

**22-24 Oak Street,
Newburyport**

Application for
Two (2) Dimensional Variances

January 12, 2021

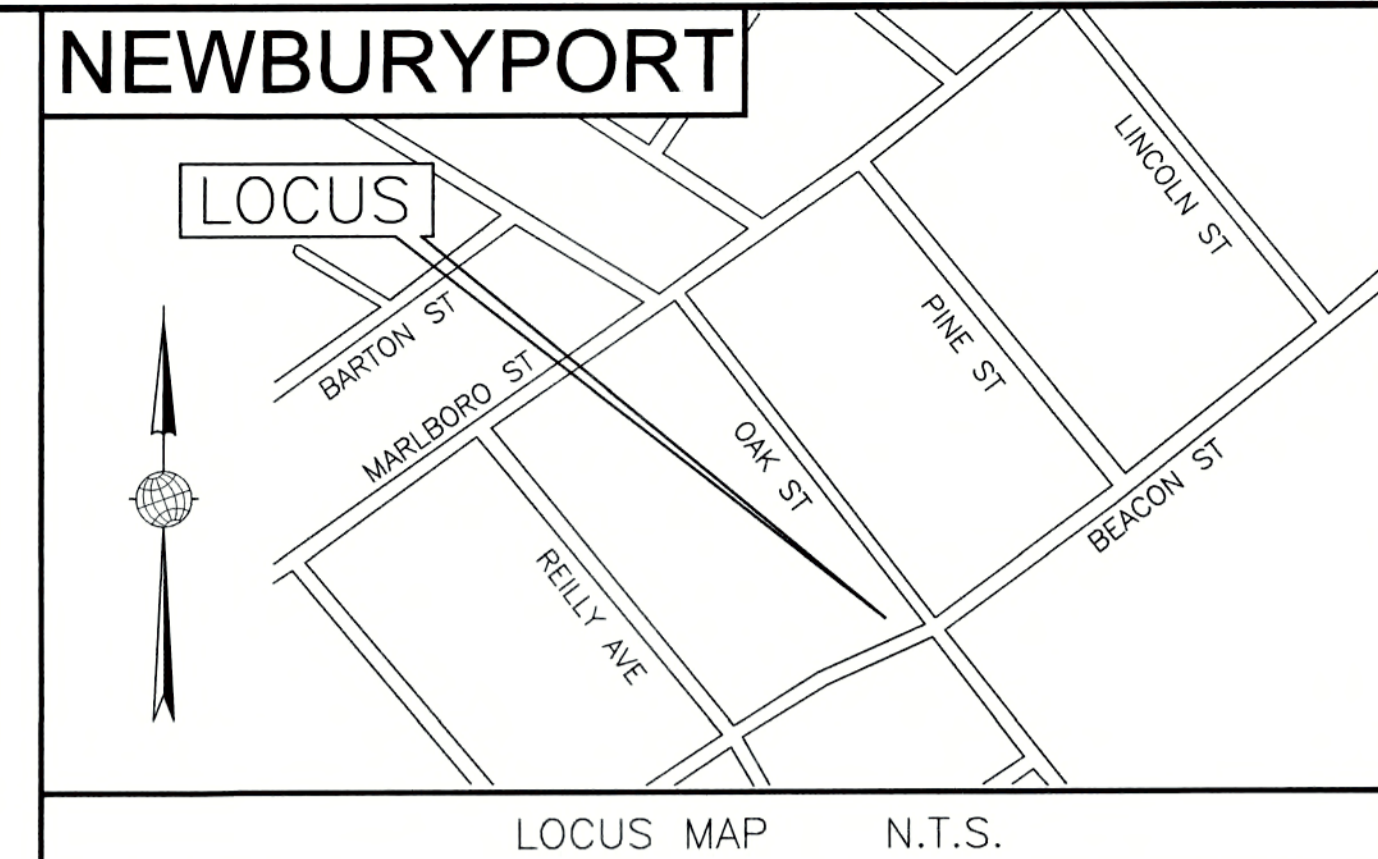


Mead, Talerman & Costa, LLC
Attorneys at Law

**22-24 Oak Street,
Newburyport
Application
Summary**

Application Summary

- Lot Split creating a separate lot for new single family home.
- Located in R-2 District.
- Two lots being created need dimensional variances.
- Existing lot:
 - Contains an existing single family home with no construction being done to it.
 - Lot contains 14,787 sq. ft. and 290.57 feet of frontage on Oak Street and Beacon Avenue (Corner Lot).
 - Only existing non-conformity is front setback of house which is 7.2 feet where 25 feet are required.
 - Plan is to build home on new lot for Owner's Daughter and her family to live close to the Owner.
 - Property once existed as 2 lots. Current owner bought 22 Oak Street in 1964 and later purchased 24 Oak Street.
 - Lots have merged and now are proposed to be split into a new configuration.



ZONING:

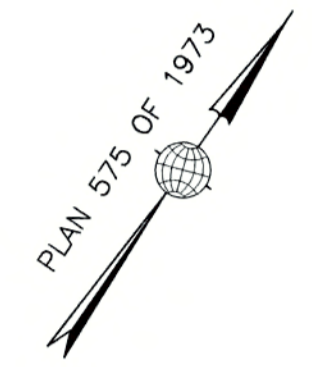
RESIDENTIAL 2 (R2)
SINGLE FAMILY
DEMOLITION CONTROL OVERLAY DISTRICT
(DCOD) (LOT 19 ONLY)

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:

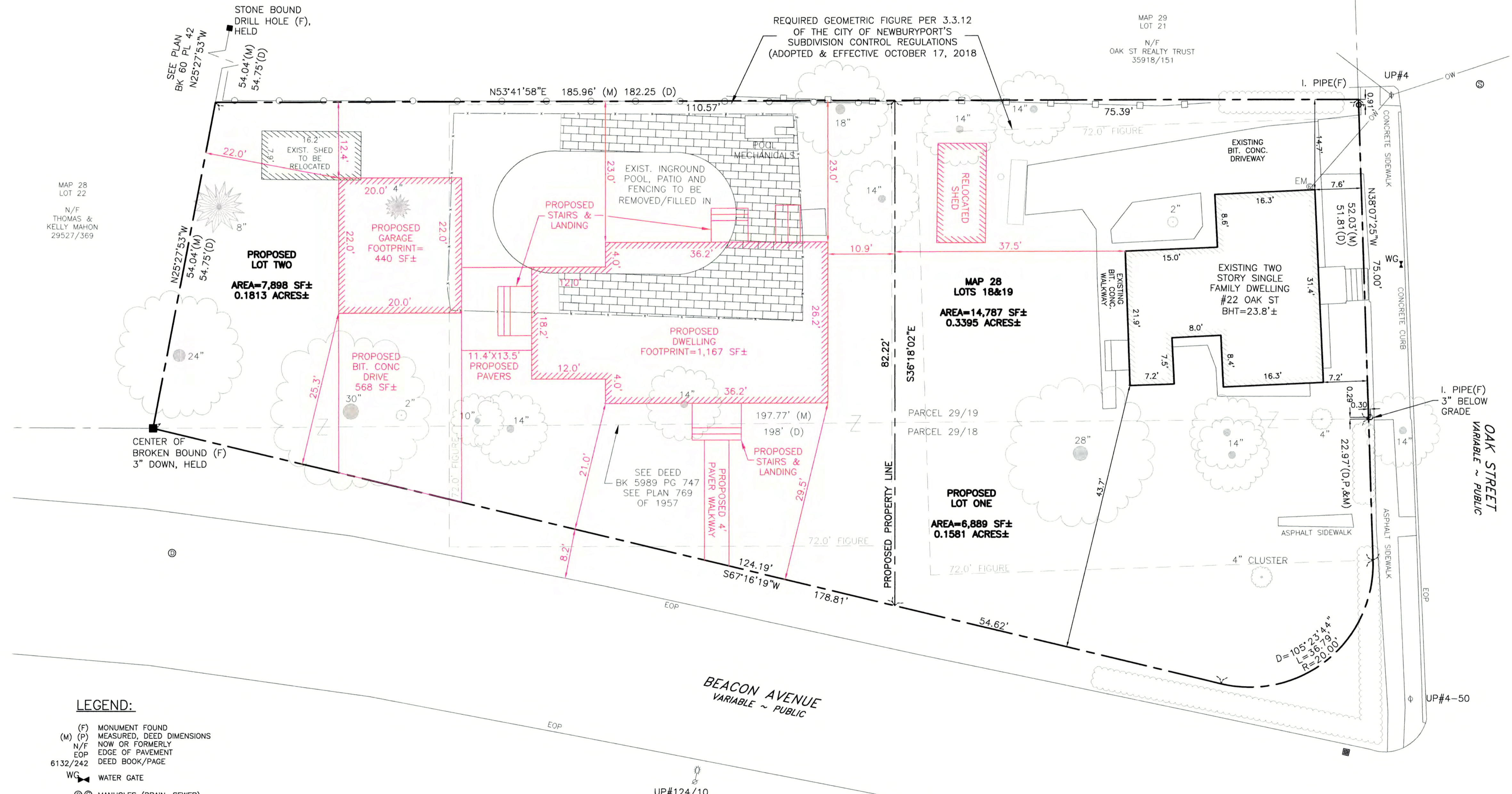
- ESSEX COUNTY REGISTRY OF DEEDS
BK 5989 PG 747 (29/18)
BK 5201 PG 27 (29/19)
PLAN 336 OF 1960
PLAN 303 OF 1973
PLAN 46 OF 1976
PLAN BOOK 90 PLAN 42
PLAN BOOK 94 PLAN 29

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 J. Dixon
REGISTERED PROFESSIONAL LAND SURVEYOR
EDWARD DIXON
No. 34304
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE



- 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

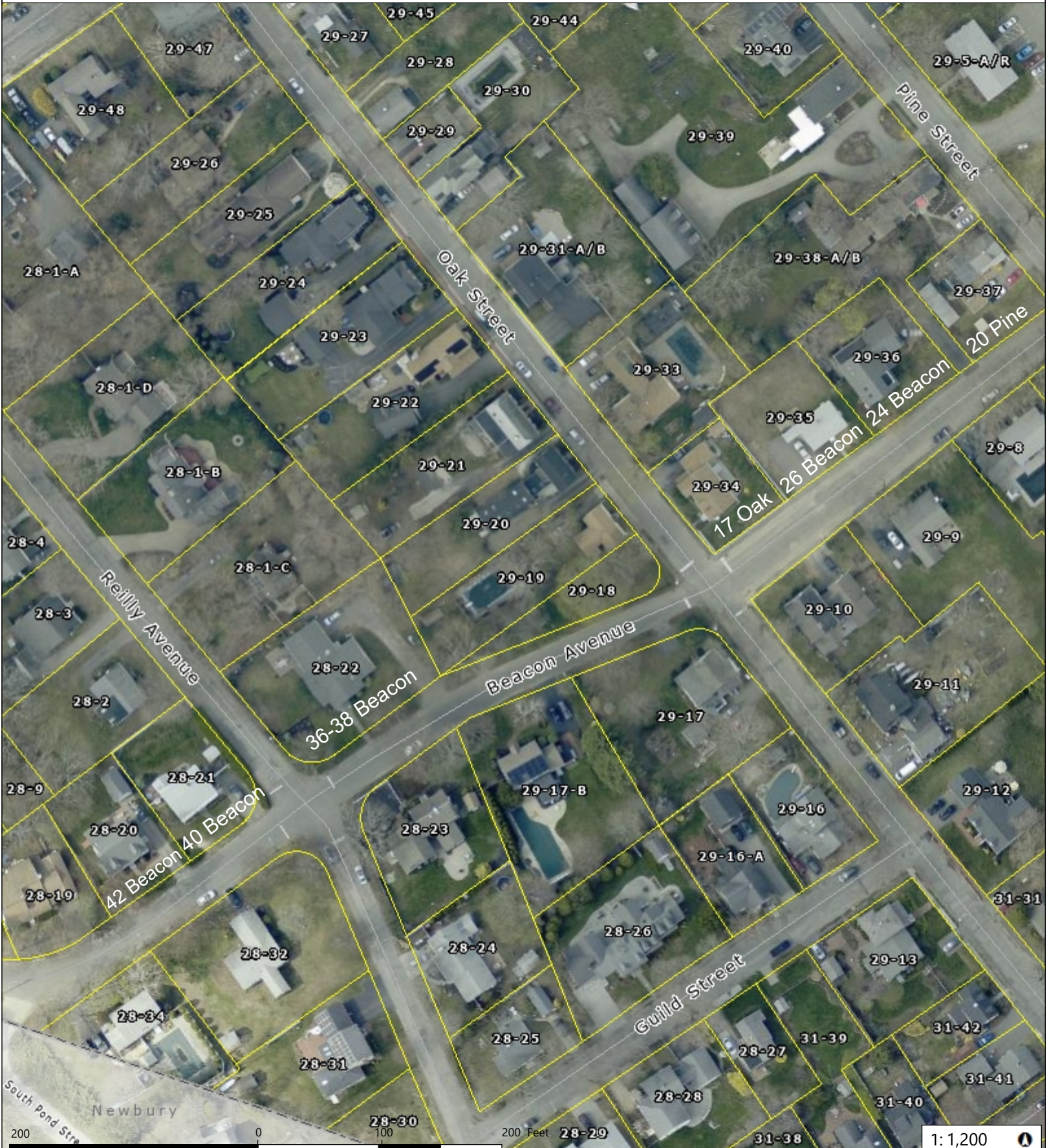
ONE HARRIS STREET
SUITE 3
NEWBURYPORT, MA
01950

