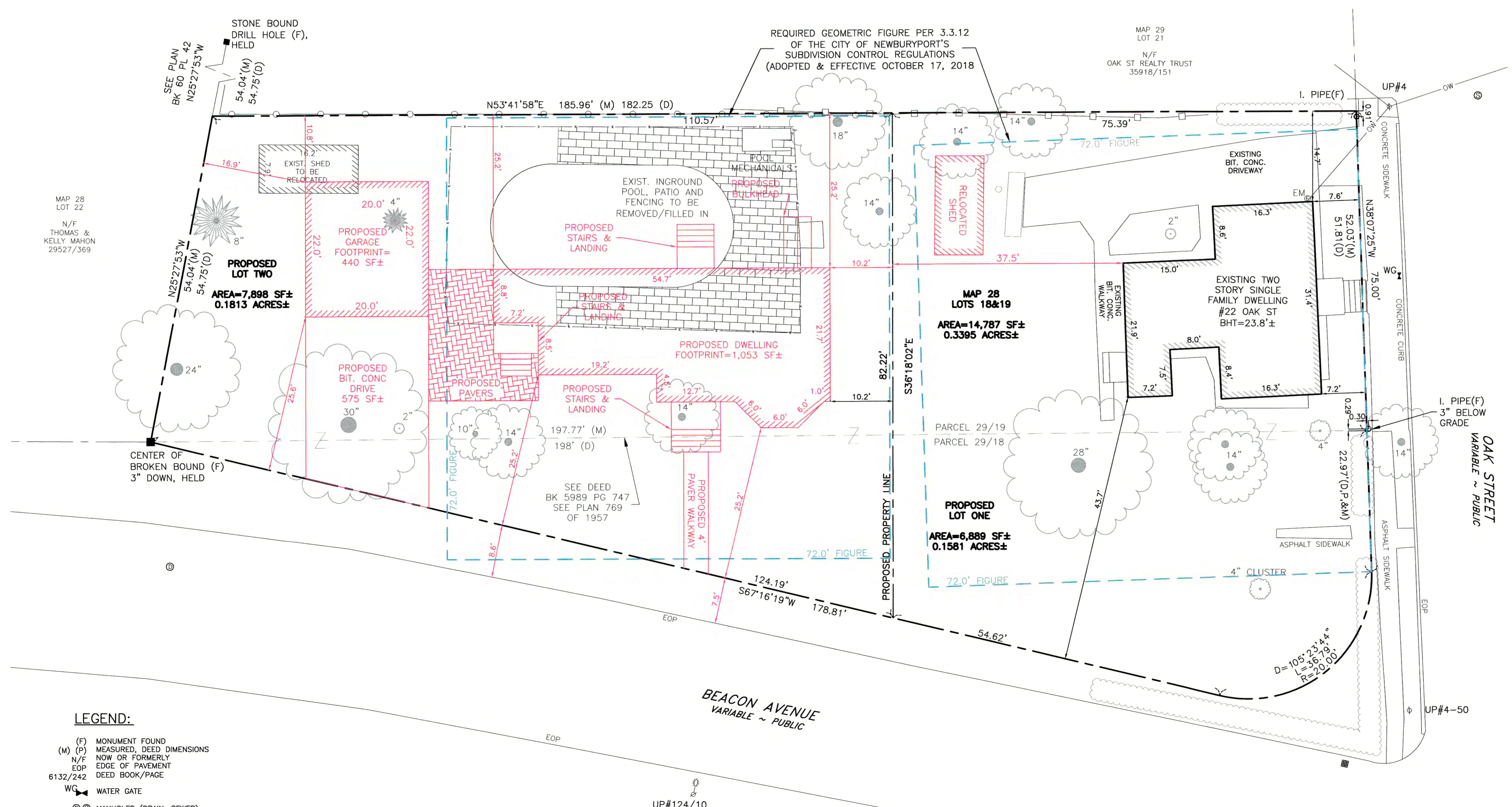
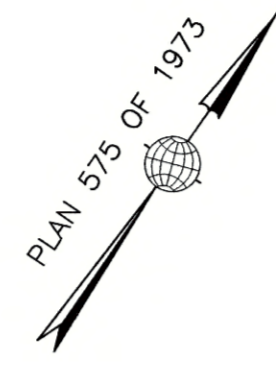
RESIDENTIAL 2 (R2)
SINGLE FAMILY
DEMOLITION CONTROL OVERLAY DISTRICT
(DCOD) (LOT 19 ONLY)

REQUIRED:
LOT AREA=10,000 sf
FRONTAGE=90'
MIN. FRONT SETBACK=25'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=25'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=25% (BLDGS ONLY)
OPEN SPACE=40%

EXISTING:
14,787 SF±
93.37' (OAK ST)
197.20' (BEACON ST)
43.7' (BEACON ST-PRIMARY)
7.2' (OAK)
(R)14.7'
150.1'
23.8'±
6.13%
88.48%

PROPOSED LOT ONE:
6,889 SF±
93.37' (OAK ST) (NC)
73.02' (BEACON ST)
43.7' (BEACON ST/NC)
7.2' (OAK ST/NC)
(R)14.7' (NC)
37.5'
23.8'± (NC)
6.13%
75.63%

