



Mead, Talerman & Costa, LLC
Attorneys at Law

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Newburyport, MA 01950
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September 16, 2021

By Hand & Email

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

Re: Updated Plans;
22-24 Olive Street, Newburyport, MA (the "Property")
Assessor's Map: 52 Lot: 37

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents 22-24 Olive Street, LLC the owner of the Property (the "Applicant"), who is proposing to remove a later added rear addition as well as an earlier rear addition and construct an addition in their place.

Attached, please find an updated Site Plan and Architectural Plans. Please consider these for the above referenced application in preparing for the upcoming hearing at your September 28, 2021 meeting and not the Plans originally submitted with the application package.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted
22-24 Olive Street
By their Attorney

Lisa L. Mead

Attachment
cc: client

ZONING

	REQUIRED (TWO-FAMILY - 102)	EXISTING (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	15,000 SQUARE FEET	10,758 SQUARE FEET	10,758 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	219.70 FEET	219.70 FEET
FRONT SETBACK	25 FEET	25.1 FEET	25.9 FEET
SIDE (FRONT) SETBACK (R)	25 FEET	25 FEET	10.6 FEET
SIDE SETBACK (L)	20 FEET	60.7 FEET	29.0 FEET
REAR SETBACK	25 FEET	16.5 FEET	16.5 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	24.7%	23.6%
MAXIMUM HEIGHT	35 FEET	24.7 FEET	24.6 FEET
MINIMUM OPEN SPACE	40.0%	67.8%	65.0%
MINIMUM PARKING REQUIRED	4	2	5

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.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 14, 2021 BY THIS FIRM.

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

LOCUS TITLE INFORMATION

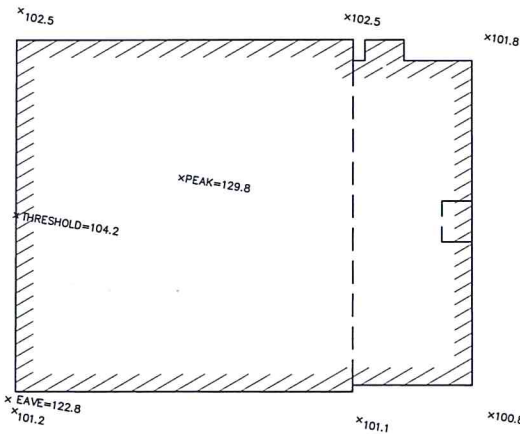
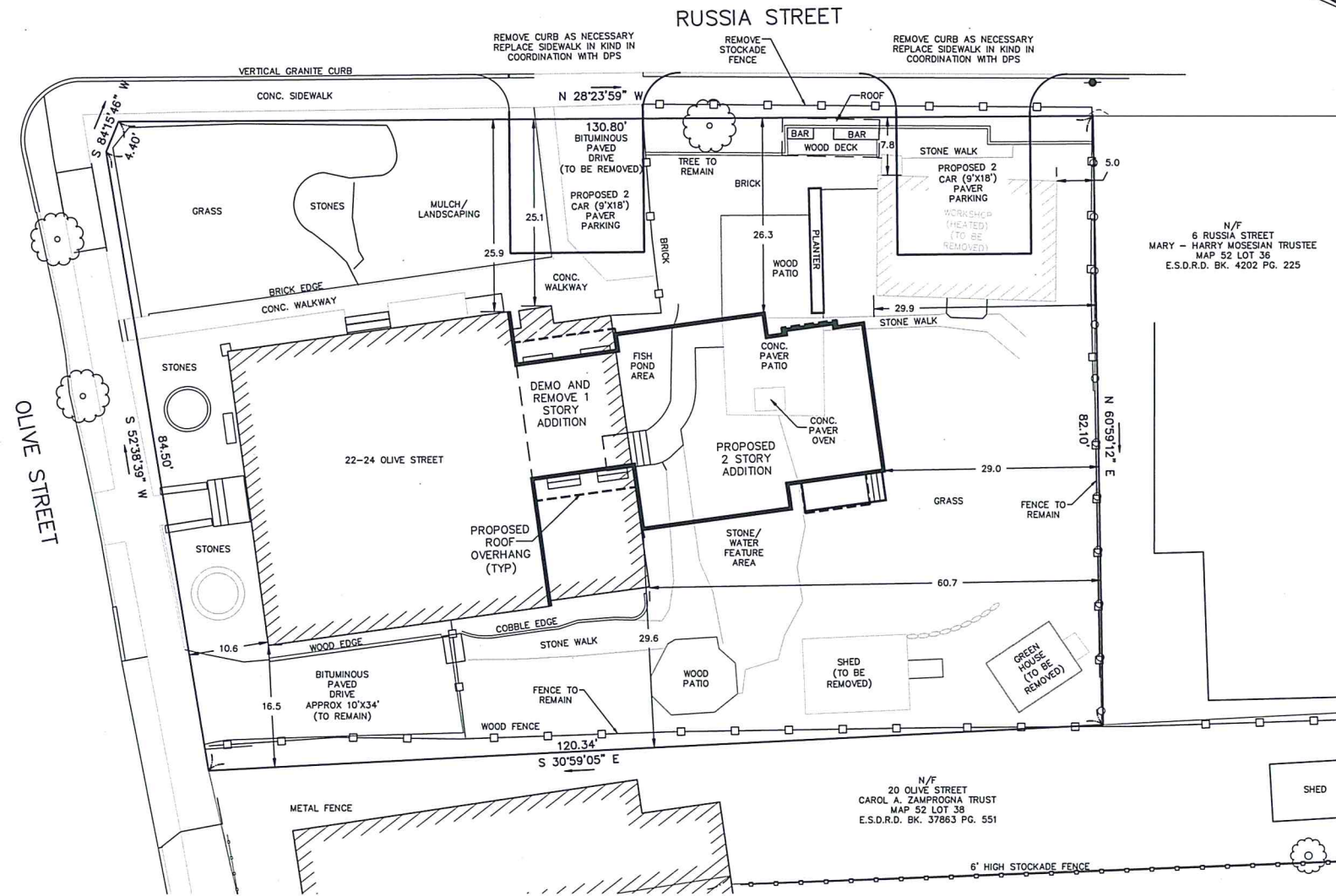
22-24 OLIVE STREET