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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

City of Newburyport

11/17/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/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.



Legend

- Municipal Boundary (dashed line)
- Roads
 - Interstate (thick solid line)
 - Major Road (solid line)
 - Local Road (thin solid line)
 - Railroad (line with cross-ticks)
- Parcels (on aerial) (yellow outline)

**22-24 Oak Street,
Newburyport
Proposed Lots-Lot 1**

Proposed Lots-Lot 1

- After the lot split:
 - Lot 1 includes existing house.
 - **Lot Size**: 6,889 sq. ft. where 10,000 sq. ft. required.
 - Front Yard Setback: 25 ft. where 7.2 ft. required. This is an existing non-conformity related to the existing house and is not changing.
 - Remaining Dimensions of proposed new lot are conforming.
 - Lot is oddly shaped with a rounded bottom, an angled and narrowing lot line as it runs west.

**22-24 Oak Street,
Newburyport
Proposed Lots-Lot 2**

Proposed Lots-Lot 2

- After the lot split:
 - **Lot Size:** 7,898 sq. ft. where 10,000 sq. ft. required. (Lot Area variance)
 - **Front yard setback:** 21 ft. where 25 ft. required.
 - **Rear yard setback:** 23 ft. where 25 ft. required.
 - Remaining Dimensions of proposed new lot are conforming.
 - Lot 2 is also oddly shaped as the lot continues to narrow moving west along Beacon Ave.

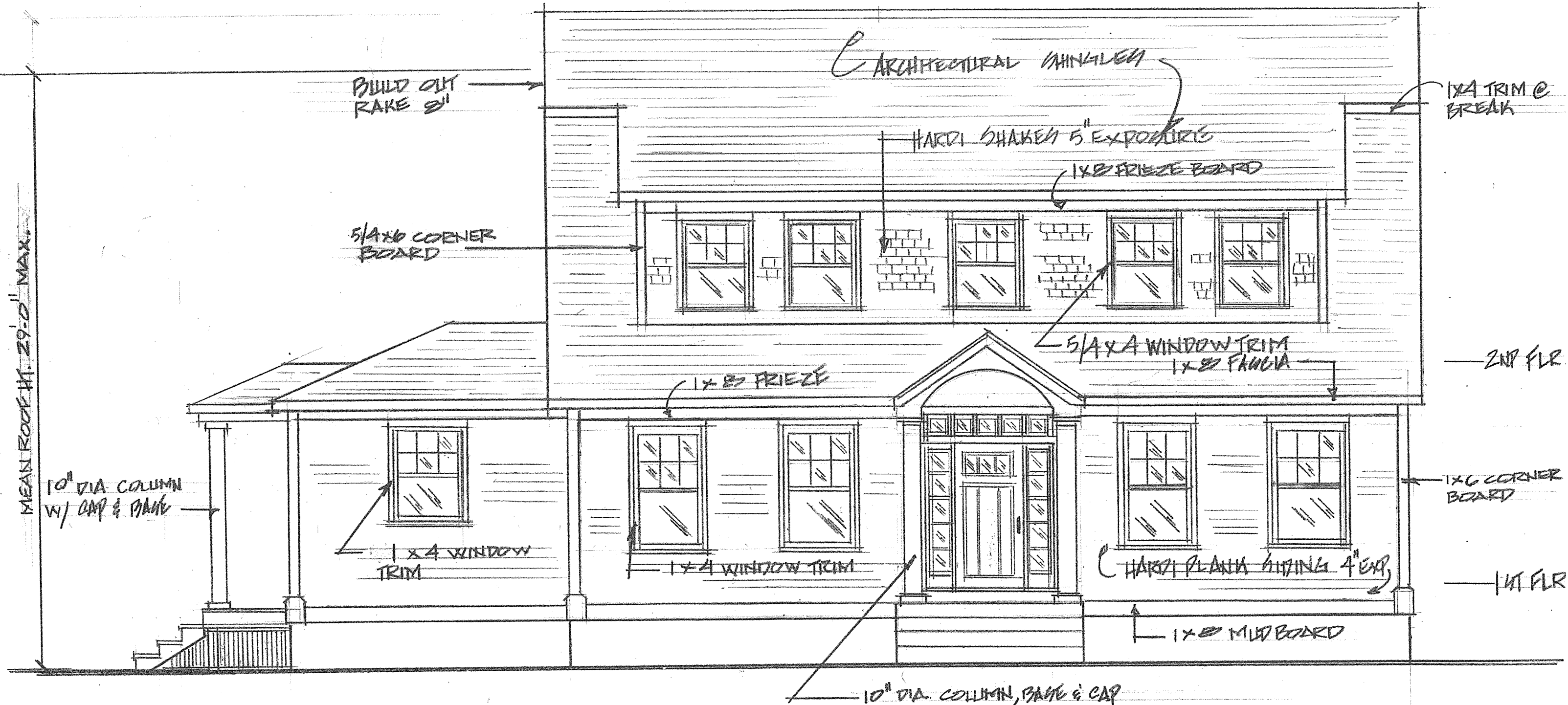
**22-24 Oak Street,
Newburyport
Proposed Lots**

