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VIA EMAIL ONLY

November 23, 2021

City of Newburyport  
Zoning Board of Appeals  
Attn: Andy Port, Planning Director  
60 Pleasant Street  
Newburyport, MA 01950

RE: Opposition to Zoning Relief: 22-24 Olive Street, LLC

Dear Mr. Port:

This firm represents Carol A. Zamprogna of 20 Olive Street, Newburyport, an abutter to the subject property. Enclosed please find photographs and a summary of information as to neighborhood properties to which we will refer at this evening's hearing on the special permit request of 22-24 Olive Street, LLC (the "Applicant").

Simply stated, the structure proposed by the Applicant is far too massive and, containing over 5000 square feet of finished area, is nearly twice as large as the next largest house in the neighborhood and over three times the size of many of the dwelling units in the neighborhood. As such, it is out of character for, and substantially more detrimental to, the neighborhood. As to our client, whose home is about a dozen paces from the proposed "addition" which, in essence, is a second dwelling unit proposed to be attached to the existing structure solely to avoid the recent prohibition of two separate dwelling units on a single, non-conforming lot such as the subject property, the proposed structure will result in a substantial loss of air and light and a loss of privacy which Ms. Zamprogna now enjoys.

Very truly yours,



William H. Sheehan III

WHS/kjs

cc: Lisa L. Mead, Esq.

**PROPERTY INFORMATION: 22-24 OLIVE STREET NEIGHBORHOOD**

Name(s) of Owner	Street Address	Parcel ID	Lot Size	Building Style	Finished Area
22-24 Olive Street, LLC	22-24 Olive Street	52-37	10758 *	Family Duplex	AS IS: 3567
22-24 Olive Street, LLC	22-24 Olive Street	52-37	10758 *	2-Unit Condominium	AS PROPOSED: 5058 **
Zamprogna, Carol A. TRS and Carol A. Zamprogna Revoc. Living Trust	20 Olive Street	52-38	3580	Old Style Colonial	1635
Skud, Bruce and Becker, Ellen Laurie J/T	14 Olive Street	52-41	1840	Conventional	1508
Donahue, Micah S. and Kristen S. T/E	16 Olive Street	52-40	7480	Antique	2590
Adams, Hayward Thompson TRS and Hayward Thompson Adams Revoc. Trust	18 Olive Street	52-39	3920	Old Style Colonial	1575
Lipsky, Gerald I. TRS and Carol A. Rouleau TRS	26 Olive Street	51-68	7550	Antique	2312
McGrath, Edmund R, JR. and Patricia E. J/T	28 Olive Street	51-67	3490	Antique	2210
Caverly, Andrew D. and Lauren Albrecht Caverly T/E	15 Olive Street	50-49	5700	Antique	2550
Moore, Frances S. TRS and Frances S. Moore Revocable Trust	19 Olive Street	50-50	4090	Family Conv.	1880
Badger, Amy F. Glater	21 Olive Street	50-51	4240	Antique	2320
Hallett, William A II and Elizabeth A. Gardell Hallett J/T	23 Olive Street	50-52	2120	Antique	1684
Six Condominium Units	25-35 Olive Street	49-1-A/F	12458	Condominium	1156 - 1247
Solomon, Phillip	37 Olive Street	49-2	3100	Antique	2100
39 Olive Street LLC c/o O'Brien	39 Olive Street	49-3	3973	Antique	1553
Molesian, Jerry L.	3 Russia Street	51-69	3230	Federalist	1728
Mosesian, Harry, Mary T/E	6 Russia Street	52-36	4100	Ranch	1088

\* Lot size per Applicant

\*\* Adds 1,491 sq. ft. per Applicant









20

6CD 685











