

City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: Richard Morrill c/o Lisa Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 **Email:** Lisa@mtclawyers.com

Property Address: 22 and 24 Oak Street

Map and Lot(s): 29-19 and 18 **Zoning District:** R-2

Book and Page(s): 5201/27 and 5989/747

Owner(s) Name: Richard Morrill

Mailing Address (if different): 22 Oak Street, Newburyport MA 01950

The petitioner is requesting a Variance from section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> Parking (VII) |
| <input checked="" type="checkbox"/> Lot Area
<input type="checkbox"/> Open Space
<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Height
<input type="checkbox"/> Frontage | <input checked="" type="checkbox"/> Front Yard
<input type="checkbox"/> Side Yard
<input checked="" type="checkbox"/> Rear Yard
<input type="checkbox"/> Lot Width |
| <input type="checkbox"/> Modification of existing variance (please attach) | <input type="checkbox"/> Other: _____ |

Request:
Lot Split creating separate lot for new single family home.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

City of Newburyport Zoning Board of Appeals
 Application for a VARIANCE

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000	14787	7898
Frontage	90	290.57	124.19
Height*	35	23.8	29
Max. Lot Coverage (%)**	25	6.13	20.38
Min. Open Space (%)***	40	88.48	72.42
Primary Front Setback	25	43.7 / 7.2	21
Side A Setback/Secondary Front Setback	10		10.2
Side B Setback	10	14.7	55.2
Rear Setback	25	150.1	23
Parking Spaces	2	2+	2+
FAR****	NA	NA	NA

*Height is measured to median roofline.

**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

 Petitioner

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Request:
Lot Split creating separate lot for existing home.

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City of Newburyport Zoning Board of Appeals
 Application for a VARIANCE

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000	14787	6889
Frontage	90	290.57	166.39
Height*	35	23.8	23.8
Max. Lot Coverage (%)**	25	6.13	13.18
Min. Open Space (%)***	40	88.48	75.63
Primary Front Setback	25	43.7 / 7.2	7.2
Side A Setback/Secondary Front Setback	10		43.7
Side B Setback	10	14.7	14.7
Rear Setback	25	150.1	37.5
Parking Spaces	2	2+	2+
FAR****	NA	NA	NA

*Height is measured to median roofline.

**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

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 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

 Owner (if different)



ead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

November 18, 2020

By Hand

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

Re: Variance Applications
22-24 Oak Street – Lot A and Lot B, Newburyport, MA (collectively the
“Property”);
Assessor’s Map: 29, Lots 18 and 19.

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Richard Morrill, the owner of the Property (the “Petitioner”), relative to the request to divide the Property which once existed as 2 lots. The Property is located in the R-2 zoning district. Currently the Property includes a single family structure and consists of 14,787 square feet and contains 290.57 feet of frontage on Oak Street and Beacon Avenue. It is non-conforming with regard to front-yard setback at 7.2 feet where 25 feet are required. The Applicant proposes to create two lots and build a new single family home on Lot Two.

Mr. Morrill and his late wife first purchased the home at 22 Oak Street in 1964. Later, Mr. and Mrs. Morrill purchased the property located at what is now 24 Oak Street but which also runs along Beacon Avenue. The Morrill’s raised their family in the Property. Now, Debbie, Mr. Morrill’s daughter, and her husband Jim Nelson, would like to sell their home and build a new home next to Mr. Morrill. This is the request you have before for you.

In order to do so, the Petitioner, proposes to break his currently merged two lots back into two lots of a different configuration. While the lots are shy of the required area and a couple of setbacks they are not dissimilar to the other lots generally in the Oak Street and Beacon Avenue neighborhoods.

Proposal

Lot One

Lot One will include the existing single family home, there will be no work done on the existing structure. Lot One will include the following dimensional controls:

Millis Office

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

LOT ONE		
Control	Required	Proposed
Area	10,000	6,889
Frontage	90	166.39
Front Setback	25	7.2
Side Setback RS	10	14.7
Side Setback LS	10	43.7
Rear Setback	25	37.5
Height	35	23.8
Lot Coverage	25%	13.18%
Open Space	40%	75.63%
Parking	2	2+

As a result the Applicant will require a variance for the creation of Lot One for, lot area and front setback.

Lot Two

The Applicant then proposes to create Lot Two which will consist of approximately 7,808 square feet of land with 124.19 feet of frontage, more or less, on Beacon Avenue. The Applicant proposes to construct a single family home on Lot Two. Lot Two will include the following dimensional controls:

LOT TWO		
Control	Required	Proposed
Area	10,000	7,898
Frontage	90	124.19
Front Setback	25	21
Side Setback RS	10	10.9
Side Setback LS	10	55.2
Rear Setback	25	23
Height	35	29

Lot Coverage	25%	20.38%
Open Space	40%	72.42%
Parking	2	2+

As a result, the Applicant, for Lot Two will require a variance for lot area, front and rear setbacks.

The lots both pre and post merger and division are of odd shape. If you review the Assessor’s Plan (See Exhibit A) you will see that 24 Oak Street is shaped a bit like a piece of pie boarded on two sides by public streets, Oak Street and then Beacon Avenue. Even once merged, the lots continue to have an odd shape, which narrows toward the west end of the lot. The redrawing of the lot lines actually makes the lot much more uniform, while not perfect by any stretch. Further, the lot become more similar in shape and size as many of the lots along the northerly side of Beacon Avenue in the same vicinity and of similar size as I will show you below. However, the lots remain of odd shape.

Pursuant to Section X-H(6) of the Zoning Ordinance, “[t]he [Z]oning [B]oard of [A]ppeals shall have the power. . . to grant. . . a variance. . . from the terms of this zoning ordinance. . .” Here, the grant of a variance by the Board is consistent with the standards of G.L. c. 40A, § 10 and said Section X-H(6).

The shape of the merged Property is unique in that the frontage on Oak Street is much longer than the opposite lot line to the westerly end of the lot. Additionally, as a result of this difference in end lines the lot line along Oak Street is longer than the westerly lot line even though they start along the same plane on the northerly lot line making the sideline along Beacon an odd shape and unsquared, if you will. Once divided the lots continue to be of an odd shape, through no fault of the Petitioner. Lot One continues to suffer the same fate of the overly long front yard line along Oak Street with the same angled line along Beacon running to the west. Similarly, Lot Two suffers a greater fate as the most narrow portion of the lot remains to the west. You will note, this fate is due to the layout of Beacon Avenue itself, which unlike any other section of Beacon Avenue runs at a distinct angle starting at the intersection of Oak Street moving to the west to the rear lot line of the Property or Lot Two and then straightens out once again to be more uniform. This of course is not a result of any work of the Petitioner. As to Lot 2, this narrowing of the lot toward the west causes a slight encroachment on the rear and front yards by the placement of the home thereon.

While there is little case law addressing circumstances related to structures, G.L. c. 40A, § 10 includes “circumstances relating to the soil conditions, shape, or topography of such land or structures...” (emphasis added) may support granting a variance. On Lot One, there is existing a nonconforming primary residential structure. There will be no changes to that structure and therefore nothing we can do will change the existing front yard setback encroachment.

Finally, it is Mr. Morrill’s wish to age in place and to be able to have the financial wherewithal to do so. By selling Lot Two to his daughter and son in-law he solves two problems: 1. Liquidating the investment he and his late wife made years ago in order to allow him to remain financially independent; and 2. Having his daughter and son in-law close by to assist him as he needs it. While financial hardship alone is not enough to justify the grant of a variance, it can be a factor, when combined with other hardships that may support the grant of a variance. Here, there is a financial hardship in addition to other hardships concerning the lot shape and circumstances related to the existing structure on the property.

According to the Zoning Ordinance itself, a hardship may be found to exist “[w]here by reason of . . . unusual shape of a specific site. . . the literal enforcement of the requirements of this [Zoning Ordinance] pertaining to yards or other space relationships. . . would result in exceptional practical difficulties or exceptional and undue hardship upon the owner of such property.” See Zoning Ordinance, § X-H(6)(D)(1). Here, both the existing Property and then Lot One and Lot Two have a very odd shape as compared to the more uniform remainder of the neighborhood.

The proposal does not derogate from the intent and purpose of the Ordinance where in fact the resulting Lots are more uniform than the existing Property. Further, this is a single family residential neighborhood which is what is proposed to be constructed. Indeed, in section I-C (2) the Ordinance provides that one of the purposes is to conserve the value of property with due consideration for the character of the zones and their peculiar suitability for particular uses. Here, by allowing the Petitioner to re-divide his Property the value is being conserved and the single family home use is consistent with the neighborhood.

Further, the proposed change will not be detrimental to the neighborhood as there will be no negative impacts on any neighbors as a result of the granting of the variance. Interestingly, the northerly side of Beacon Avenue has consistently uniform shaped lots. The Property was the odd lot out, so to speak. The proposed Lot One and Lot Two are much more consistent with the shape of the lots along the northern side of Beacon Avenue. Further, the size of Lot One and Lot Two are also not inconsistent with the Lots in the area, particularly on the northern side of Beacon Avenue.