Proposed Lots:

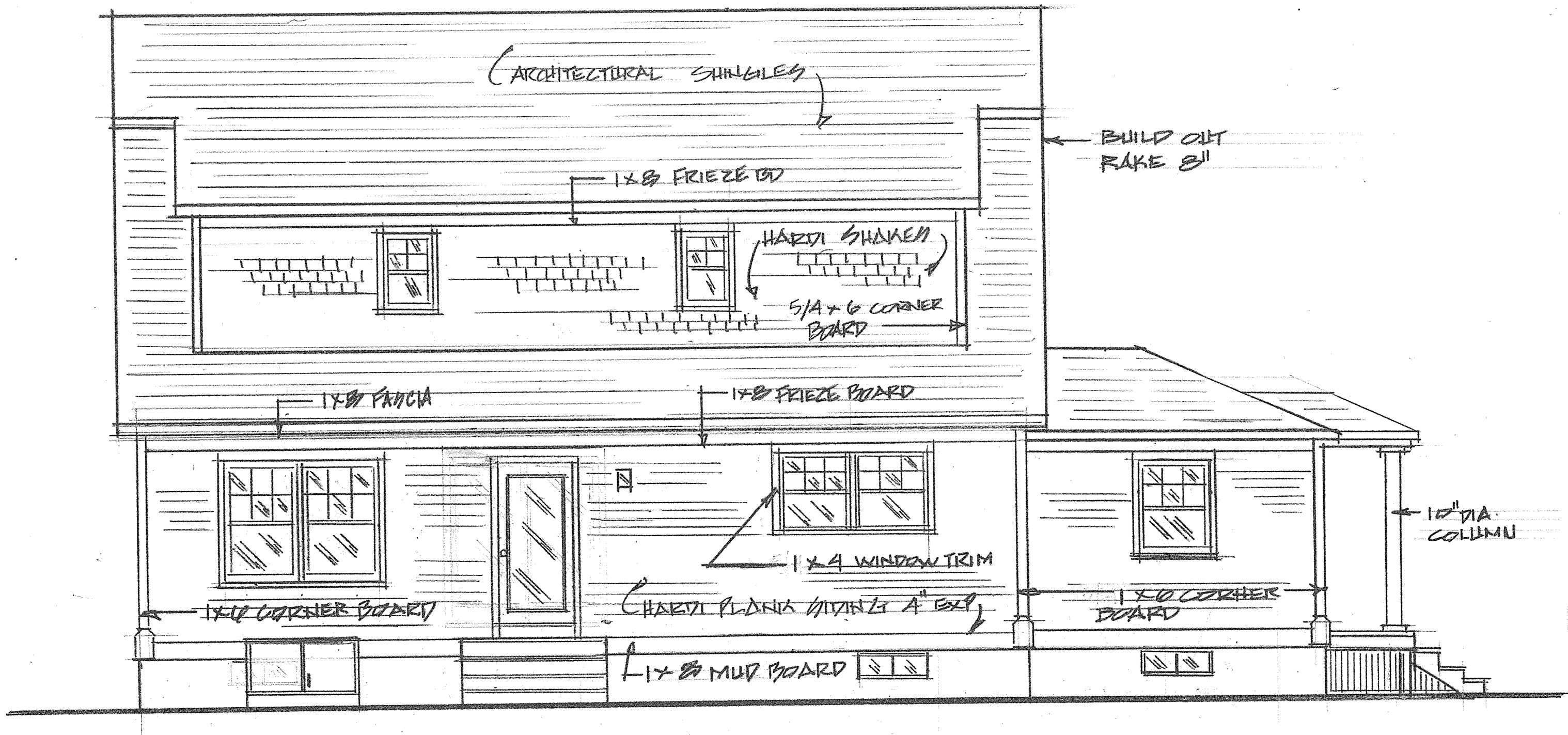
- Both pre and post merger and division are oddly shaped due to the layout of Beacon Ave.
- Both lots are of comparable size to those of the surrounding neighborhood. Neither will be the largest nor the smallest in the neighborhood.
- Proposed lots solve issues of financial independence of the owner and allows family to be close by to assist him when needed.

Lot Size Comparisons with Neighborhood:

Address	Lot Area (in sq. ft.)
Lot 1	6,889
Lot 2	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

