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December 7, 2021

By Hand

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

Re: Request for Special Permit for Non-conformities;  
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 the 22-24 Olive Street, LLC the owner of the Property (the "Applicant"). The Property is located in the R-2 and DCOD zoning districts of the Newburyport Zoning Ordinance (the "Ordinance") and is used as a two-family residence (the "Residence").

Attached hereto we have included information which we believe will help in the Board's analysis to determine if the proposed renovations are substantially more detrimental to the neighborhood, than the existing structure(s). Specially, we have included a plan created based upon the City Assessor's MiMap system modified to show the proposed footprint of the structure on the Property along with photographs of adjacent and nearby buildings. You will see that the proposed renovations to the property are consistent with and certainly not substantially more detrimental than the existing conditions of the Property when you review:

- resulting separation between structures on other properties,
- areas of coverage as compared to the neighborhood,
- height of surrounding structures
- open space
- scale of buildings as compared to lots overall

among other comparisons which can be gleaned from this exhibit as well as our prior submissions.

Further, I attach for you the existing first floor plan. As the Board is aware, typically the Board does not, nor is it under its purview, to consider the inside of the structure. However, one member questioned the layout of the units. As previously noted, the Applicant is attempting to preserve the historic interior features of the existing structure and in doing so, in order to continue to have two units, is seeking the addition which will provide a unit of approximately 1,800 square feet. As you can see on the provided plan, in

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order to preserve the historic integrity of the existing structure while retaining the two family use and providing appropriate and compliant living space, the addition is proposed.

Based upon the foregoing, the Board can find that the proposed addition is not substantially more detrimental to the neighborhood than the existing structure.

Respectfully submitted  
22-24 Olive Street LLC  
By Its Attorney

A handwritten signature in blue ink, appearing to be 'Lisa L. Mead', with a stylized, cursive flourish.

Lisa L. Mead

Attachment  
cc: client

# City of Newburyport

12/02/2021



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.