Address	Lot Area
Lot One	6,889
Lot Two	7,808
17 Oak	6,098
26 Beacon	8,799
24 Beacon	8,450
20 Pine	6,882
36-38 Beacon	15,550
40 Beacon	8,276
42 Beacon	7,840
Average on Northerly Side	8,810
Smallest	6,098
Largest	15,550
Next Largest	8,799

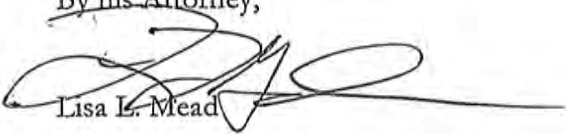
Proposed Lot Two and Lot One are neither the largest nor the smallest on this side of Beacon Avenue.

The Property currently is a preexisting non-conforming lot and is of a very odd shape for the neighborhood and the Petitioner did not choose to create these conditions. Even after Lot One and Lot Two are created, the Lots remain odd shape which the Petitioner did not create. The proposed Lots will not create any inconsistencies with surrounding properties in this portion of the R-2 district and the northerly side of Beacon Avenue.

The Petitioner has met with his neighbors on this proposal and I am attaching five (5) letters of support from the immediate abutters and those across the Street.

The Petitioner respectfully requests you grant the variances requested for Lot One and Lot Two as set forth above.

Respectfully submitted,
Richard Morrill
By his Attorney,



Lisa L. Mead

cc: Client

Rob Ciampitti
Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: Variance for Lot Split

Dear Chair Ciampitti and Members of the Board:

I have been shown a plan dated November 21, 2019 by the owner 22-24 Oak Street in which they are proposing to split the existing merged lot into two lots with the existing and a new single family home. The resulting lots are consistent with how our Beacon Street and Oak Street neighborhood are laid out. I have no objection to the proposed lot split and believe the proposal will not be inappropriate or a detriment for the neighborhood.

Sincerely,



Address: 17 OAK ST

Date: July 3, 2020

Rob Ciampitti
Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

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Sincerely,

Karen E Ahuanari
Karen E Ahuanari

Address: 26 Oak St Newburyport, MA

Date: July 9, 2020
f

Rob Ciampitti
Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

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Sincerely,

Eric & Kylie Brewi

Address:

Date:

20 Oak St., Newburyport, MA 01950
7/20/2020

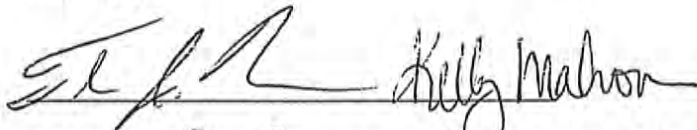
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Sincerely,

 Kelly Mahon

Address: 36 Beacon Avenue, Newburyport, MA 01950

Date: 7/24/2020

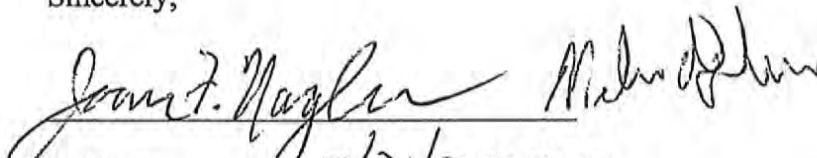
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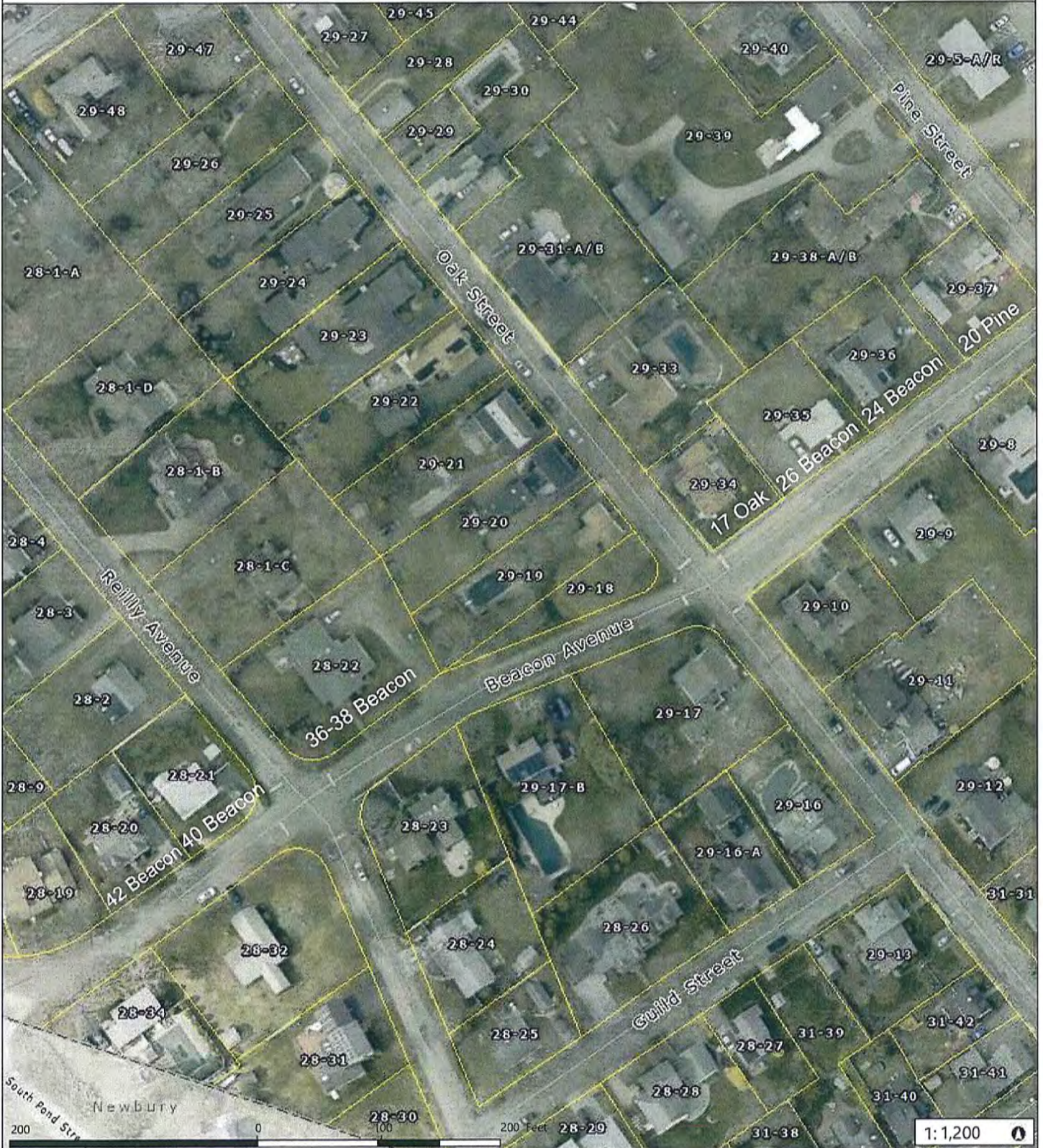
Sincerely,


Address: _____ 7/31/2020

Date: _____ 37 Beacon Avenue
Newburyport, MA 01950

City of Newburyport

11/17/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Municipal Boundary
Parcels (on aerial)

Roads

Interstate

Major Road

Local Road

Railroad

Legend

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-086

Name: Richard Morrill c/o Lisa Mead, MTC LLC

Address: 22-24 Oak Street-Lot 1 Zoning District(s): R2& R2/DCOD

Request: Reconfigure 2 lots under common ownership considered one merged parcel under zoning to create 2 new non conforming lots each with single family structures.

ZONING BOARD REVIEW REQUIRED

- Variance
- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
 - Open Space
 - Height
 - Lot Width
 - Front Yard
 - Side Yard
 - Rear Yard

- Sign Variance
- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

- Special Permit
- Table of Use Regulations (V.D) #: _____
 - Spacing (VI.D)
 - In-Law Apartment (XIIA)
 - Bonus for Multifamily Developments (XVI)
 - Personal Wireless Communication Services (XX)
 - Demolition Control Overlay District (XXVIII)*
 - Wind Energy Conversion Facilities (XXVI)
 - Other _____

- Special Permit for Non-Conformities
- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
 - Over 500 sf. increase (IX.B.3.c)
 - Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

- Special Permit
- Table of Use Regulations (V-D) # _____
 - One residential structure per lot (VI.C)
 - Open Space Residential Development (XIV)
 - Water Resource Protection District (XIX)
 - Federal Street Overlay District (XXII)
 - Courts and Lanes (XXIII)
 - Waterfront West Overlay District (XXIV)
 - Towle Complex Redev. Overlay District (XXV)
 - Downtown Overlay District (XXVII)*
 - Other _____

- Special Permit for Non-Conformities
- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
 - Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)
 Plan Approval

Site Plan Review (XV)
 Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED
 Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet 11/17/2020
Newburyport Zoning Administrator Date

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-087

Name: Richard Morrill c/o Lisa Mead, MTC LLC

Address: 22-24 Oak Street-Lot 2 Zoning District(s): R2& R2/DCOD

Request: Reconfigure 2 lots under common ownership considered one merged parcel under zoning to create 2 new non conforming lots each with single family structures.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width
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- Side Yard
- Rear Yard

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
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Other

Special Permit

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- Other _____

Special Permit for Non-Conformities

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PLANNING BOARD REVIEW REQUIRED

Special Permit

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- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
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Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