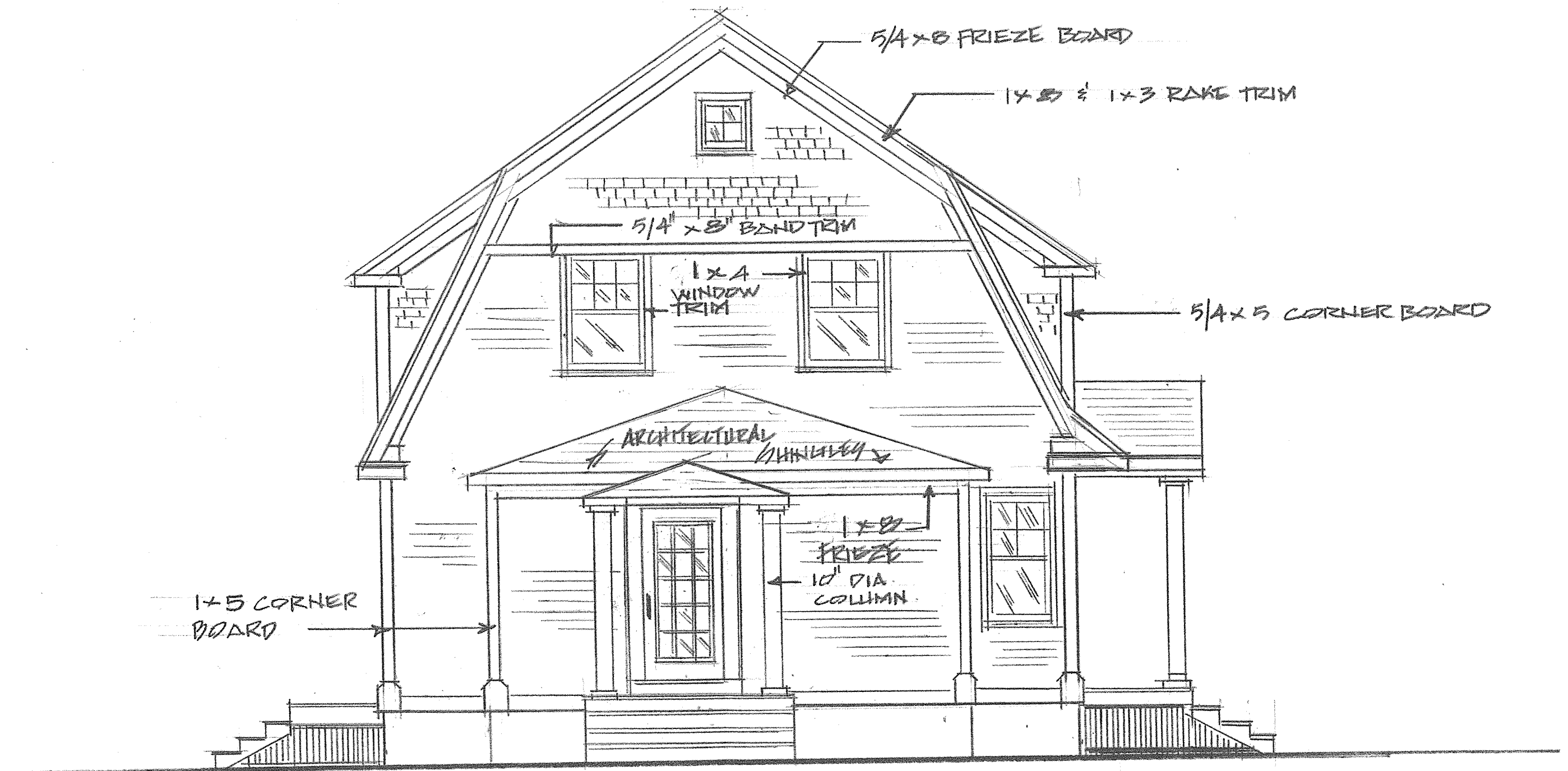


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



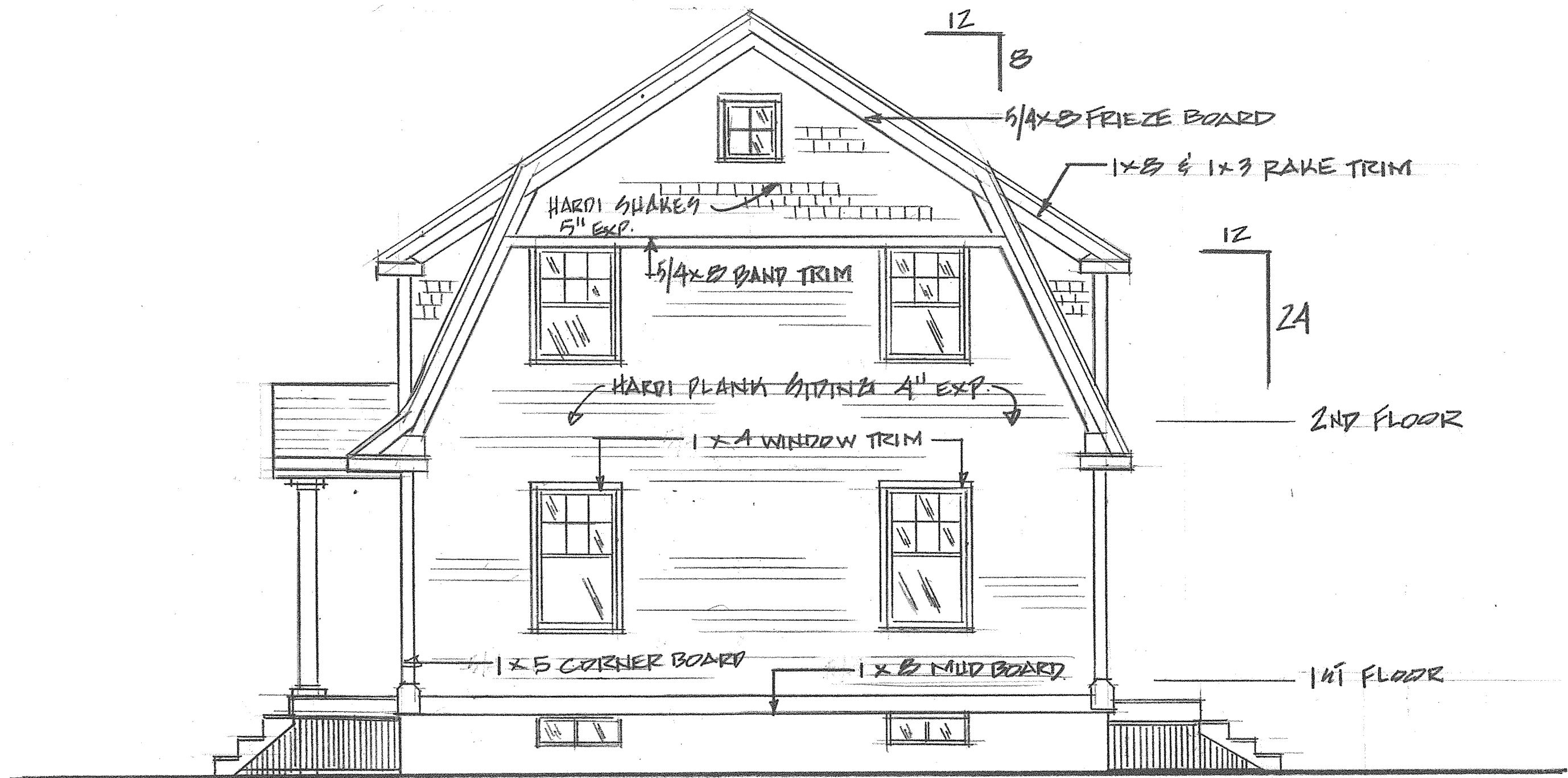
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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



