

# City of Newburyport Zoning Board of Appeals

## Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Map and Lot(s): \_\_\_\_\_ Zoning District: \_\_\_\_\_

Book and Page(s): \_\_\_\_\_

Owner(s) Name: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

This request for a Special Permit for Non-Conformities is made under section(s):  
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- |                                                           |                                                               |
|-----------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c)    |
| ___ Parking                                               | <input type="checkbox"/> Plum Island Overlay District (XXI-G) |
| ___ Upward Extension                                      | ___ FAR                                                       |
| ___ Open Space                                            | ___ Footprint Expansion                                       |
| ___ Height                                                | ___ Height Increase                                           |
| ___ Lot Area                                              |                                                               |
| ___ Use                                                   |                                                               |

Description of request:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

**City of Newburyport Zoning Board of Appeals**  
**Application for a SPECIAL PERMIT for NON-CONFORMITIES**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area			
Frontage			
Height*			
Lot Coverage (%)**			
Open Space (%)***			
Front Setback			
Side A Setback			
Side B Setback			
Rear Setback			
Parking Spaces			
FAR****			

\*Height is measured to median roof line.

\*\*Total building footprint divided by the lot area expressed as a percentage.

\*\*\*Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

\*\*\*\*FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

\_\_\_\_\_  
 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

\_\_\_\_\_  
 Owner (if different)

ZONING DETERMINATION

Name: Michael Griffin

Address: 22 Munroe Street Zoning District(s): R2/DCOD

Request: Demolish one story portion of existing historically contributing non conforming single family attached structure. Construct addition and new roof over existing rear portion and addition extending non conforming side yard setbacks and lot coverage.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)\*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3), FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)\*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major, Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Signature of Zoning Administrator

02/11/2020

Newburyport Zoning Administrator

Date

## 22 MUNROE ST

**Location** 22 MUNROE ST

**MBLU** 54/ 65/ / /

**Owner** RITCHIE NADINE & DENIS P  
T/E

**Assessment** \$392,800

**PID** 3750

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$182,500	\$210,300	\$392,800

### Owner of Record

**Owner** RITCHIE NADINE & DENIS P T/E

**Sale Price** \$475,000

**Co-Owner**

**Certificate**

**Address** 22 MUNROE ST

**Book & Page** 36858/0241

NEWBURYPORT, MA 01950

**Sale Date** 07/12/2018

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RITCHIE NADINE & DENIS P T/E	\$475,000		36858/0241	00	07/12/2018
ZAKA LLC	\$385,000		32362/0365	00	04/08/2013
SOUHLERIS P & SEYMOUR D TRS	\$45,333		31375/0399	1J	05/25/2012
LEGARE HOMES LLC TRS	\$45,333		31375/0397	1J	05/25/2012
LEGARE HOMES LLC TRS	\$45,333		31375/0395	1J	05/25/2012

### Building Information

#### Building 1 : Section 1

**Year Built:** 1850

**Living Area:** 990

#### Building Photo

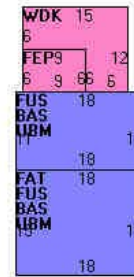
Building Attributes	
Field	Description
Style	Old Style Colonial
Model	Residential
Stories:	2 Stories
Occupancy	1

Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\01\14\02.jpg>)

### Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	468	468	
FUS	Upper Story, Finished	468	468	
FAT	Attic	270	54	
FEP	Porch, Enclosed	54	0	
UBM	Basement, Unfinished	468	0	
WDK	Deck, Wood	126	0	
		1,854	990	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	2 UNITS	\$3,500	1

### Land

#### Land Use

Use Code 1010

#### Land Line Valuation

Size (Acres) 0.03

**Description** SINGLE FAM

**Depth** 0

**Assessed Value** \$210,300

**Outbuildings**

<b>Outbuildings</b>	<b><u>Legend</u></b>
No Data for Outbuildings	

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2019	\$175,300	\$210,300	\$385,600

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June 26, 2020

Mr. Rob Ciampitti, Chairman  
Newburyport Zoning Board

RE: 22 Munroe Street, Newburyport, MA

Dear Mr. Ciampitti

We are submitting plans for a 2-story addition on our single-family half-house (attached) located at 22 Munroe Street, Newburyport.