OWNER: 22-24 OLIVE STREET LLC

DEED REFERENCE: BK. 39775 PG. 380

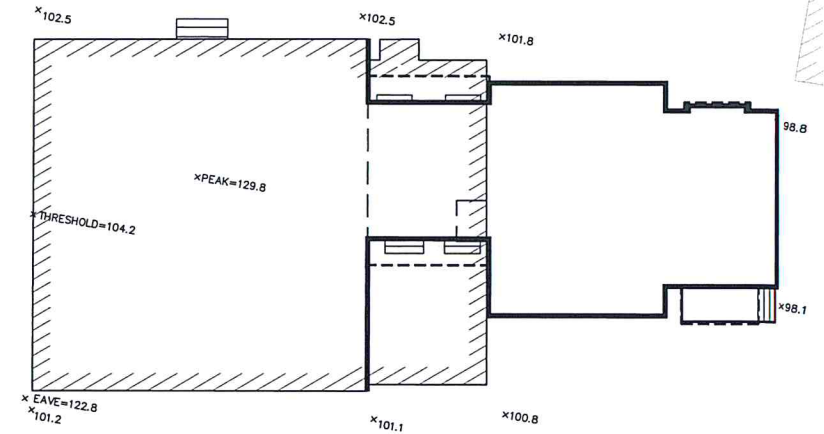
ASSESSORS: MAP 52 LOT 37

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

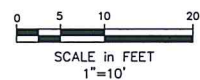


EXISTING BUILDING

Building Height	Building Height Calculations	
	Existing	Proposed
	24.7	25.5
Grades Used In Calculation		
	102.5	102.5
	102.5	102.5
	101.8	101.8
	100.8	100.8
	101.1	101.1
	101.2	101.2
	98.8	98.8
	98.1	98.1
Average Grade	101.7	100.9
Ridge Grade	129.8	129.8
Eave Grade	122.8	122.8
Mean Roof Grade	126.3	126.3



EXISTING BUILDING WITH ADDITION



Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS
1	9/14/21	EJC	UPDATED FOOTPRINT AS PROVIDED