Abutter Support:

- **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)**



Raccoon Ave

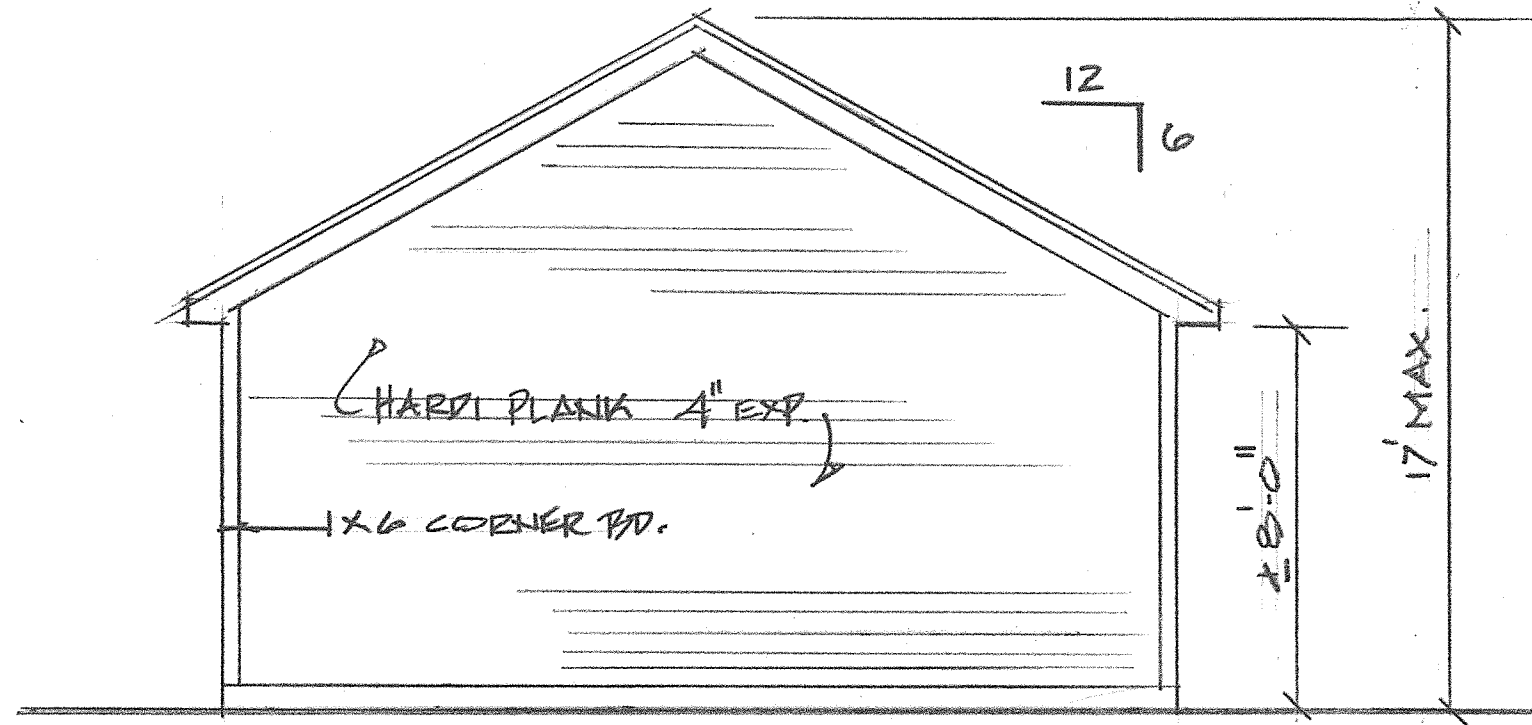
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Google