The addition on the rear (North) side of the house will square up the footprint of the new living space to the perimeter of the current rear porch. In other words, and as shown on the drawings, the new addition itself does not exceed the footprint of the existing porch, adding approximately 159 square feet on the first floor. A new three-foot wide landing, along with stairs will be added for egress and extend into the yard area.

This renovation, while modest in size, will provide valuable additional living space on both floors. It will provide us with an expanded kitchen/dining space on the first floor and an enlarged master bedroom with a new master bath on the second floor.

The demolition work consists of the existing rear deck/porch and a shed roof section of our current kitchen. The removal of this shed roof section (considered "historic") was reviewed and approved by the Historical Commission back on April 24<sup>th</sup>.

Construction will consist of a newly poured foundation, framing and roof. Exterior millwork and finishes will match/blend to current house. There will be two new double-hung windows in the second-floor bedroom and they will match the existing size and style of our current windows.

Prior to our review in April by the Historic Commission we sent our design plans to many of our neighbors/abutters asking for their support. I have included their support signatures in our submission/application package again for our review with the Zoning Board.

Our project is scheduled for the July 28<sup>th</sup> agenda. Please let me know if you have questions that I can answer prior to the ZBA meeting.

Thank you for your time and consideration of our plans.

Nadine Ritchie

617-470-9510

NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1896 41	56-9		ca 1950-1970	contemporary	INT
✓ 45 #471	56-24		ca 1845	sidehall Greek Revival cottage	C
1897 47	56-25		ca 1845; 1970's	sidehall Greek Revival; alterations	C
1898 49	56-26		ca 1850	Greek Revival	C
1899 4 B	54-34		ca 1870	sidehall Italianate	C
1900 6 B	54-35		ca 1850-1870; 1960's	astylistic; alterations	MC
✓ 8 #76	54-36	James Blood Speculative Mill Housing (Double)	1845	Greek Revival	C
1901 10-12 B	54-63	James Blood Speculative Mill Housing (Double)	1845	Greek Revival	C
14	-----	see 45 Warren Street	-----	-----	-----
1902 18 B	54-67	Double House	ca 1870; 1890	Italianate; late Victorian alter.	C
✓ 20 #78	54-66	Merrill-Currier Double House	ca 1845-1855	Greek Revival	C
✓ 22	54-65	Merrill-Currier Double House	ca 1845-1855	Greek Revival	C





ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This two family dwelling is typical of the homes built in the industrial area of Newburyport during the middle decades of the nineteenth century. The style is Greek Revival which persisted until nearly the end of the century in this type of domestic architecture. The building is extremely simple. The only hints of the Greek Revival style are seen in the trabeated doorway with wide fascia in the entablature, and sidelights at either side of the doors. The cornice molding and cornerboards, though simple, are also characteristic of the period.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This two family house was built between 1851 and 1872. This entire neighborhood was being built up during the latter half of the nineteenth century because of the industries of cotton and shoe manufacture that had been established in the North End.

In 1872 the house was owned by Merrill E. Currier, mariner. Although the surrounding area is primarily related to the factories established in the North End during the nineteenth century, the Merrimack River was still a very strong force in the community. The men associated with the shipbuilding industry though concentrated along Merrimack Street and side streets like Oakland, lived throughout the North End.

BIBLIOGRAPHY and/or REFERENCES

1851 Plan of Newburyport, Mass. H. McIntire  
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.  
1851, 1871 City Directories