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Jennifer T Blanchet

11/17/2020

Newburyport Zoning Administrator

Date

22 OAK ST

Location 22 OAK ST

MBLU 29/ 19/ / /

Owner MORRILL RICHARD D-MARILYN
F TE

Assessment \$558,200

PID 1617

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$284,700	\$273,500	\$558,200

Owner of Record

Owner MORRILL RICHARD D-MARILYN F TE
 Co-Owner
 Address 22 OAK STREET
 NEWBURYPORT, MA 01950

Sale Price \$0
 Certificate
 Book & Page 5201/ 27
 Sale Date 08/26/1964

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MORRILL RICHARD D-MARILYN F TE	\$0		5201/ 27	08/26/1964

Building Information

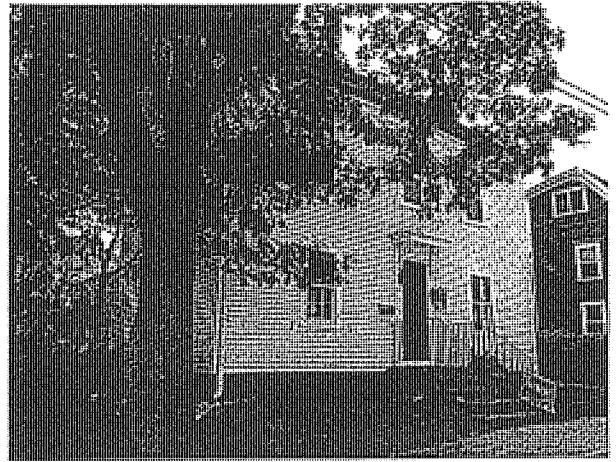
Building 1 : Section 1 .

Year Built: 1870
 Living Area: 1,412

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clanboard

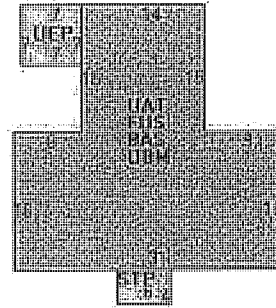
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//A0100167/16.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1617_16)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	706	706
FUS	Upper Story, Finished	706	706
STP	Stoop	24	0
UAT	Attic	706	0
UBM	Basement, Unfinished	706	0
UEP	Porch, Enclosed, Unfinished	49	0
		2,897	1,412

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.23
Depth 0
Assessed Value \$273,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	POOL-INGR VN/P			630 S.F.	\$10,100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$260,600	\$273,500	\$534,100

24 OAK ST

Location 24 OAK ST

MBLU 29/ 18/ //

Owner MORRILL RICHARD D

Assessment \$12,400

PID 1616

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$12,400	\$12,400

Owner of Record

Owner MORRILL RICHARD D

Sale Price \$0

Co-Owner MARILYN T/E

Certificate

Address 22 OAK STREET

Book & Page 5989/ 747

NEWBURYPORT, MA 01950

Sale Date 07/02/1973

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MORRILL RICHARD D	\$0		5989/ 747	07/02/1973

Building Information

Building 1 : Section 1

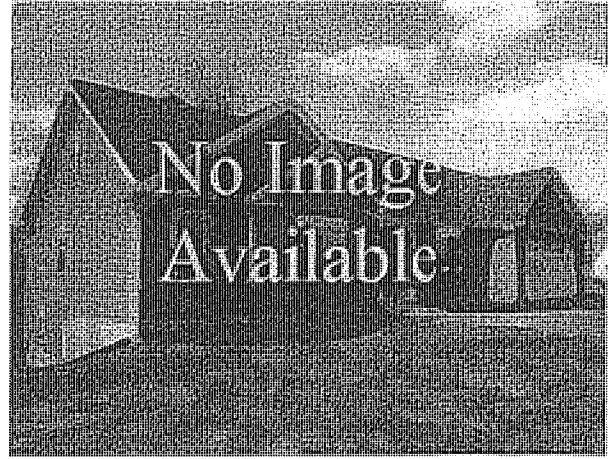
Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	

Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAphotos//default.jpg>)

Building Layout

(http://images.vgsi.com/photos/NewburyportMAphotos//Sketches/1616_16)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320
Description RES ACLNUD

Land Line Valuation

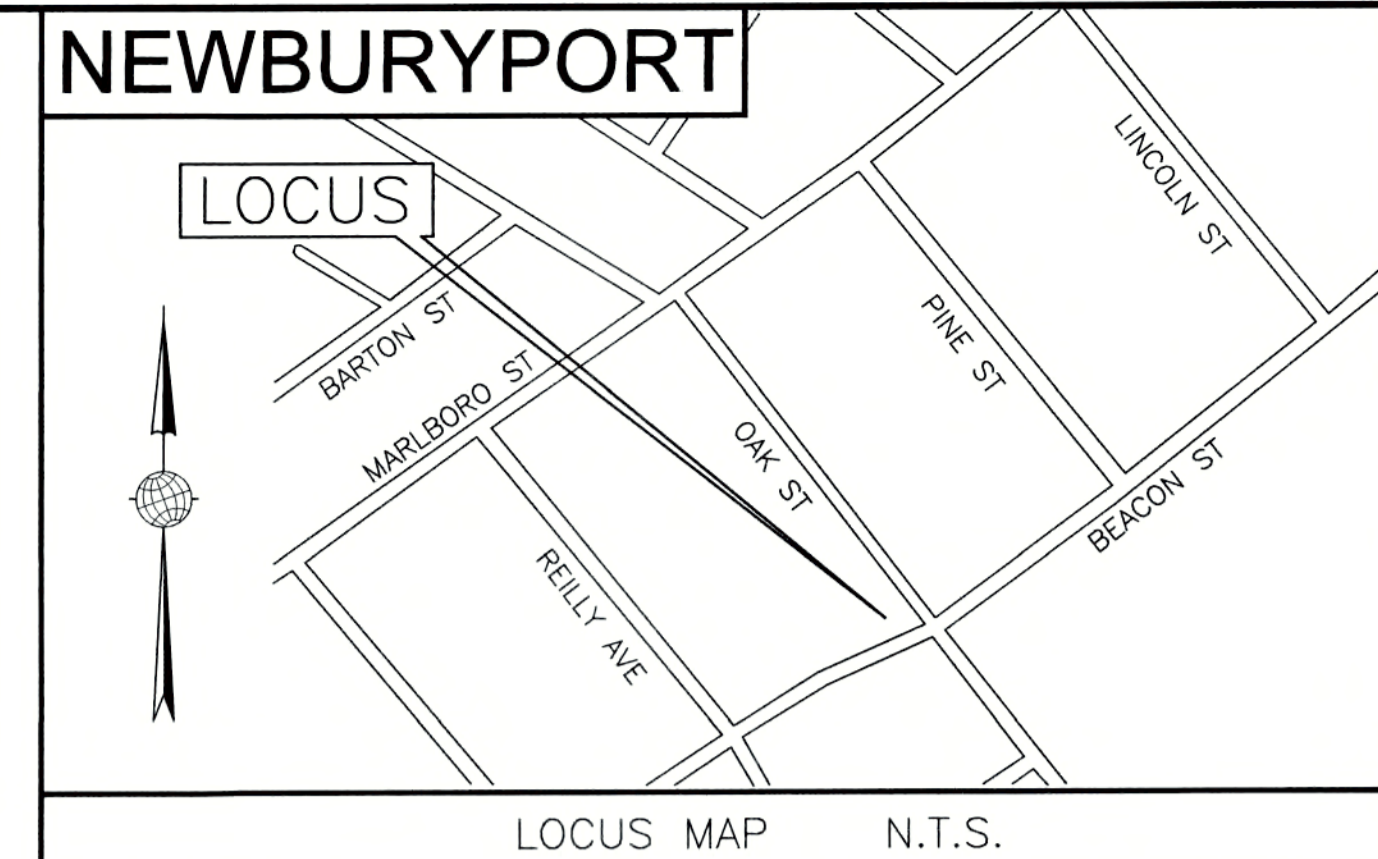
Size (Acres) 0.11
Depth 0
Assessed Value \$12,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2010		\$12,400	\$12,400



ZONING:

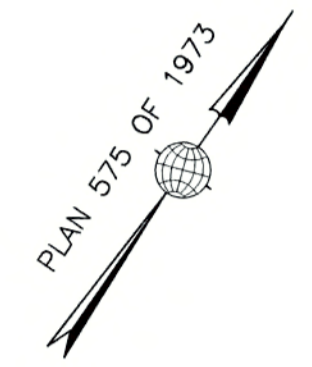
RESIDENTIAL 2 (R2)
SINGLE FAMILY
DEMOLITION CONTROL OVERLAY DISTRICT
(DCOD) (LOT 19 ONLY)

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)
13.18%
75.63%

PROPOSED LOT TWO:
7,898 SF±
124.19'
21.0'
(L)55.2'(HSE) 22.0'(GAR)/(R)10.9'
23.0' (HSE) 12.4'(GAR)
N/A
20.38
72.42%



OWNER/APPLICANTS:

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

REFERENCES:

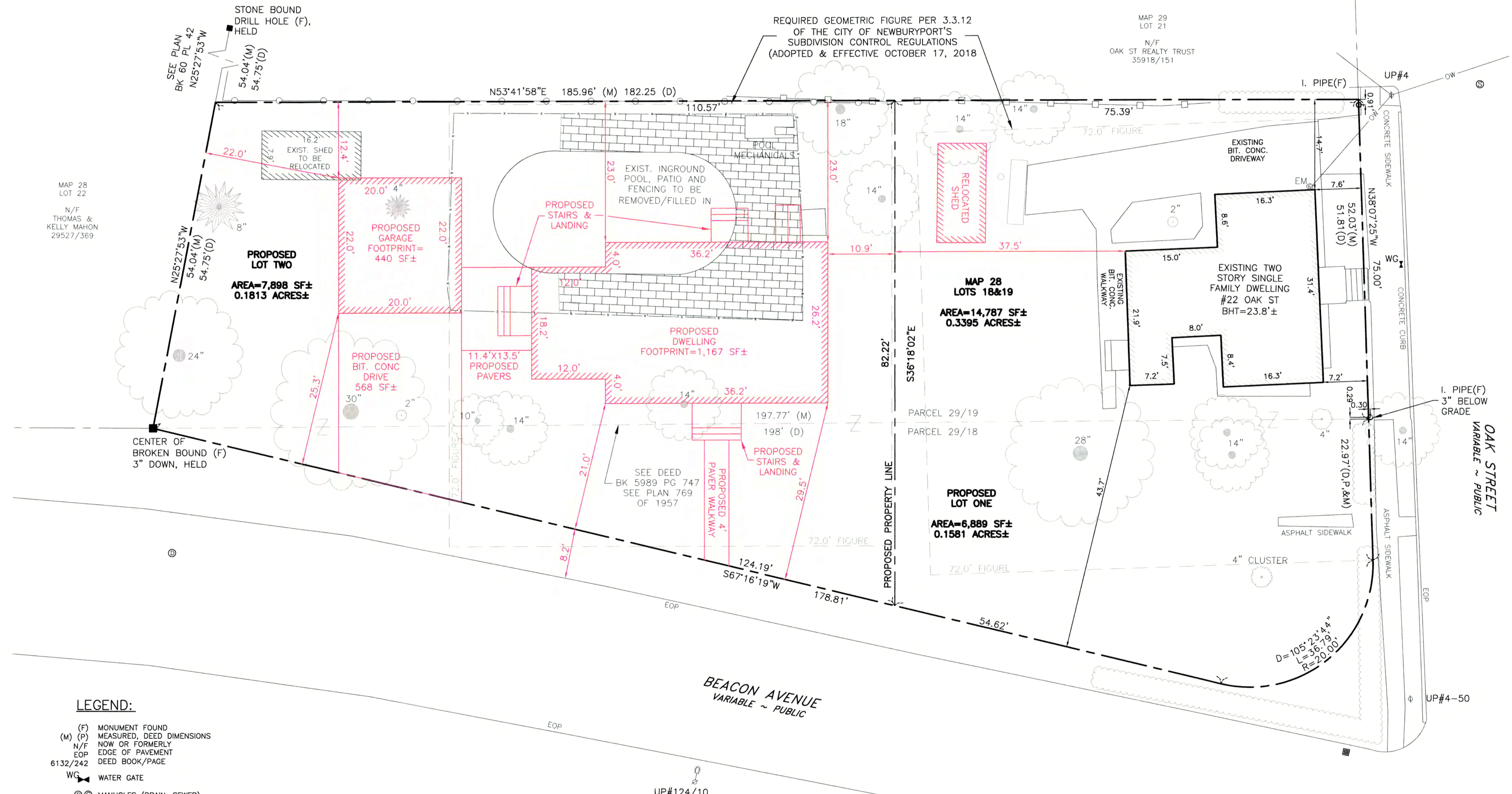
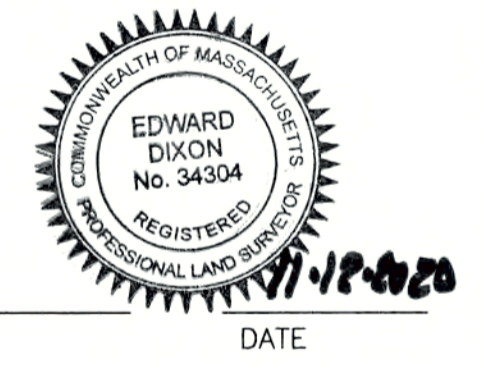
- ESSEX COUNTY REGISTRY OF DEEDS
BK 5989 PG 747 (29/18)
BK 5201 PG 27 (29/19)
PLAN 336 OF 1960
PLAN 303 OF 1973
PLAN 46 OF 1976
PLAN BOOK 90 PLAN 42
PLAN BOOK 94 PLAN 29

NOTES:

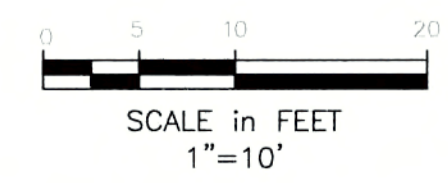
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF A NEW BUILDABLE LOT* FROM LOTS 18&19 OF ASSESSOR'S MAP 29 (CONTIGUOUS OWNERSHIP)
- OWNERSHIP OF ABUTTING LAND ACCORDING TO THE CITY OF NEWBURYPORT ASSESSOR'S RECORDS.
- THE ENTIRETY OF BOTH PARCELS LIE IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C01366 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



- 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)
 - ⊙ ELECTRIC MANHOLE
 - ▣ CATCH BASIN
 - ⊕ UTILITY POLE (WITH LIGHT)
 - ⊙ TREES (DECIDUOUS, CONIFEROUS)



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 PPR5.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



STOP









Google



Google



Raccoon Ave

Google

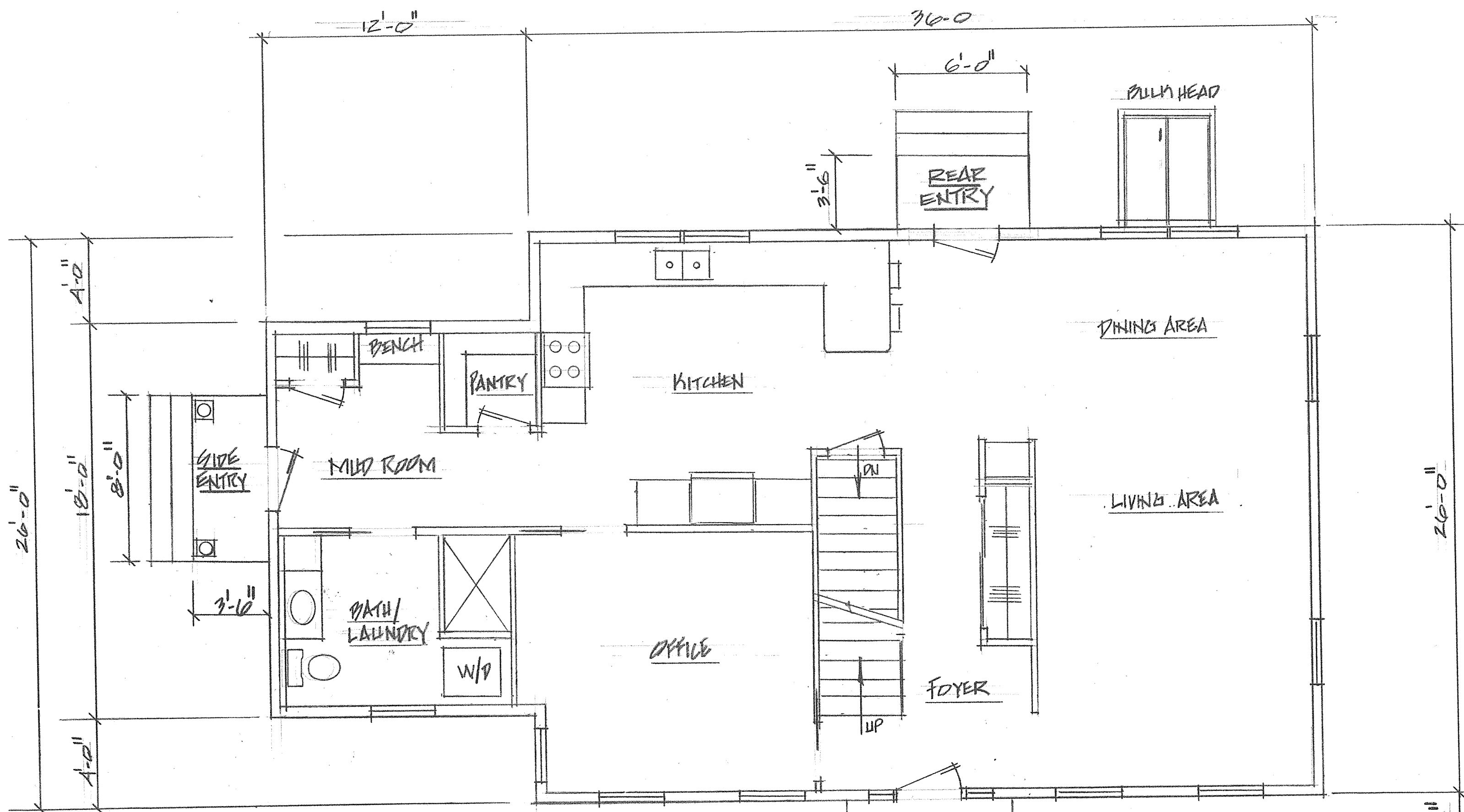


NELSON RESIDENCE (PROPOSED) 2066 G.F.
22 OAK ST
NEWBURYPORT MA
OCTOBER 15, 2020

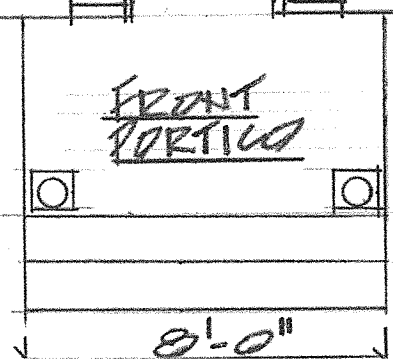
DESIGNER/BUILDER
HUGHES DEVELOPMENT
978-697-3579