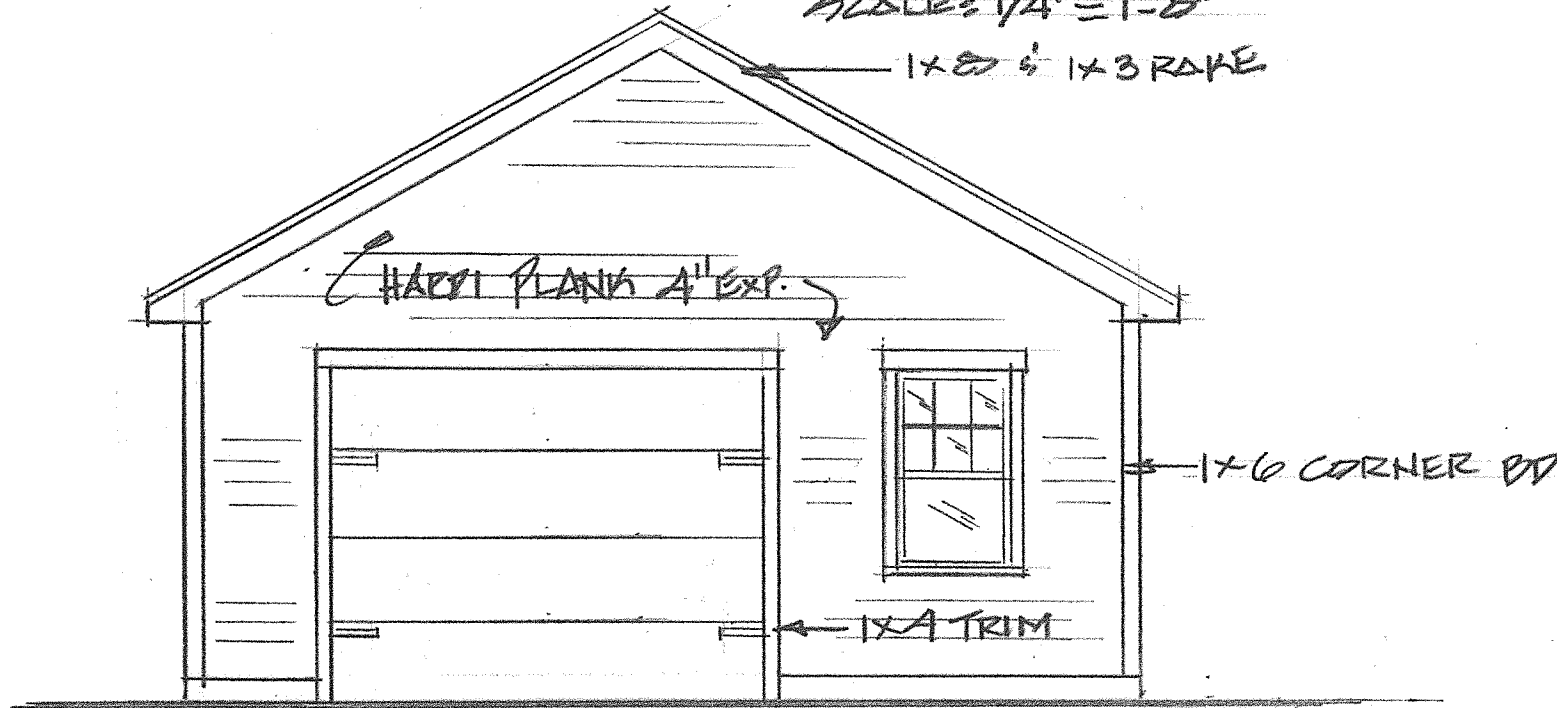
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REAR ELEVATION

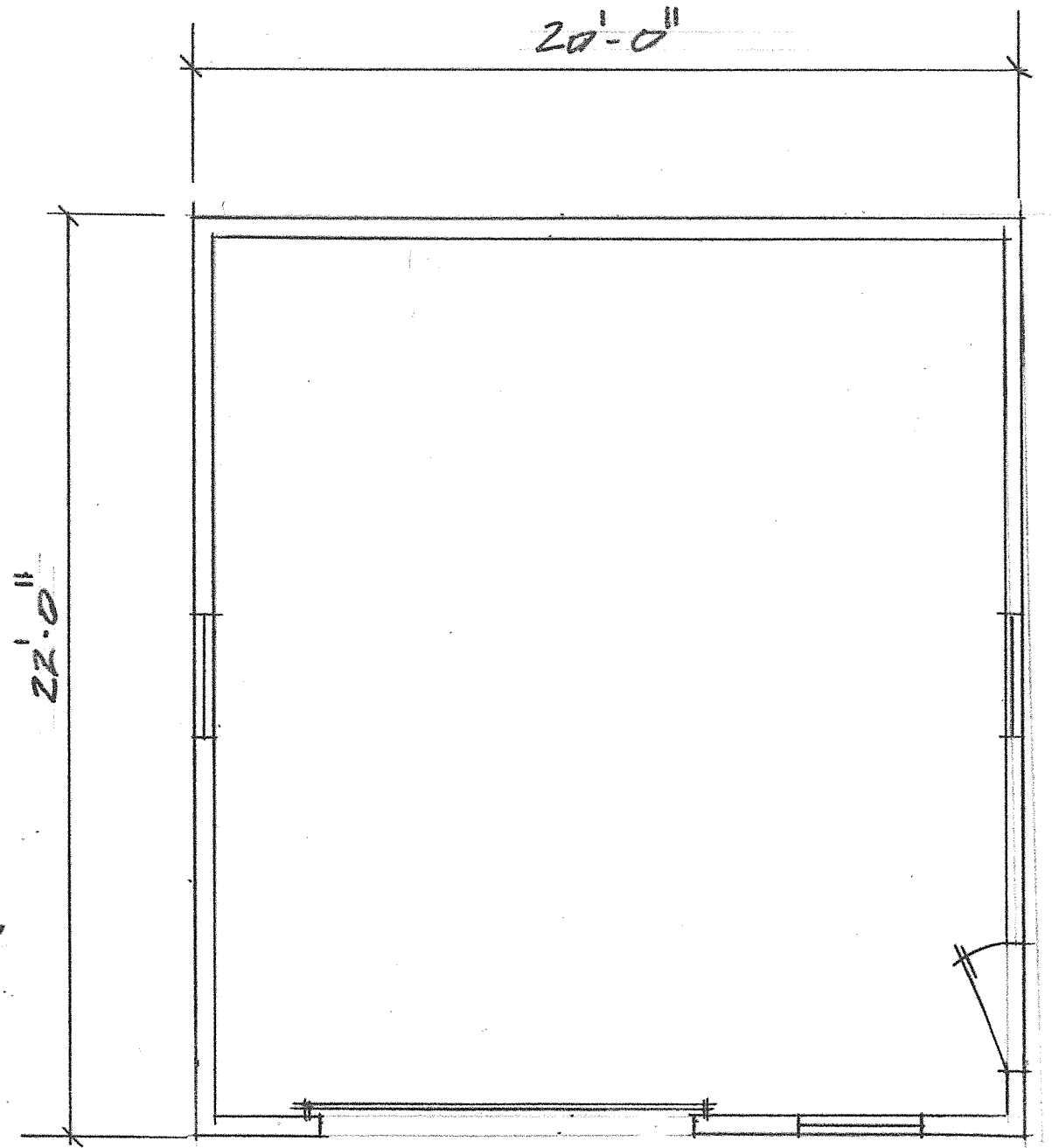
SCALE: 1/4" = 1'-0"