**NOTES:**

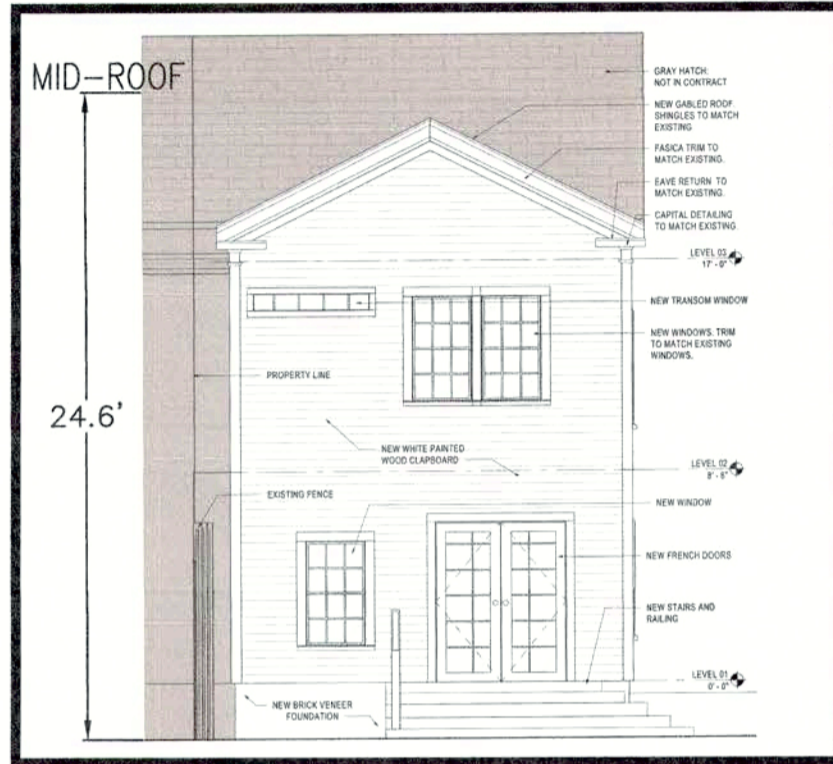
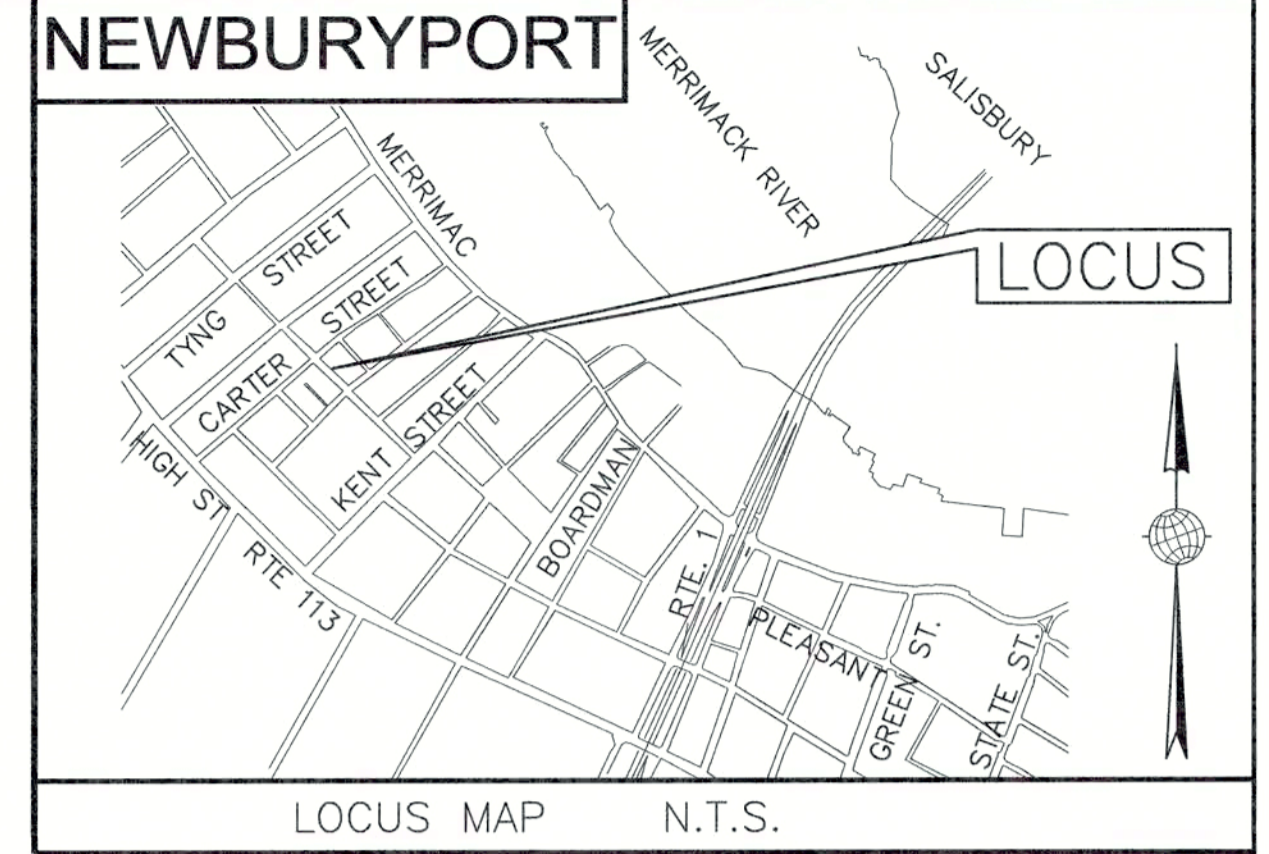
1. FIELD SURVEY PERFORMED: MARCH 9, 2020.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. ARCHITECTURAL DESIGN PROVIDED BY GRIFFIN DESIGN, WAKEFIELD, MA.

