



Mead, Talerma & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 5, 2021

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 and our prior submission regarding same. 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.

It has come to our attention that the Petitioner did not list the need for a variance from the Lot Area calculation in section VI-B(C) of the Ordinance which is commonly referred to the “lot width” requirement. As noted faintly on the plan provided to the Board you will see the front corner of the required “square” protrudes from the front lot line. As a result, the Petitioner seeks a variance from section VI-B(C) for Lot Two. The Petitioner reiterates and repeats and incorporates herein by reference the same basis for the dimensional variance requested as set forth in our original submission.

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

Respectfully submitted,
Richard Morrill
By his Attorney,

Lisa L. Mead

cc: Client

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