PROPOSED LOT TWO:
7,898 SF±
124.19'
25.2'
(L)49.6'(HSE) 16.9'(GAR)/(R)10.2'
25.2' (HSE) 10.8'(GAR)
N/A
18.907%
73.807%



OWNER/APPLICANTS:

RICHARD MORRILL
BK 5989 PG 747 (29/18)
BK 5201 PG 27 (29/19)
ASSESSOR'S MAP 29 LOTS 18&19

REFERENCES:

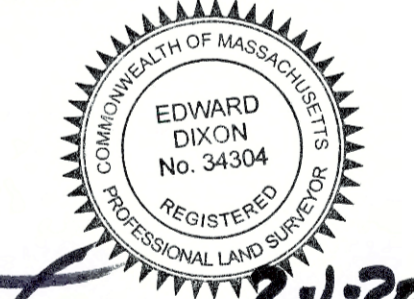
- ESSEX COUNTY REGISTRY OF DEEDS
BK 5989 PG 747 (29/18)
BK 5201 PG 27 (29/19)
PLAN 336 OF 1960
PLAN 303 OF 1973
PLAN 46 OF 1976
PLAN BOOK 90 PLAN 42
PLAN BOOK 94 PLAN 29

NOTES:

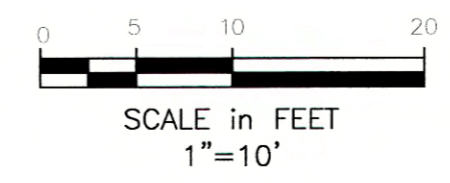
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF A NEW BUILDABLE LOT* FROM LOTS 18&19 OF ASSESSOR'S MAP 29 (CONTIGUOUS OWNERSHIP)
- OWNERSHIP OF ABUTTING LAND ACCORDING TO THE CITY OF NEWBURYPORT ASSESSOR'S RECORDS.
- THE ENTIRETY OF BOTH PARCELS LIE IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014
- THE ENTIRETY OF THE SUBJECT ARE IN THE "R2" ZONE. MAP 29 PARCEL 19 ONLY FALLS WITHIN THE DEMOLITION CONTROL OVERLAY DISTRICT "DCOD"

I CERTIFY THAT THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.01, AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

Edward Dixon
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 2-1-2021



- LEGEND:**
- (F) MONUMENT FOUND
 - (M) MEASURED, DEED DIMENSIONS
 - N/F NOW OR FORMERLY
 - EOP EDGE OF PAVEMENT
 - 6132/242 DEED BOOK/PAGE
 - WG WATER GATE
 - ⊙ MANHOLES (DRAIN, SEWER)
 - EM ELECTRIC MANHOLE
 - CATCH BASIN
 - ⊕ UTILITY POLE (WITH LIGHT)
 - ☀ TREES (DECIDUOUS, CONIFEROUS)



AAM CLIENT COMMENTS	1/27/2021	REV: 4
AAM CLIENT COMMENTS	11/12/2020	REV: 3
CHA CLIENT COMMENTS	6/8/2020	REV: 2
AAM CLIENT COMMENTS	3/17/2020	REV: 1
BY: DESCRIPTION:	DATE:	REV: 0
DRAWING NO.: 23033 PPR6.DWG		

PROPOSED PLOT PLAN
22-24 OAK STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
RICHARD MORRILL

PREPARED BY:
HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists

ONE HARRIS STREET SUITE 3
NEWBURYPORT, MA 01950
TEL: 978-465-9992
www.hancockassociates.com