**REFERENCES:**

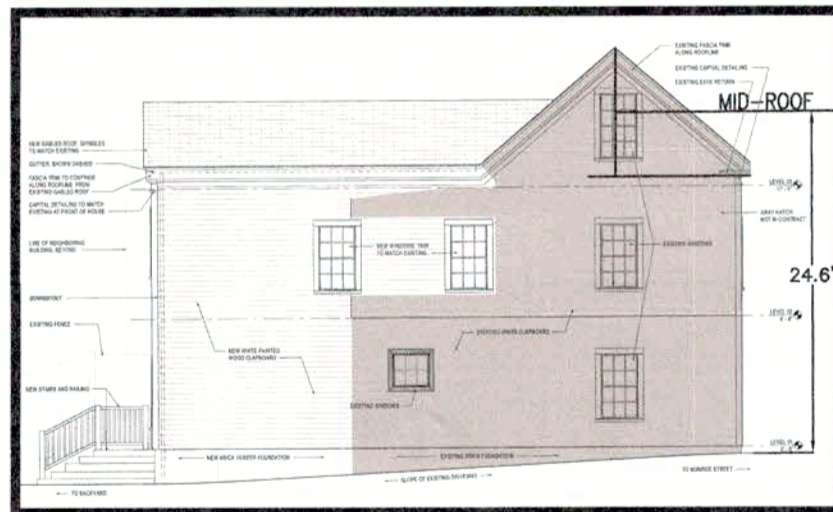
1. ESSEX COUNTY REGISTRY OF DEEDS  
BK 36858 PG 241 (DEED)  
PLAN BK 451 PL 82  
PLAN 48 OF 1972

**OWNER/APPLICANT:**

NADINE & DENIS RITCHIE  
DEED BOOK 36858 PAGE 241  
ASSESSOR'S MAP 54 LOT 65



NORTH ELEVATION VIEW N.T.S.