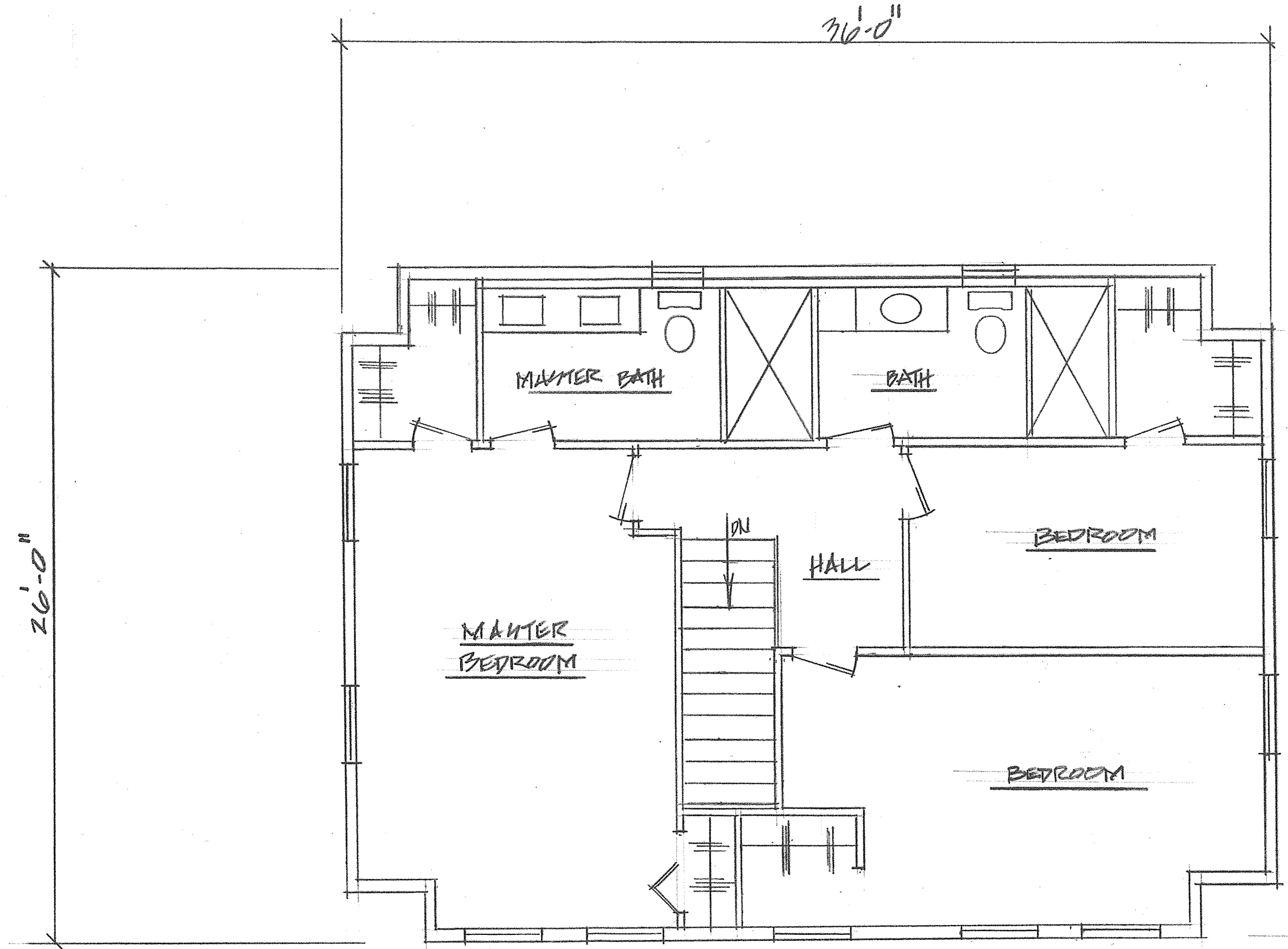
SITE ENGINEER
HANCOCK ASSOCIATES
978-465-9992

STRUCTURAL ENGINEER
FIX ENGINEERING
978-462-4331

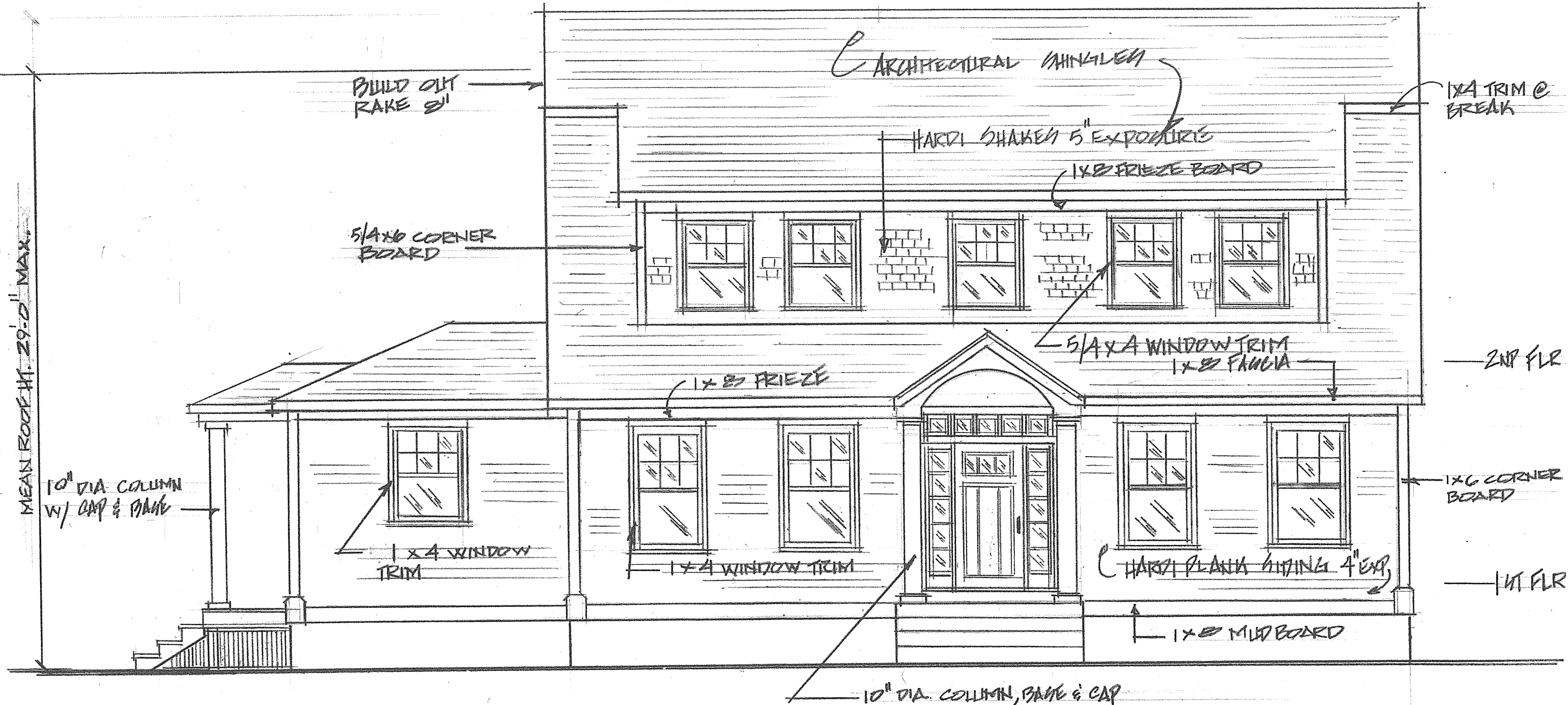


FIRST FLOOR PLAN 1152 N.F.
 SCALE 1/4" = 1'-0"