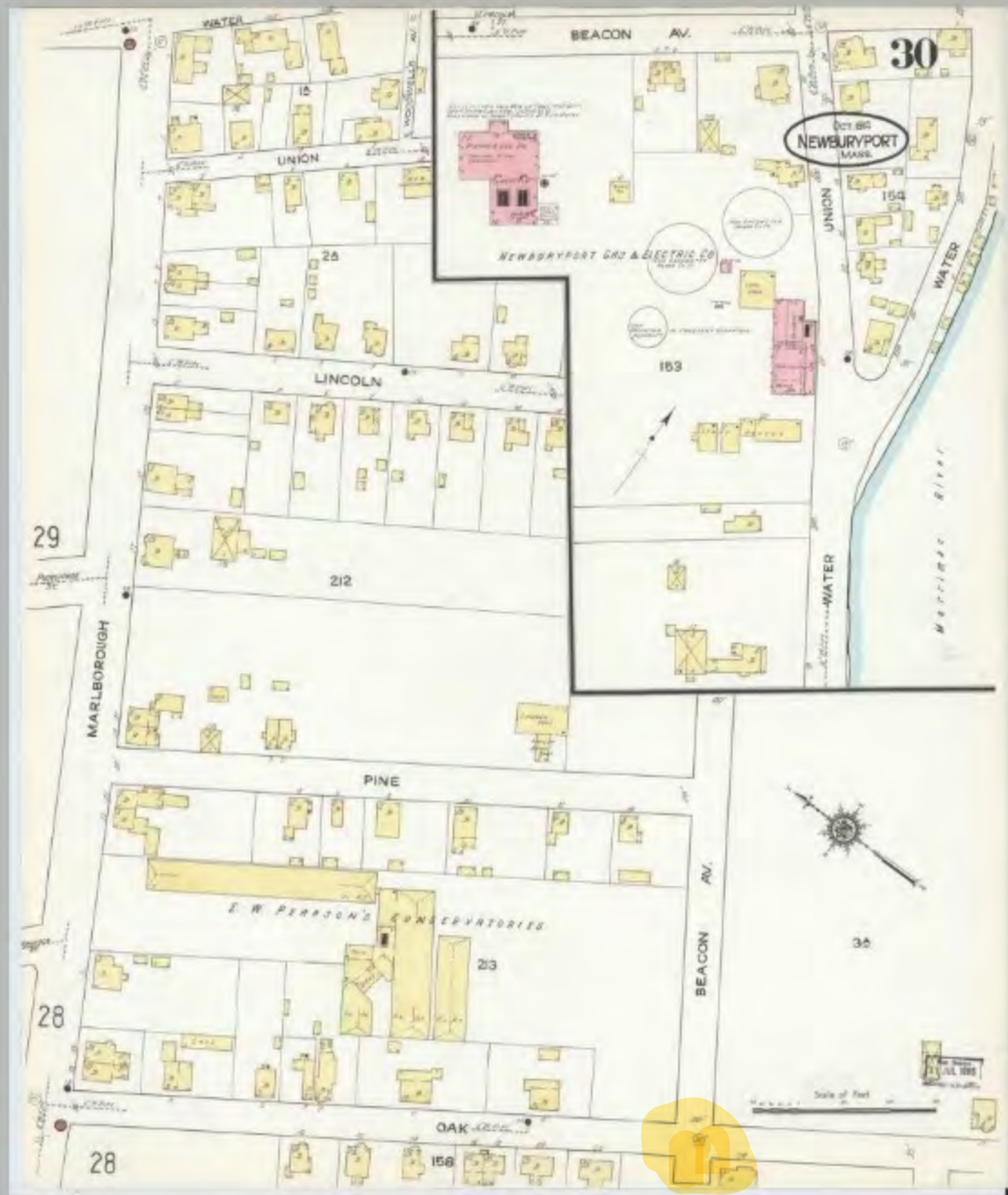
RESEARCH: EDX	FIELD: CHA/AAM
CALCULATION: EDX	DRAFTING: AAM
CHECK: EDX	PROJ. MANAGER: EDX
DATE: NOVEMBER 21, 2019	HANCOCK JOB# 23033
CRD FILE 23303 EC	SHEET NO. 1 OF 1

**22-24 Oak Street,
Newburyport
Supplemental
Information**

Supplemental Information:

- Prior to Beacon Street expansion, what is now 26 Oak Street extended all the way to 22 Oak Street.
- This expansion's splitting of the property created odd shaped lot.
- This part of the City was not subject to downzoning that occurred in 2017. It was and remains R-2 District. City did not change zoning for this neighborhood.