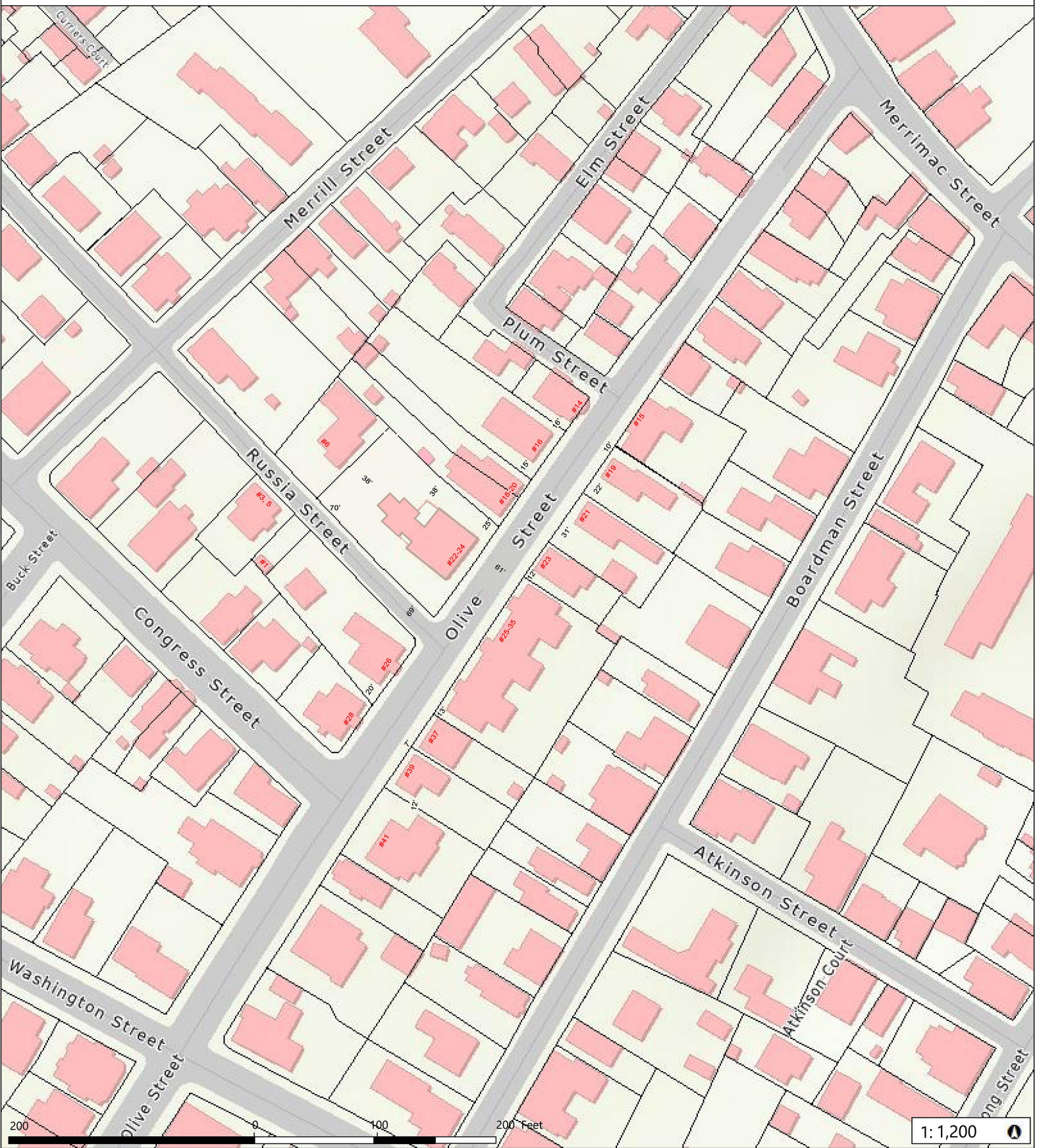


Legend			
Municipal Boundary	Road Right of Way	Interstate	Major Road
Stream	Intermittent Stream	Paved	Unpaved
		Local Road	Parcels
		Hydrographic Features	Streams



# City of Newburyport

12/02/2021



1:1,200

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**Legend**

Municipal Boundary	Road Right of Way	Interstate	Major Road
Stream	Intermittent Stream	Paved	Unpaved
		Local Road	Parcels
		Hydrographic Features	Streams

DISTANCE BETWEEN BUILDINGS SHOWN THUS: "26"  
BUILDINGS NUMBERS SHOWN THUS: " #22 "





22-24 OLIVE STREET (LEFT); 18-20 OLIVE STREET (RIGHT). 25' APART.



18-20 OLIVE STREET (LEFT); 16 OLIVE STREET (RIGHT). 15' APART.