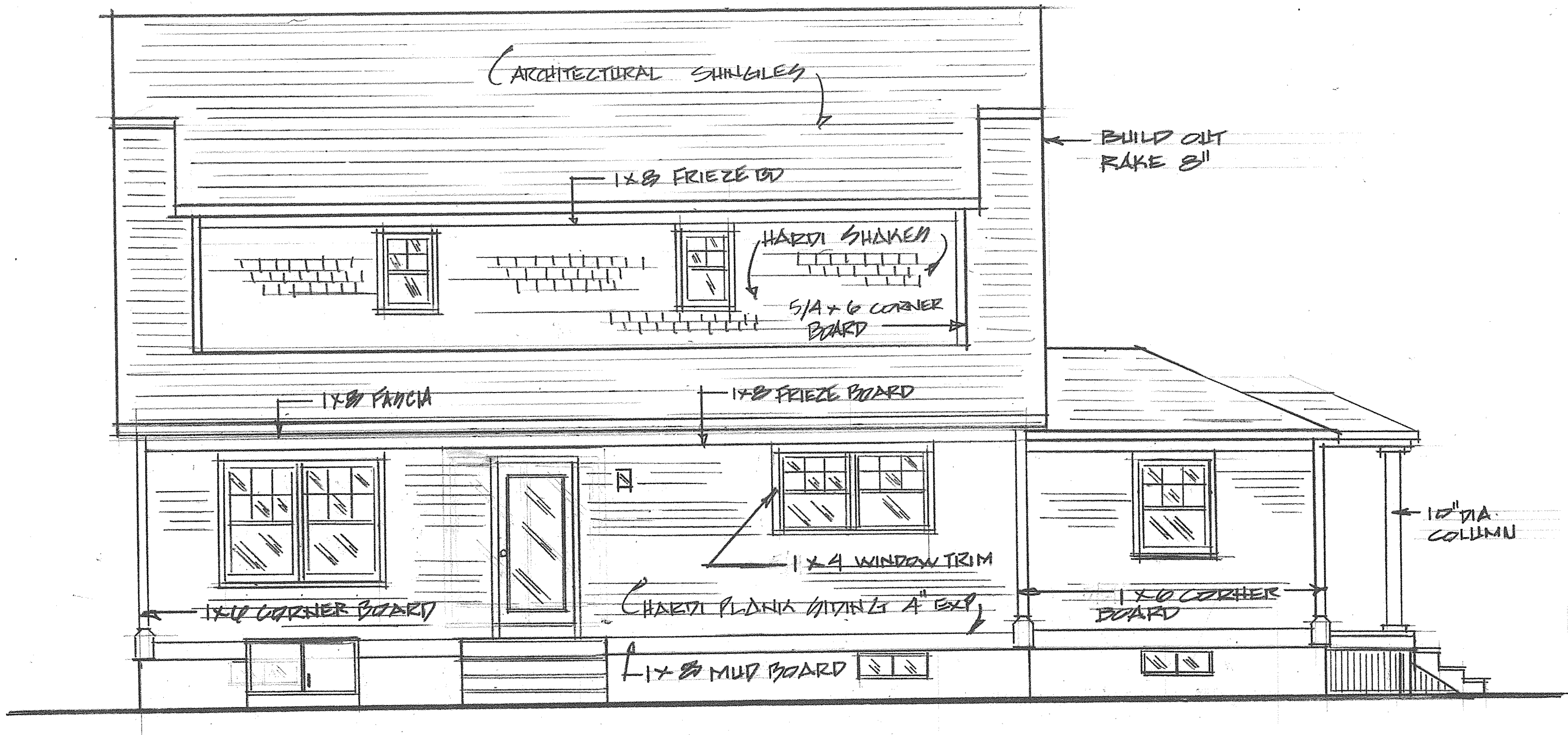




SECOND FLOOR PLAN 9/4/98
SCALE: 1/4" = 1'-0"