FIELD: CO/EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

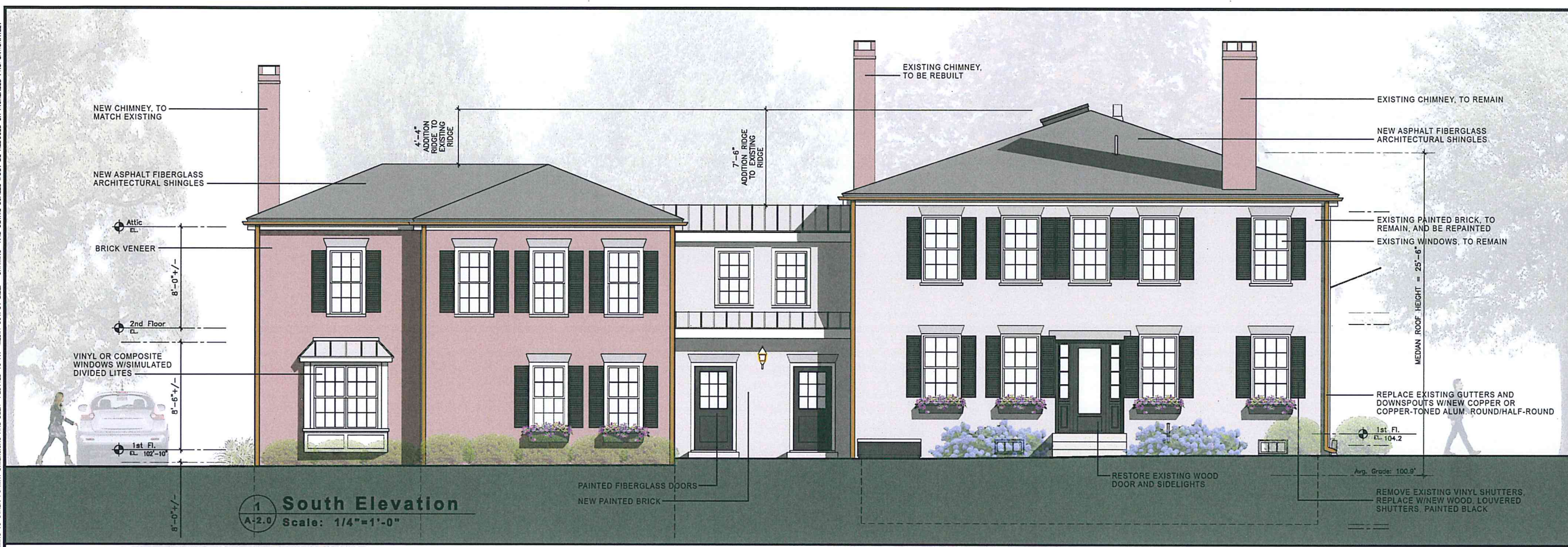
ZONING PLAN

22-24 OLIVE STREET

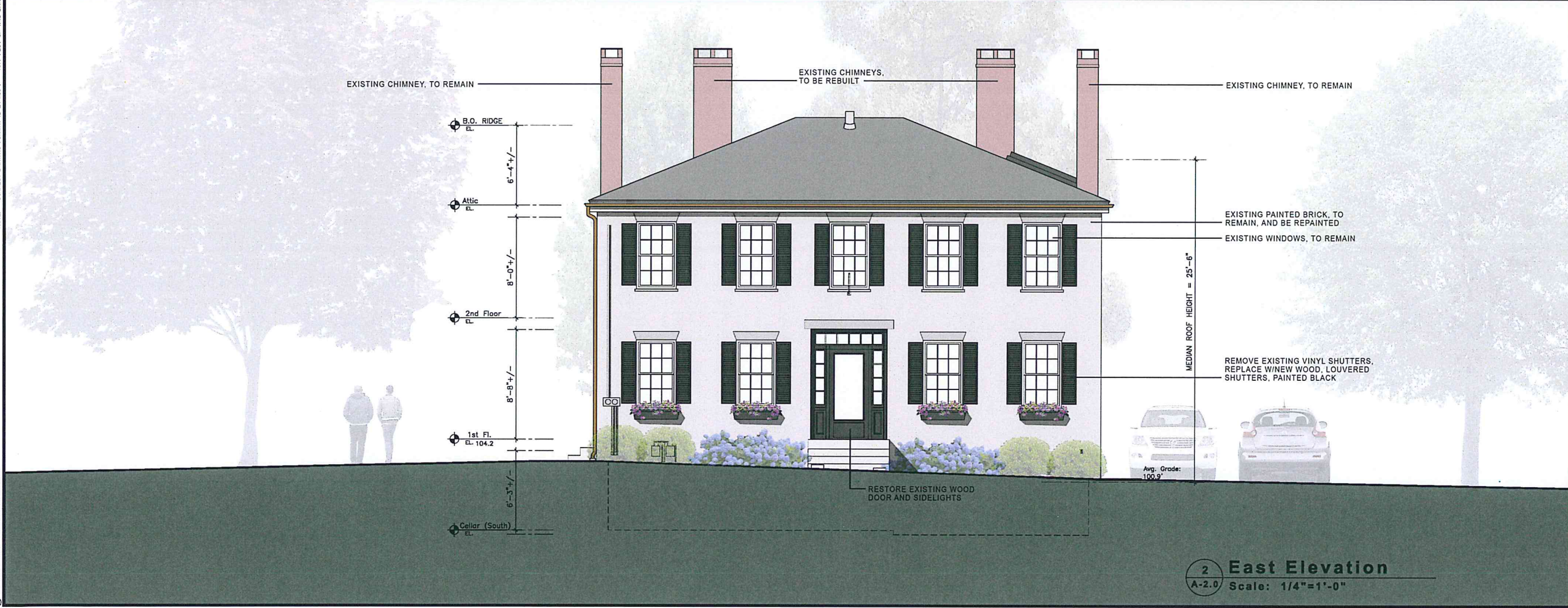
PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
SARKIS DEVELOPMENT COMPANY