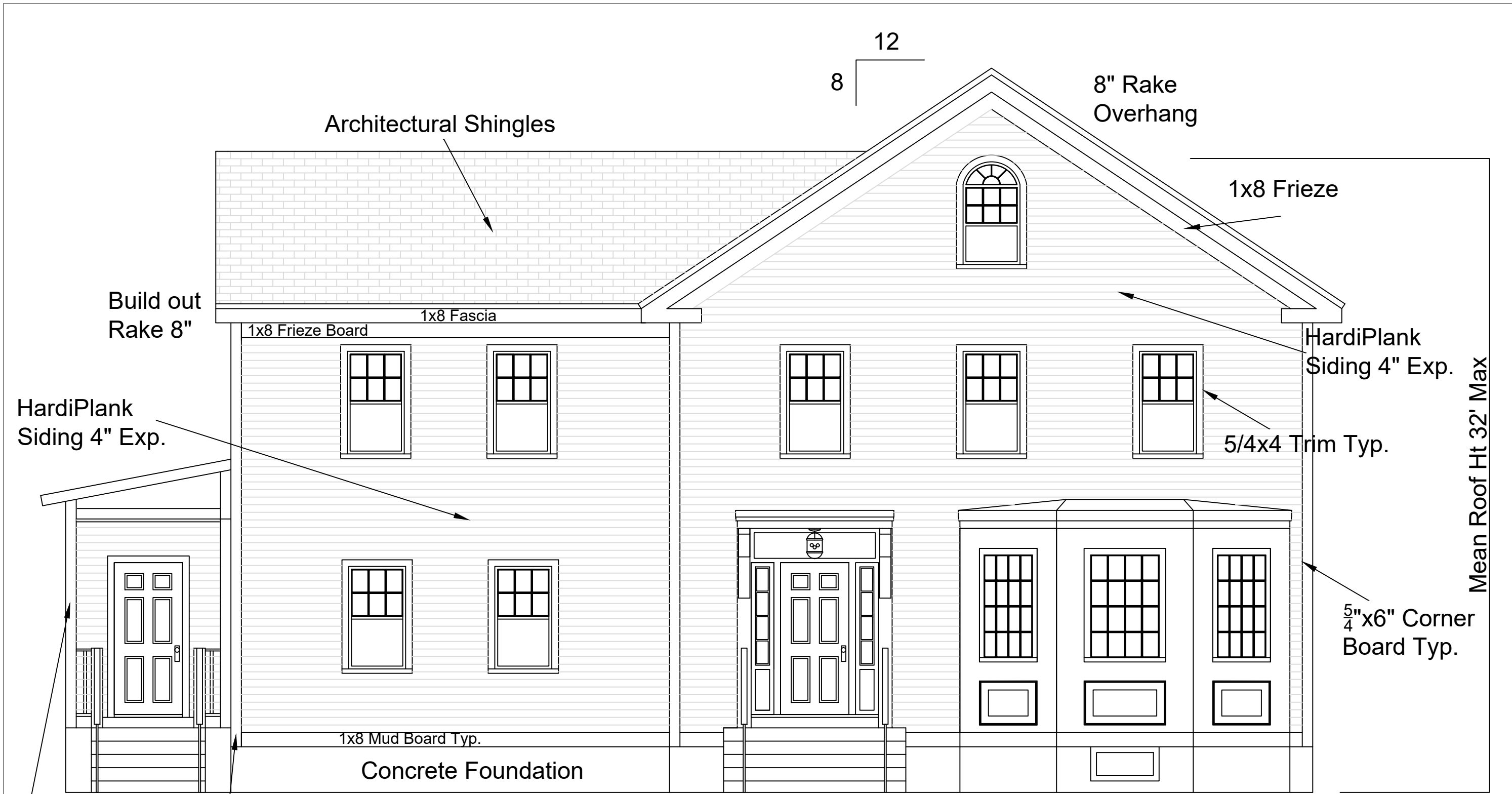


USGS 1952

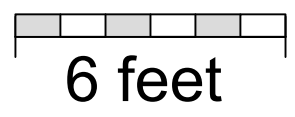


USGS 1966

○ 22 Oak Street



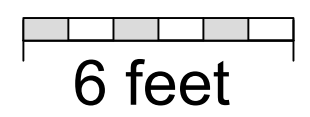