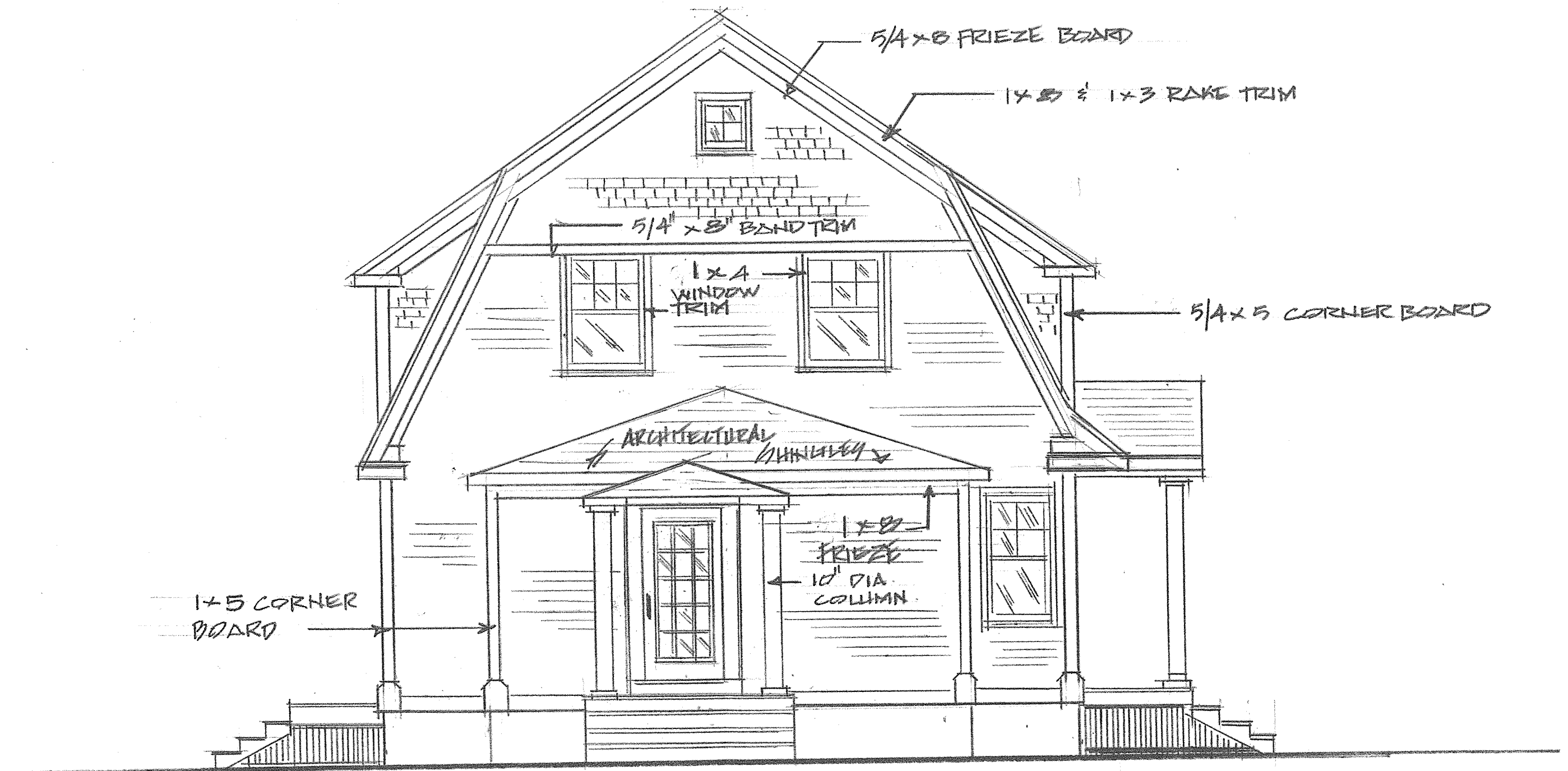


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



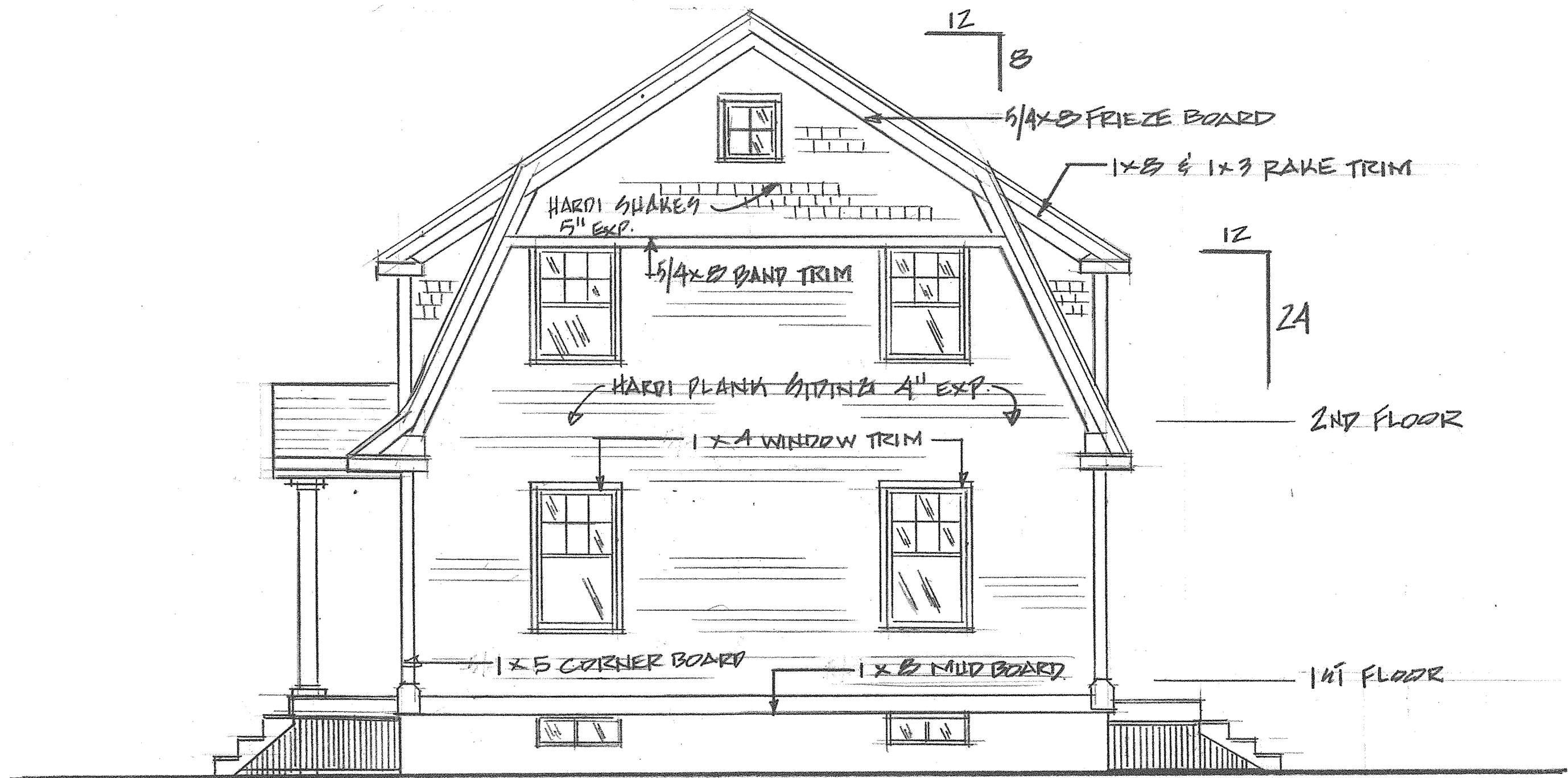
REAR ELEVATION

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



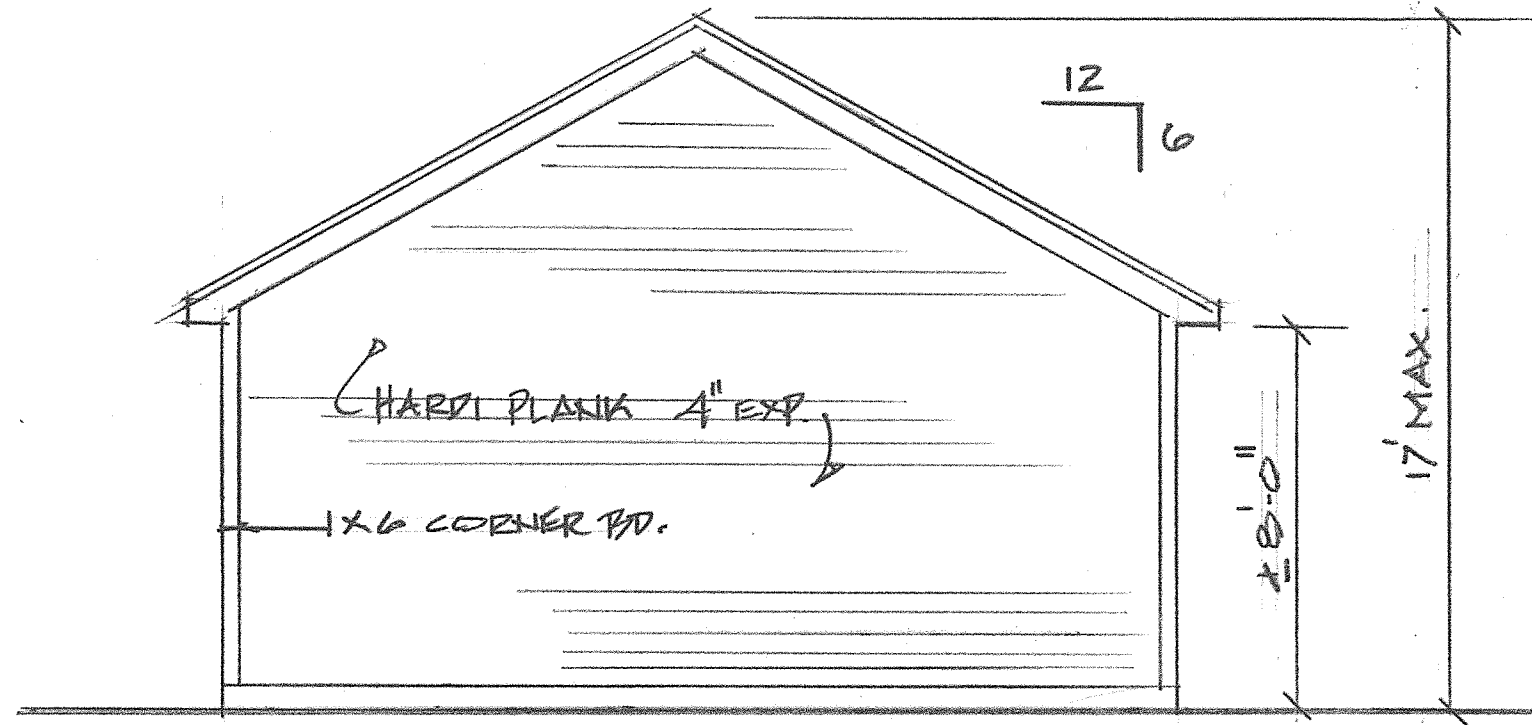
LEFT ELEVATION

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



RIGHT ELEVATION

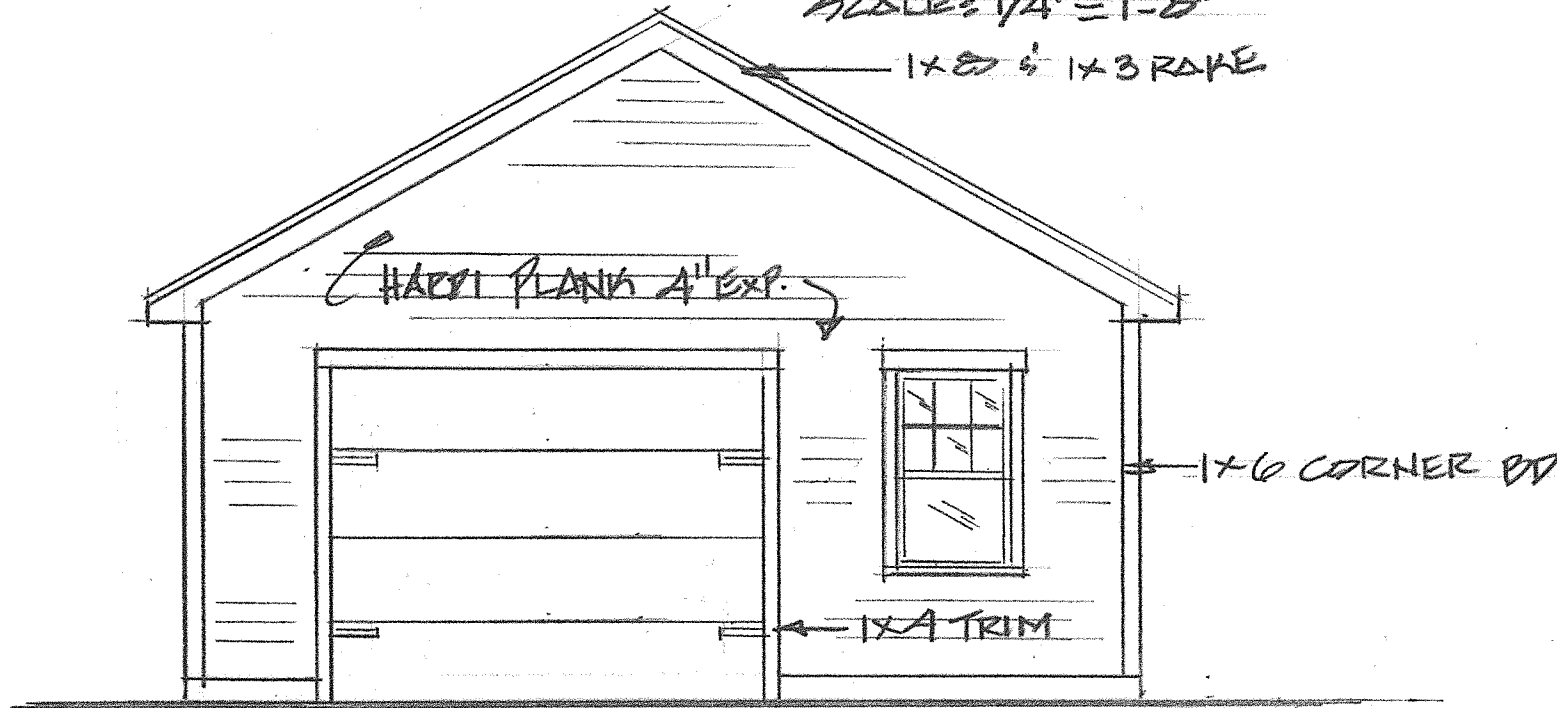
SCALE: 1/4" = 1'-0"