PROJECT NO.
2021-22-24OLIVE
DATE: JUN 28, 2021
SHEET NO.
1 OF 1

NOTE: CORRECT DRAWING FORMAT IS 24"x36". ANY PLOT OF THIS DRAWING TO OTHER FORMAT DIMENSIONS HAS BEEN "PLOTTED TO FIT" MEDIA OUTPUT SIZE. DRAWING AND DETAIL SCALES MUST BE REDUCED OR INCREASED PROPORTIONATELY.



1 South Elevation
A-2.0 Scale: 1/4"=1'-0"



2 East Elevation
A-2.0 Scale: 1/4"=1'-0"



17 Larchmont Road
Salem, Massachusetts 01970
tel. 617.816.3555
www.tektoniksarchitects.com

CONSULTANTS

PROJECT

**Condominium
Conversion/
Renovations
+ Additions to
Private Residence**

22-24 Olive Street
Newburyport, Massachusetts
01950

DWG. TITLE

**Historic Commission
Submission**

**South + East
Building Elevations**

REVISIONS

NO.	DESCRIPTION

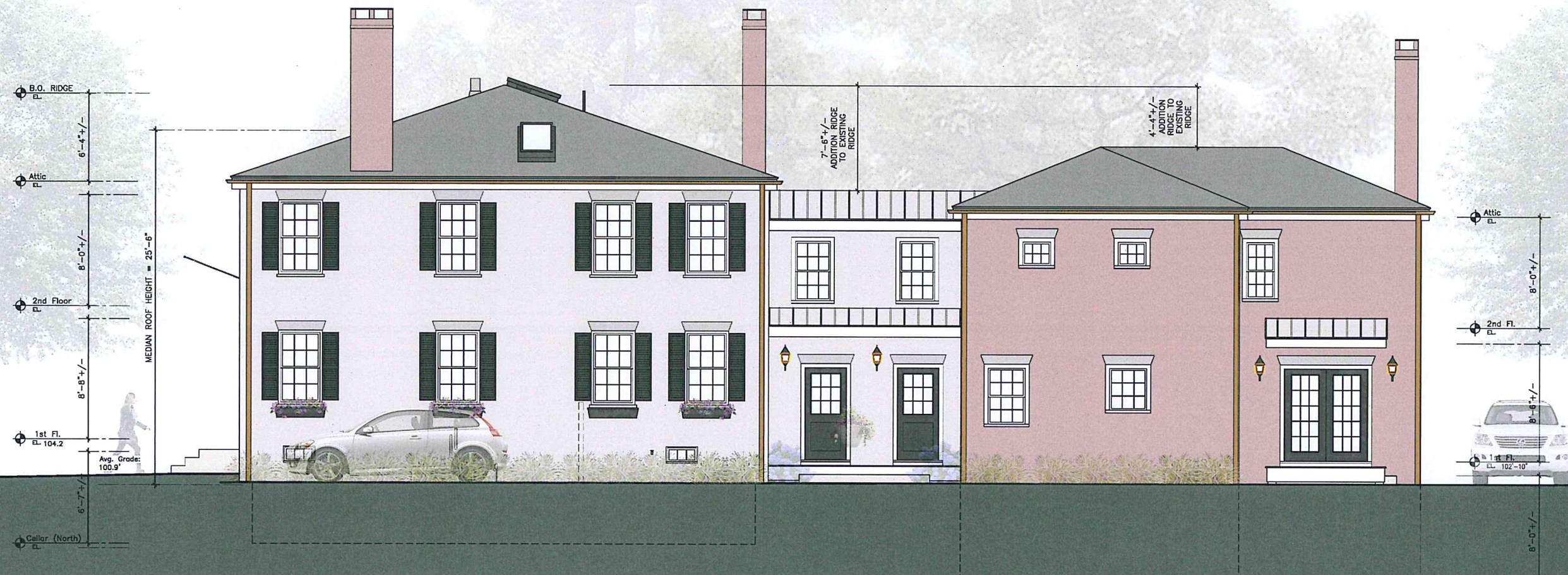
SEAL

SIGNATURE _____
PROJECT No. _____
SCALE **1/4" = 1'-0"**
DATE OF ISSUE **13 Sept. 2021**
DRAWING No. _____

A-2.0R

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1 North Elevation
 A-2.1 Scale: 1/4"=1'-0"



2 West Elevation
 A-2.1 Scale: 1/4"=1'-0"



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DWG. TITLE

**Historic Commission
 Submission**
**North + West
 Building Elevations**

REVISIONS

No.	Description

SEAL

SIGNATURE

PROJECT No.

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

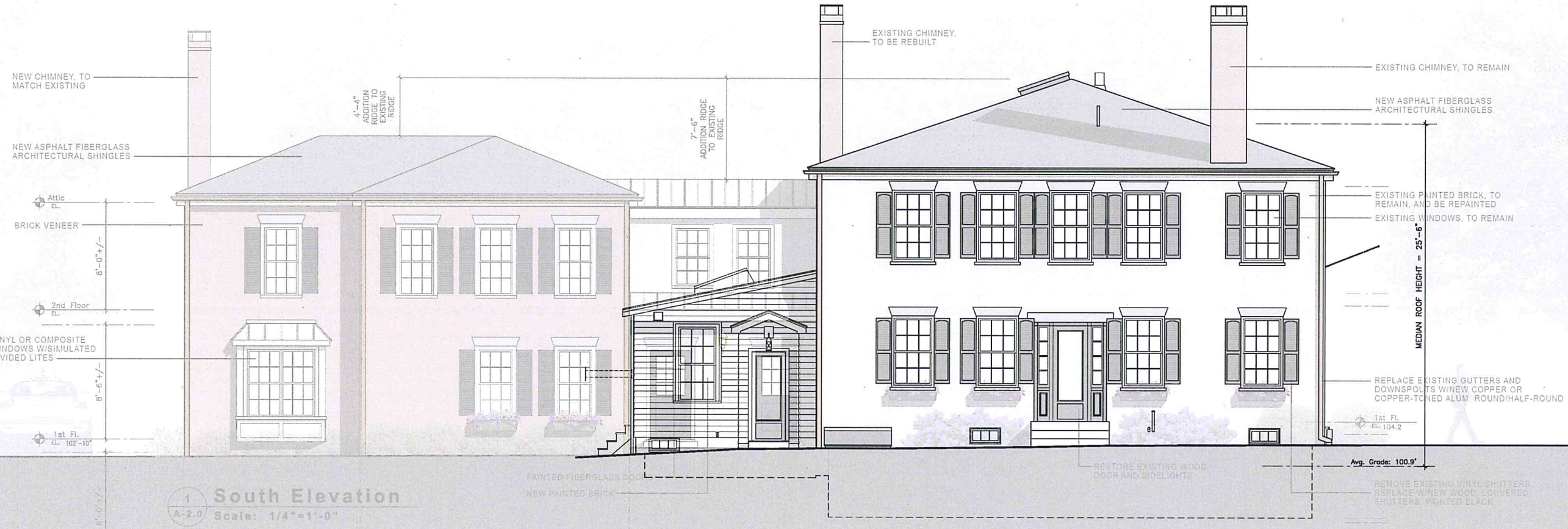
DATE OF ISSUE **13 Sept. 2021**

DRAWING No.