Front Elevation



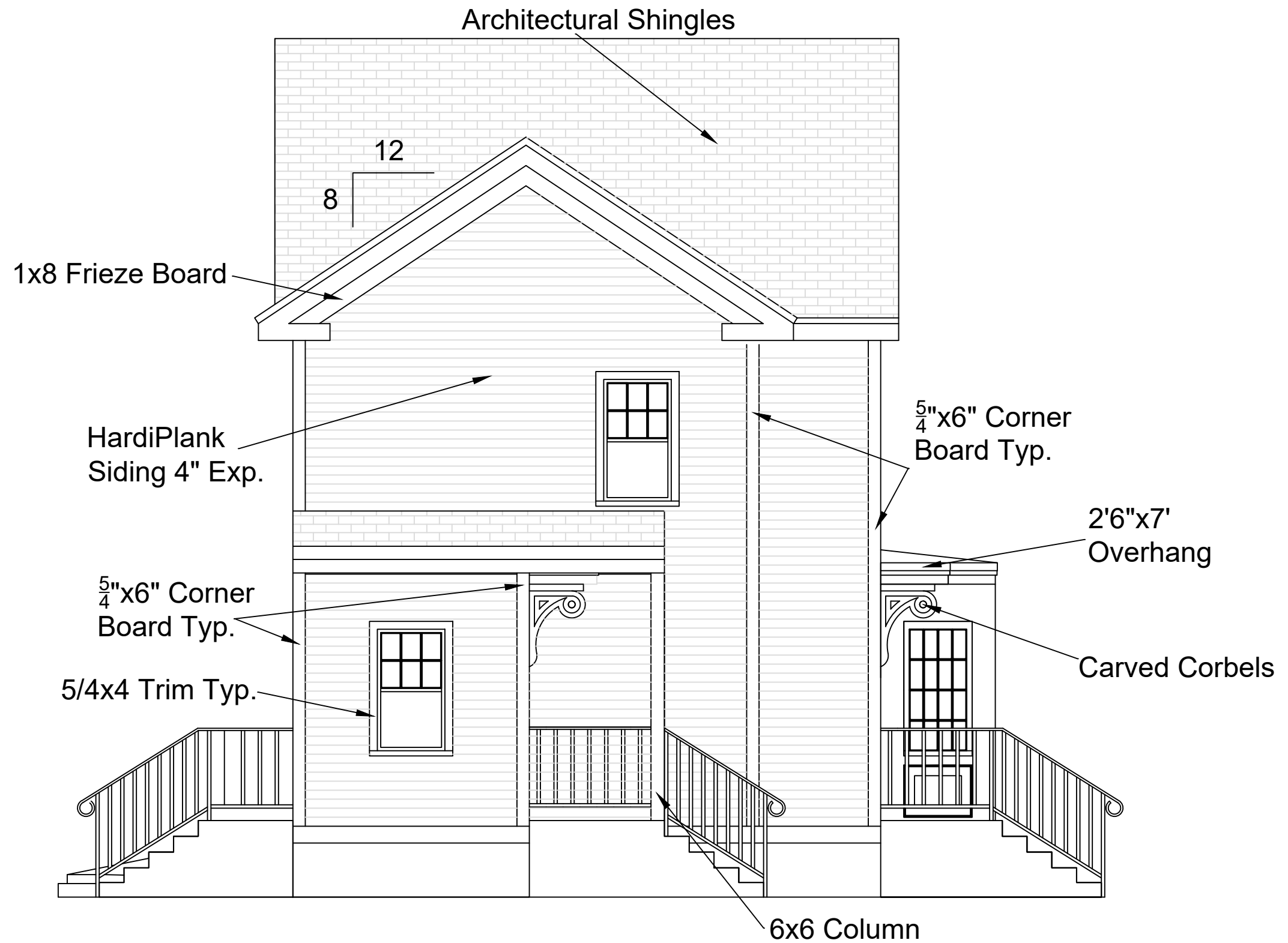
January 31, 2021 rev.02



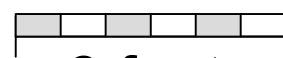