37

900 644

SJP







WILLIAM PICKETT  
Mariner  
c1796



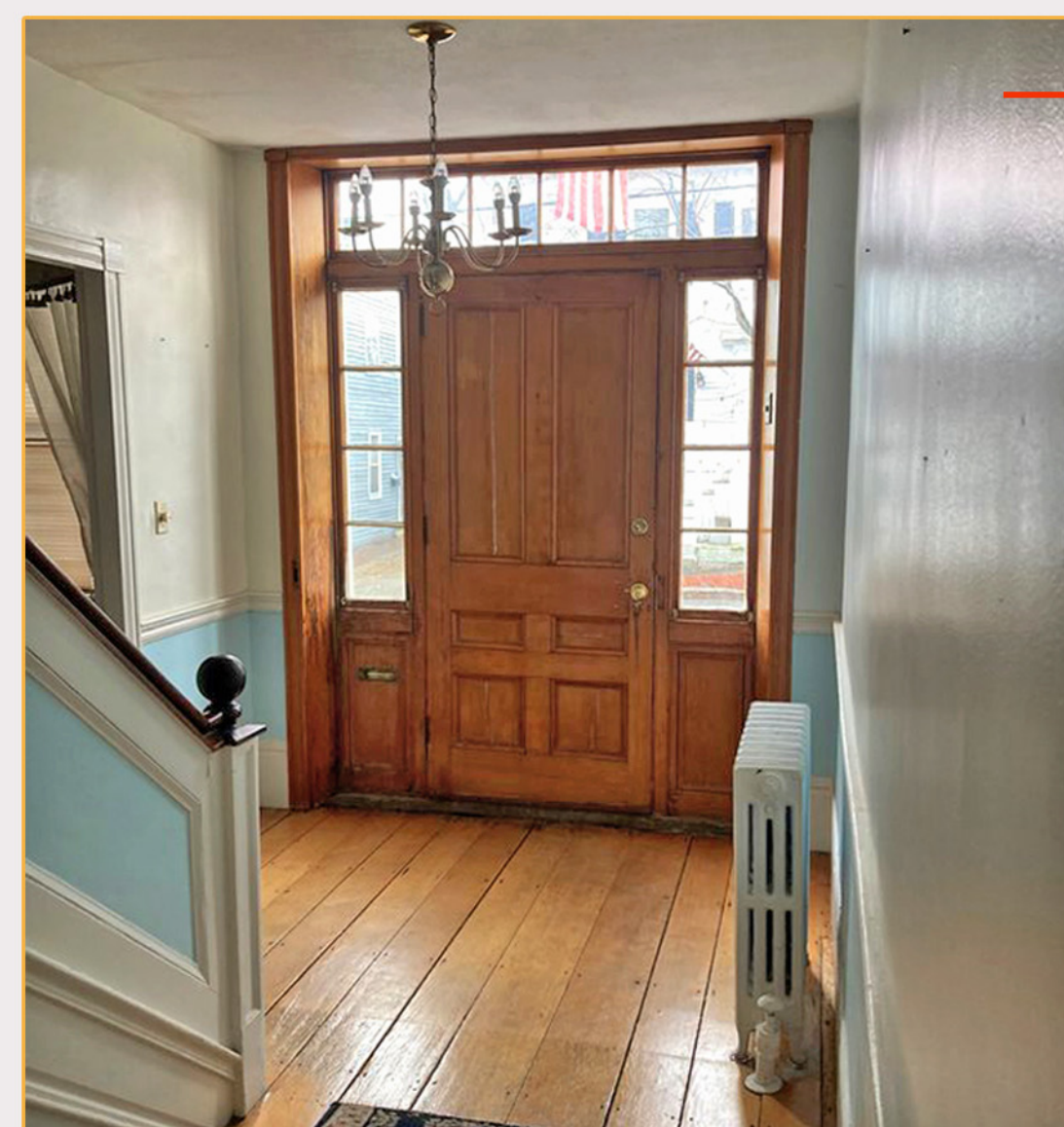
NOTE: CORRECT DRAWING FORMAT IS 24"x36". ANY PLOT OF THIS DRAWING TO OTHER FORMAT DIMENSIONS HAS BEEN "PLOTTED TO FIT" MEDIA OUTPUT SIZE. DRAWING AND DETAIL SCALES MUST BE REDUCED OR INCREASED PROPORTIONATELY.