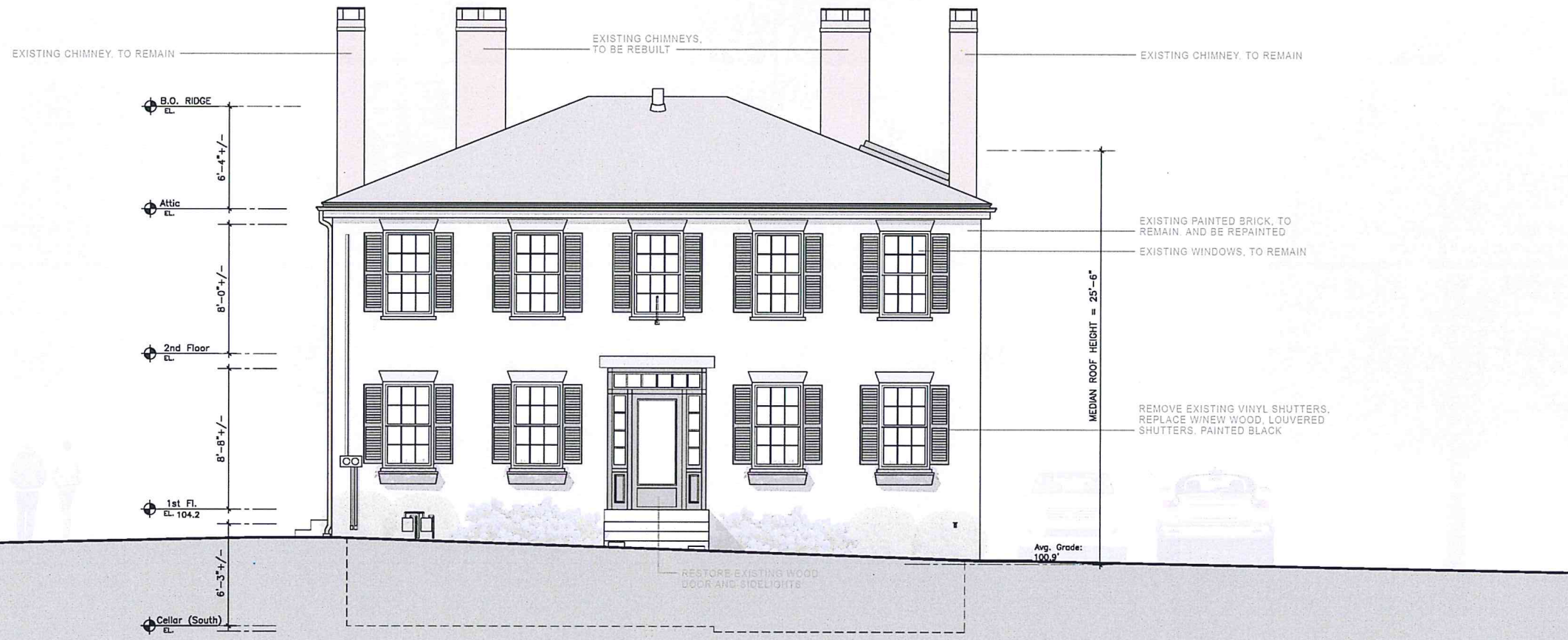
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1 South Elevation
A-2.0 Scale: 1/4" = 1'-0"



2 East Elevation
A-2.0 Scale: 1/4" = 1'-0"



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CONSULTANTS

PROJECT

Condominium Conversion/Renovations + Additions to Private Residence

22-24 Olive Street
Newburyport, Massachusetts 01950

DWG. TITLE

Historic Commission Submission
Overlay: South Elevation - New Addition over Existing Building

REVISIONS

NO.	DESCRIPTION

SEAL

SIGNATURE _____
PROJECT No. _____
SCALE **1/4" = 1'-0"**
DATE OF ISSUE **13 Sept. 2021**
DRAWING No. _____

A-2.0R
Overlay

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Private Residence**

22-24 Olive Street
Newburyport, Massachusetts
01950

DWG. TITLE

**Historic Commission
Submission**

**Overlay:
Current vs. Previous
Submissions**

REVISIONS

NO.	DESCRIPTION

SEAL

SIGNATURE _____

PROJECT No. _____

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

DATE OF ISSUE **13/Sep/2021**

DRAWING No. _____

A-2.0R