Rear Elevation



January 31, 2021 rev.02

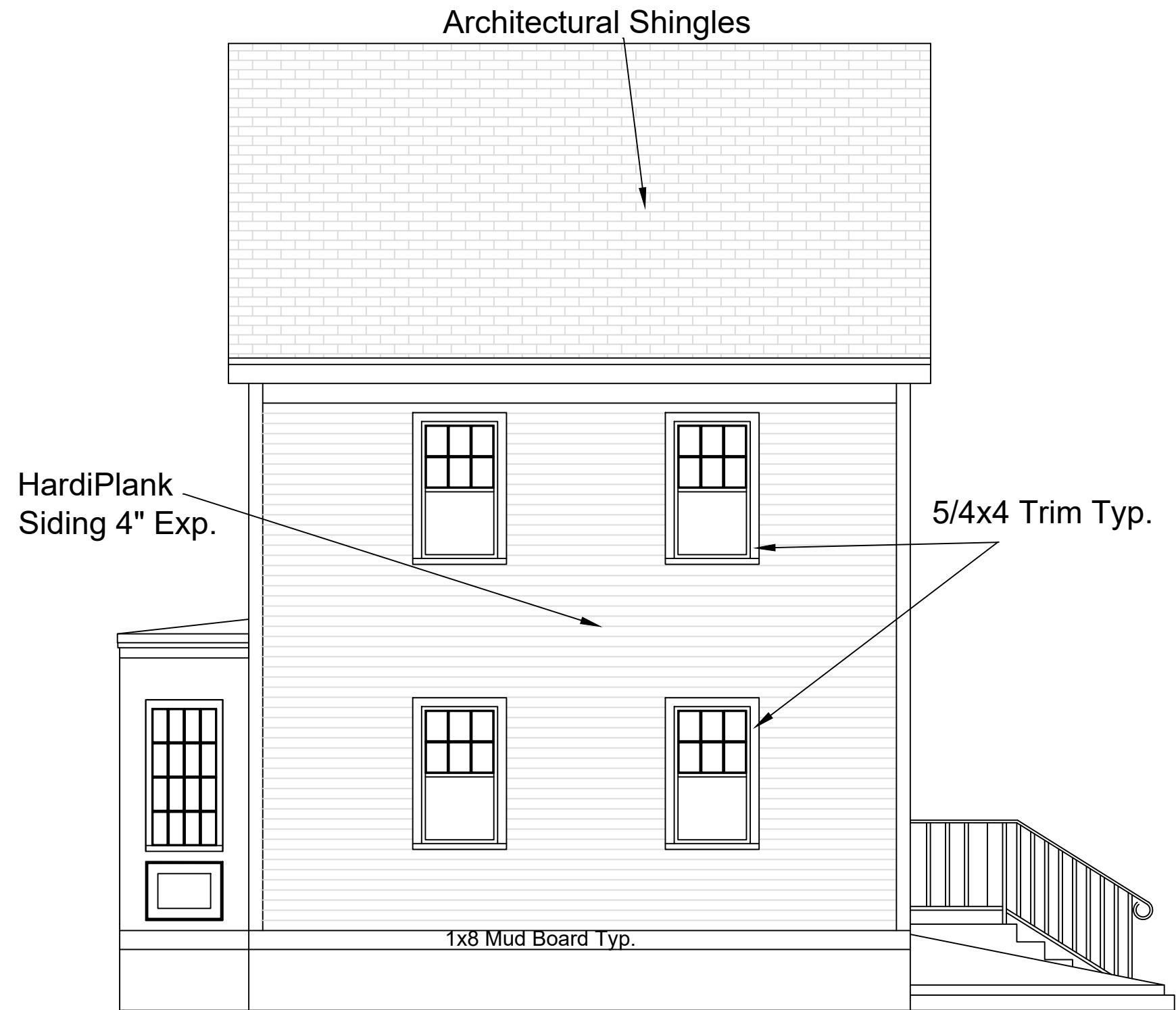


Left Elevation

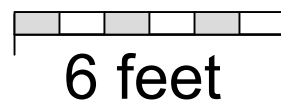


6 feet