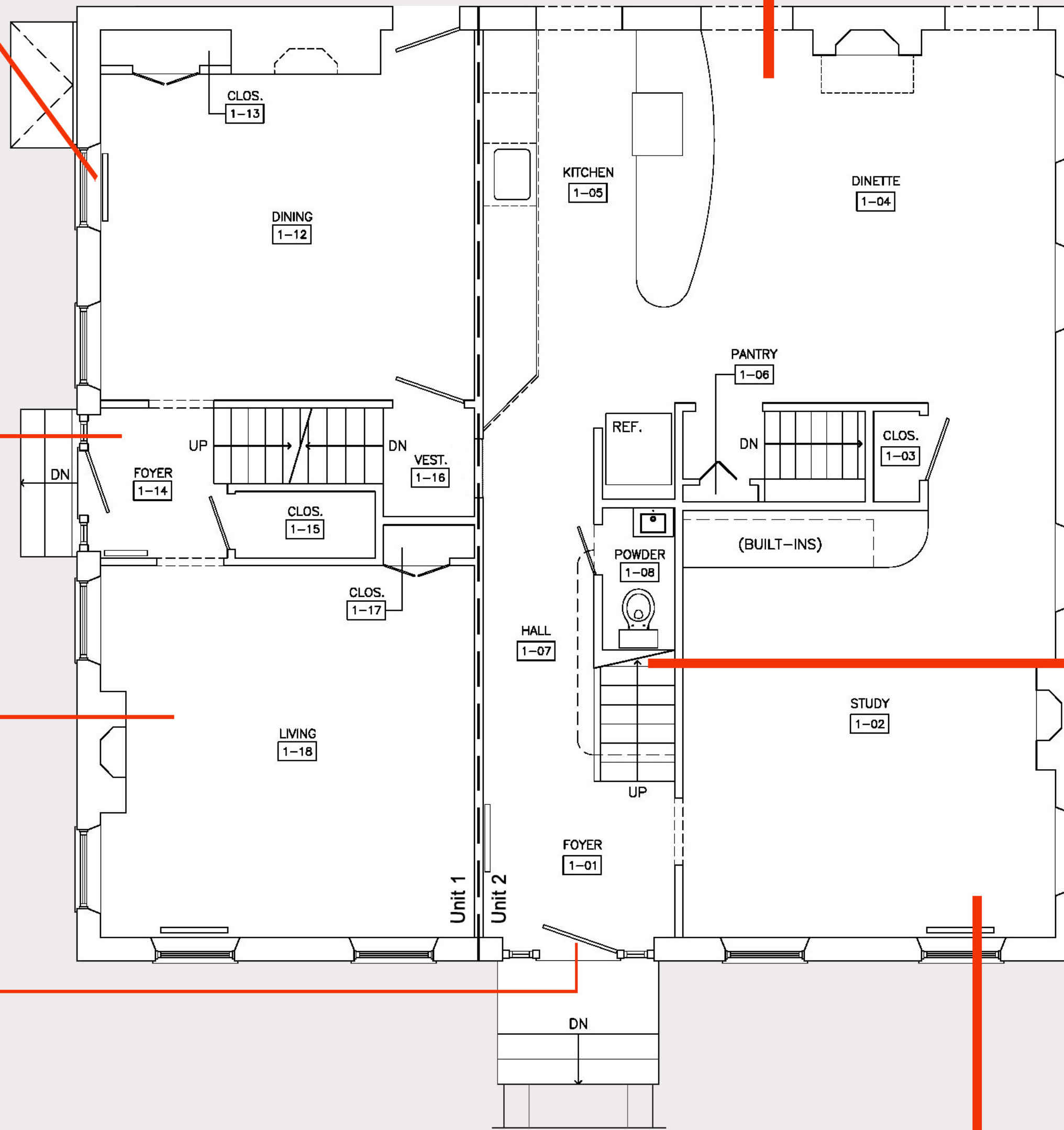
1. Typical Existing Window Detail



2. Existing Living Room Fireplace + Windows; Existing Side Stair Foyer



3. Existing Front Door, Olive Street



1 Plan: Existing First Floor  
EX-1.0 Scale: 1/4"=1'-0"



4. Existing Kitchen + Dining Ceiling



5+6. Existing Central Main Stair and Primary Hallway, Floors 1 + 2



7. Existing Parlor/Study Fireplace, Windows, and Exposed Timber Ceiling



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CONSULTANTS

PROJECT

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

22-24 Olive Street  
Newburyport, Massachusetts  
01950

DWG. TITLE

**ZBA Submission**

**Existing Cellar  
+ First Floor Plans**

REVISIONS

No.	Description

SEAL

SIGNATURE

PROJECT No.

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

DATE OF ISSUE **7 Dec. 2021**

DRAWING No.

**EX-1.0**

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