REAR ELEVATION

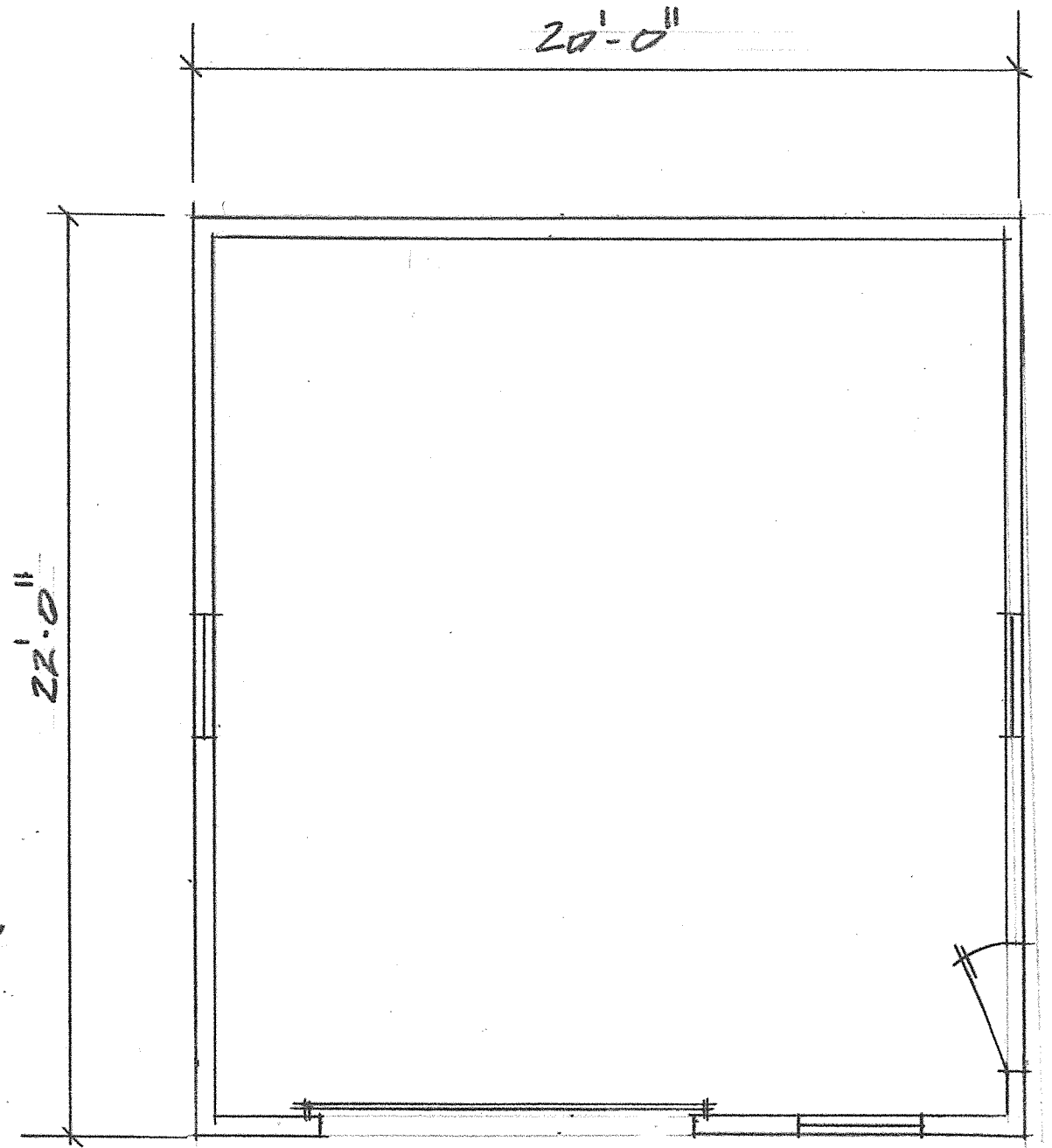
SCALE: 1/4" = 1'-0"

1x8 & 1x3 RAKE



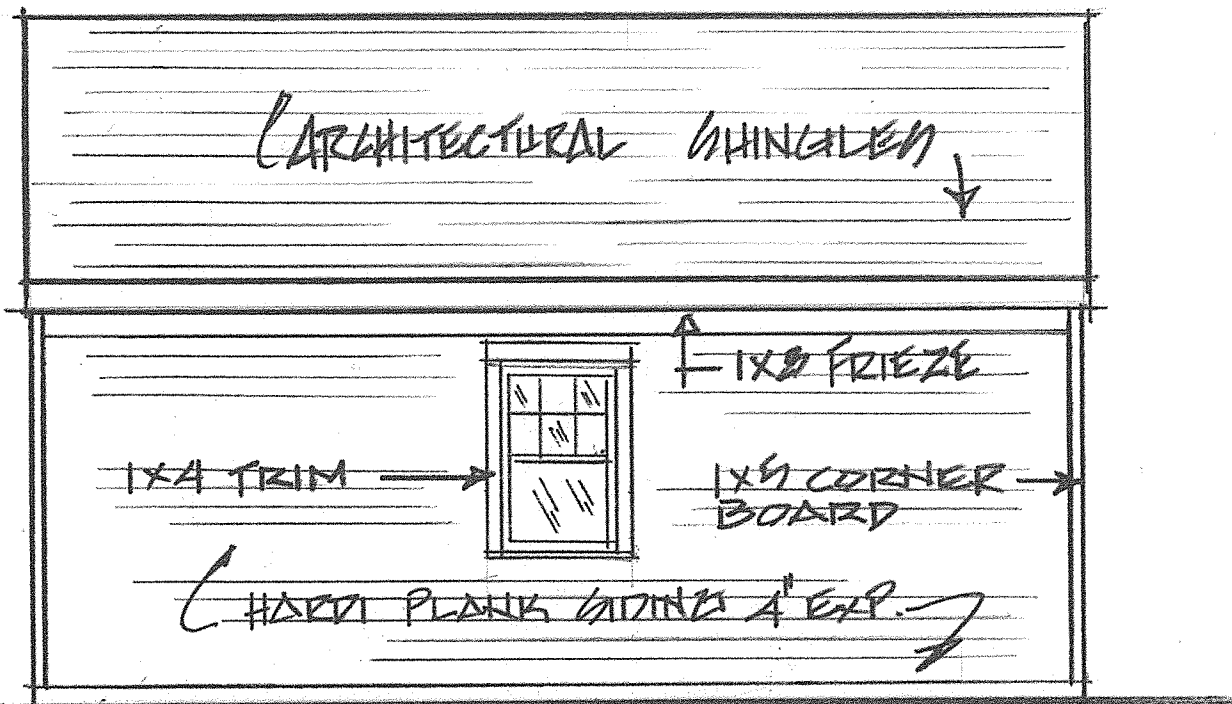
FRONT ELEVATION

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

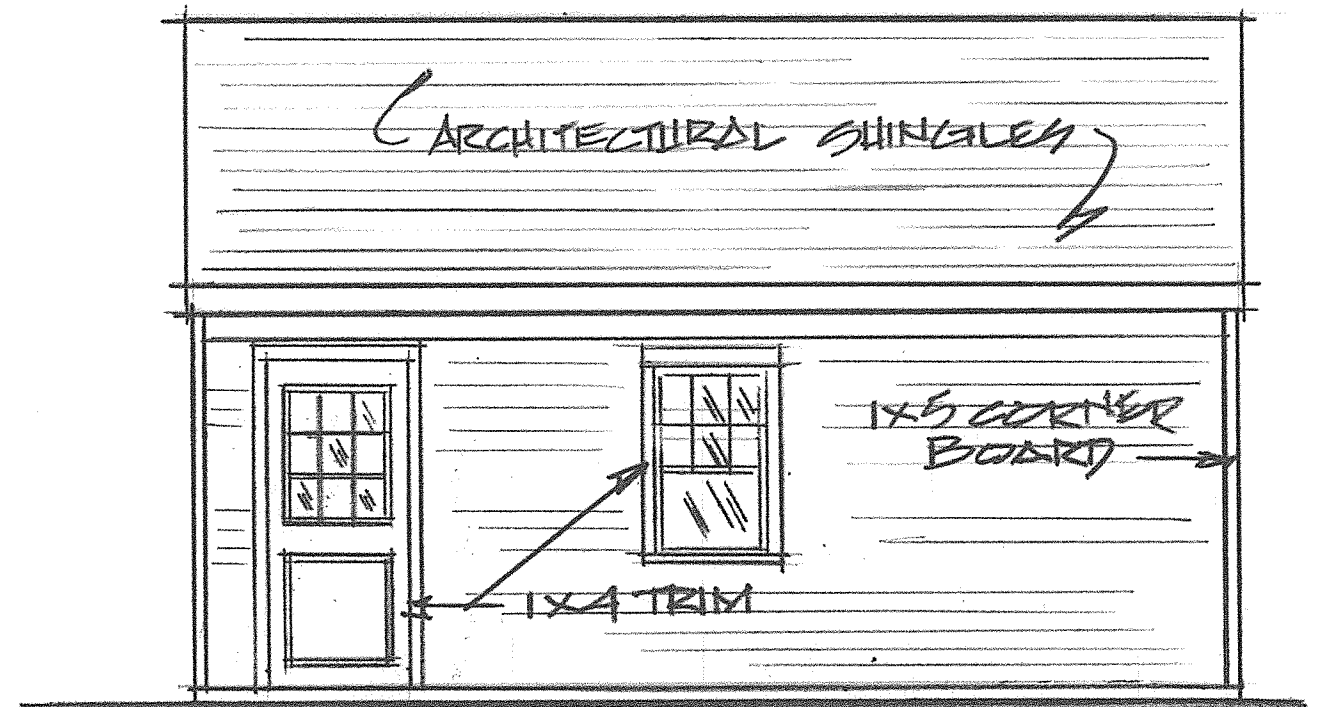


DETACHED GARAGE

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



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