January 31, 2021 rev.02

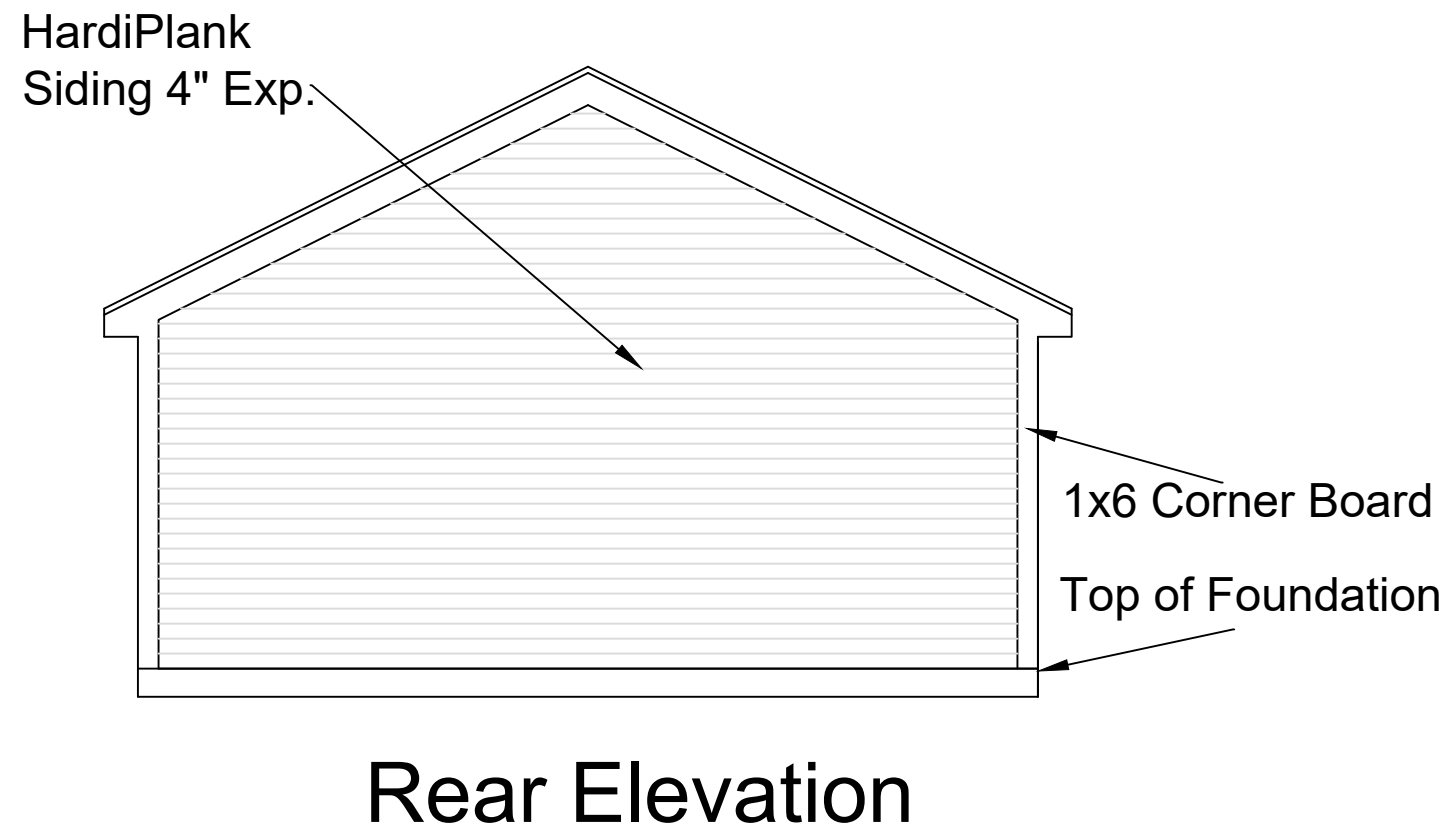
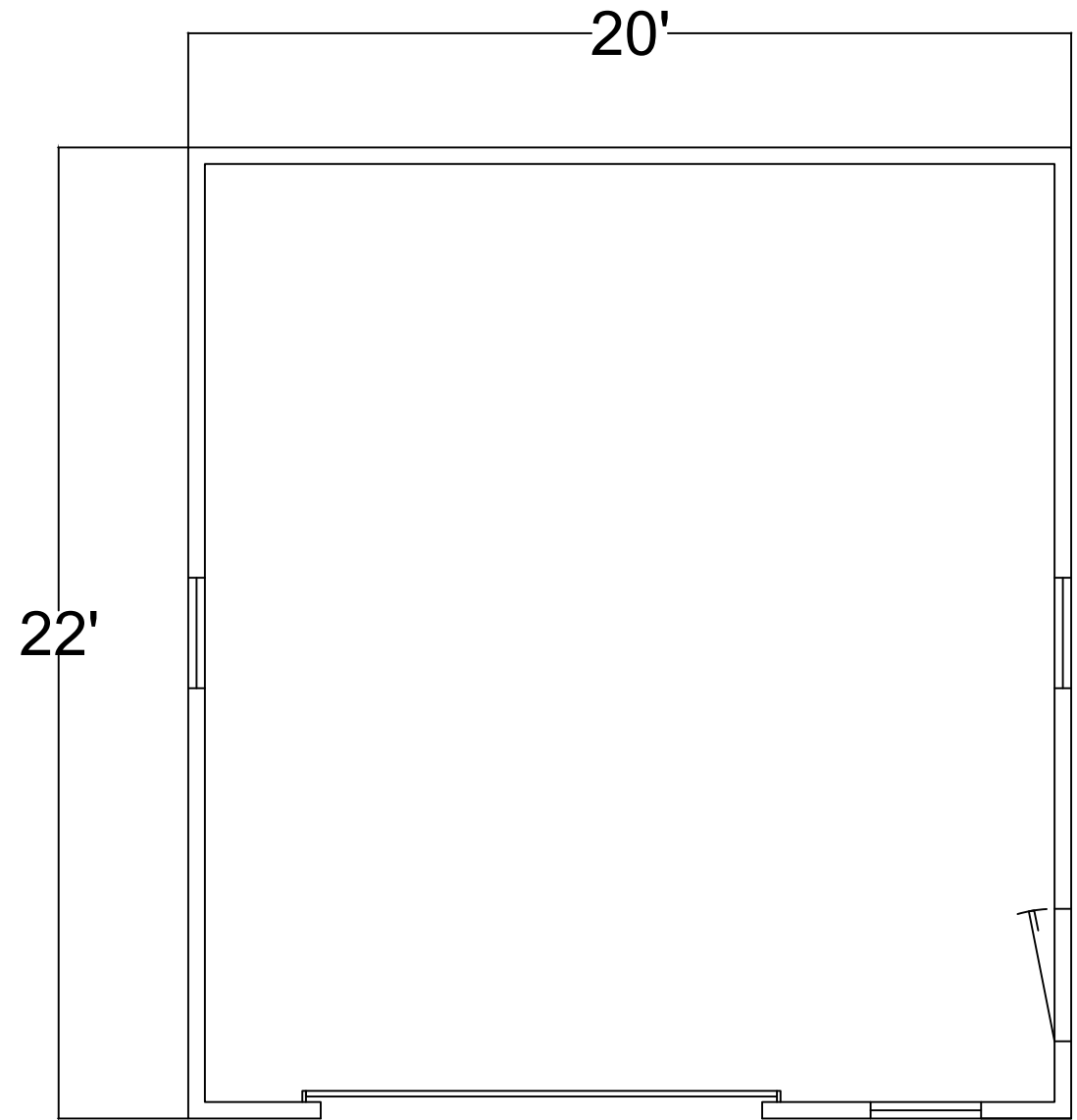
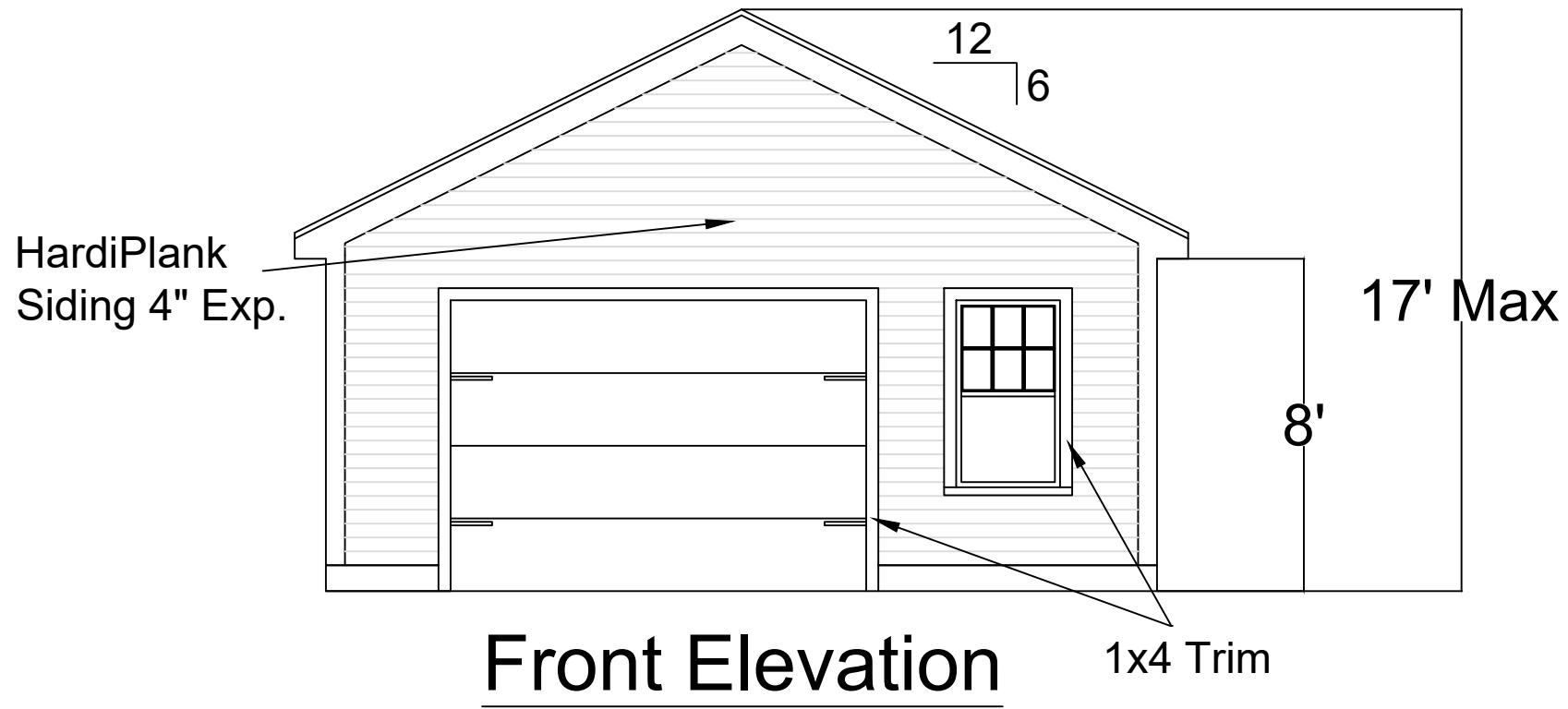