1x8 & 1x3 RAKE



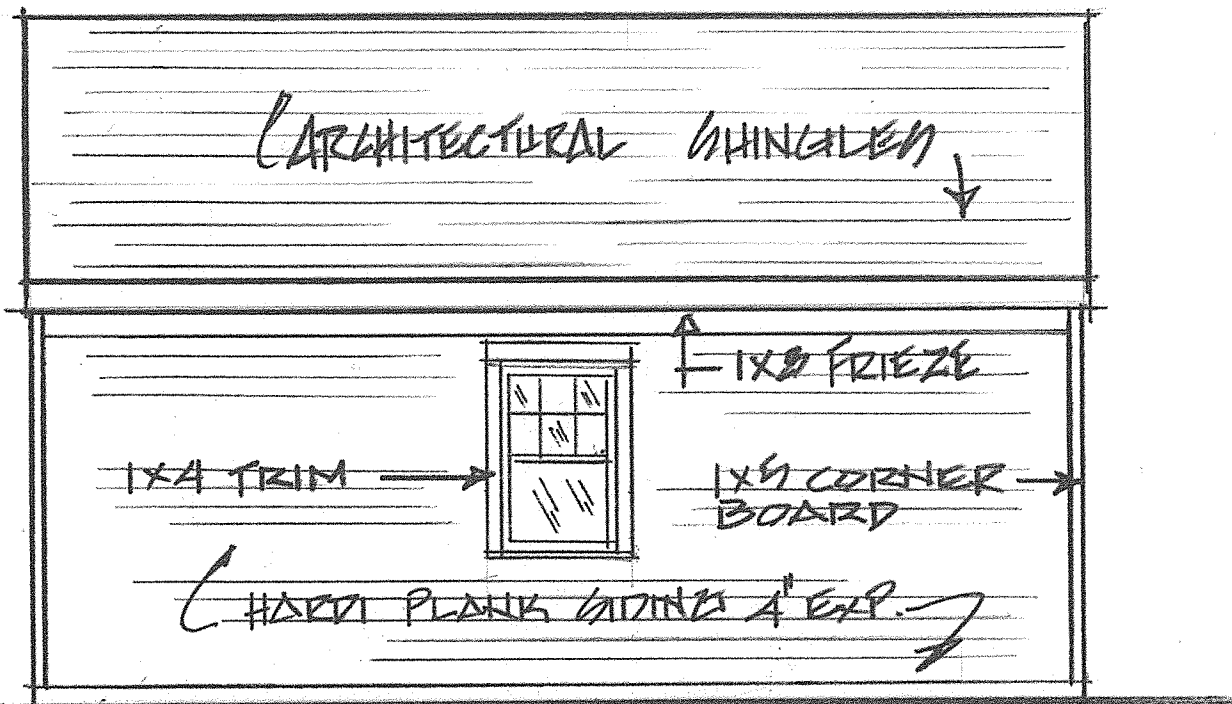
FRONT ELEVATION

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

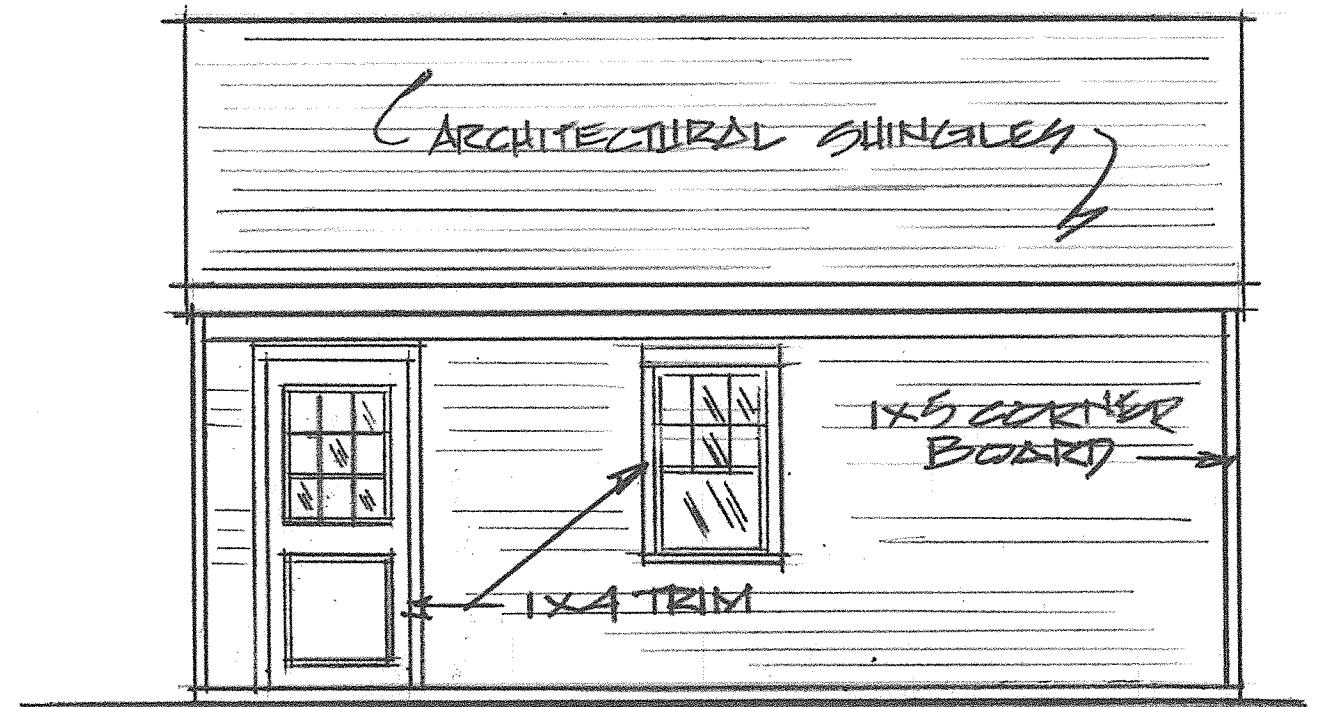


DETACHED GARAGE

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



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



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