Right Elevation



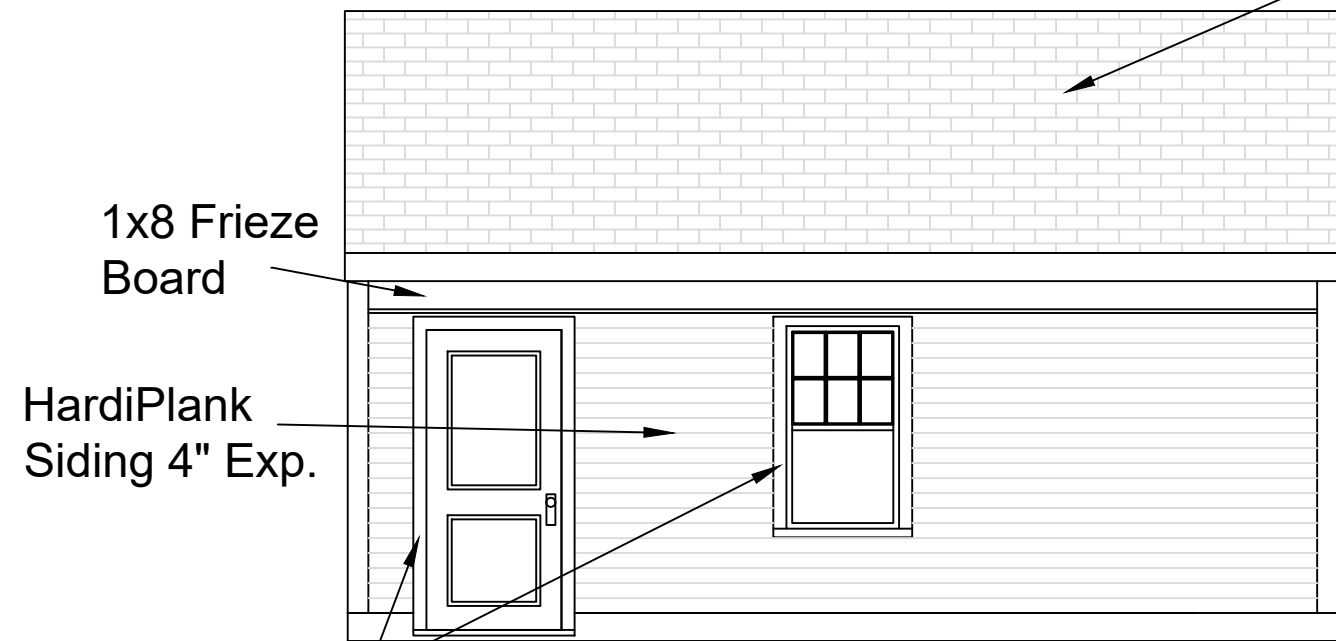
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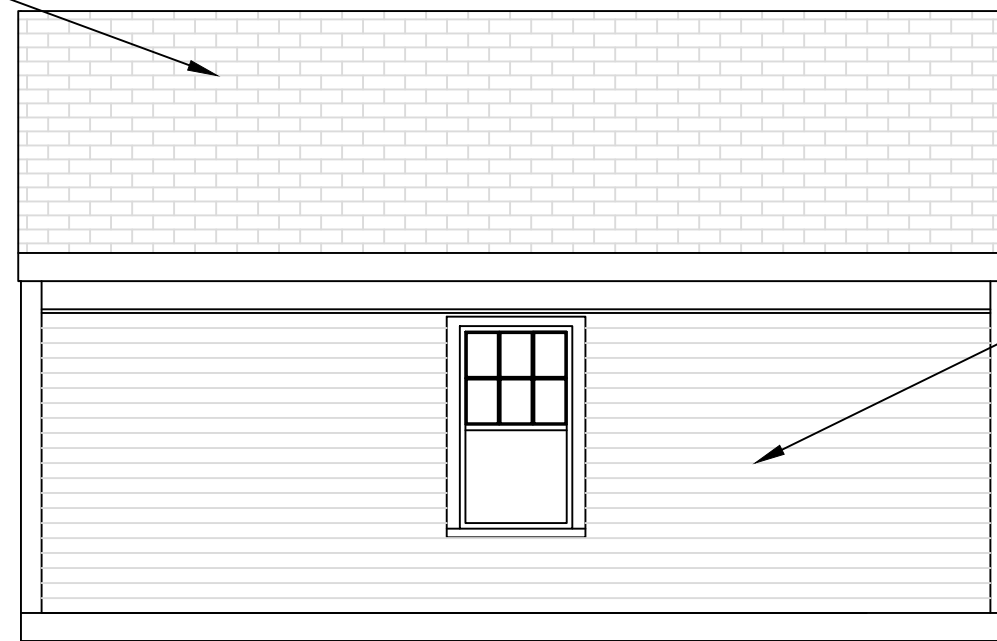


6 feet

Architectural Shingles



Right Elevation



Left Elevation



6 feet

January 31, 2021 rev.02

Abutter Support Remains the Same:

- **17 Oak Street- Susan and Richard Comeau (Directly across Oak Street)**
- **26 Oak Street- Karen Ahuanari (Directly across Beacon Ave.)**
- **20 Oak Street- Eric and Kylie Bieri (Direct abutter)**
- **36-38 Beacon Ave.- Thomas and Kelly Mahon (Direct abutter)**
- **37 Beacon Ave.- Joan Nagler (Other property directly across Beacon Avenue)**