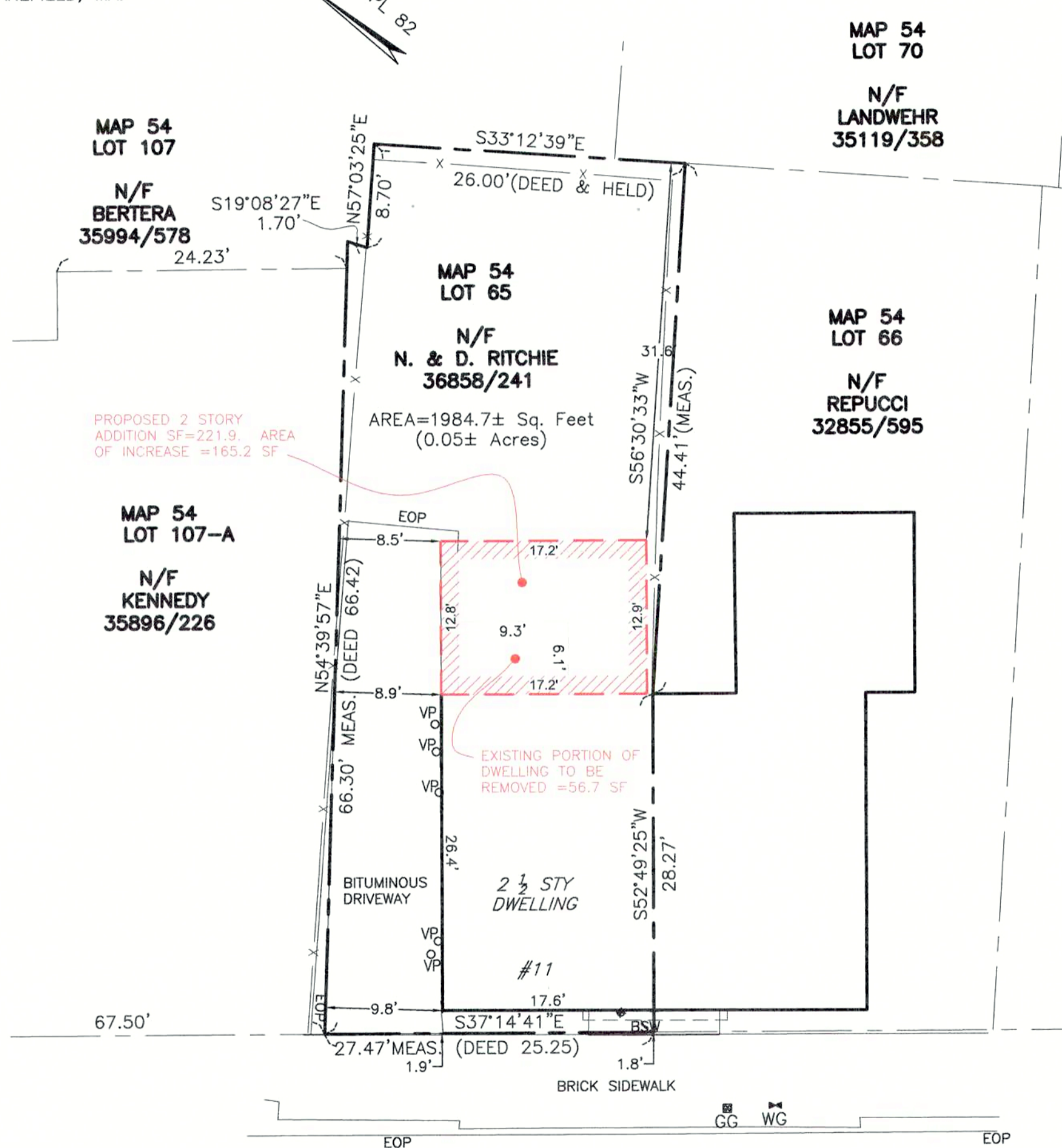


WEST ELEVATION VIEW N.T.S.

**ZONING**

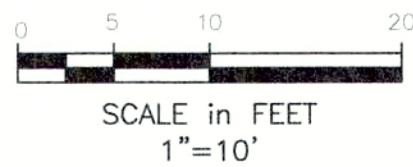
RESIDENTIAL 2 (R2)  
SINGLE FAMILY USE CODE 101  
(DEMOLITION CONTROL OVERLAY DISTRICT)

	REQUIRED*	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	1,984.7± SF	1,984.7± SF N.C.
MINIMUM FRONTAGE	90 FEET	27.47 FEET	27.47 FEET N.C.
FRONT	25 FEET	1.8 FEET	1.8 FEET N.C.
SIDE	10 FEET	8.9 FEET (L) 0.0 FEET (R)	8.5 FEET (L) 0.0 FEET (R) N.C.
REAR	25 FEET	38.8 FEET	31.6 FEET
% LOT COVERAGE	25%	26.3%	34.6%
MAX BLD HEIGHT	35 FEET	24.6 FEET±	24.6 FEET± (N.C.)
% OPEN SPACE	40%	53.4%	46.1%



67.50'

MUNROE STREET  
(PUBLIC - 50' WIDE LAYOUT)



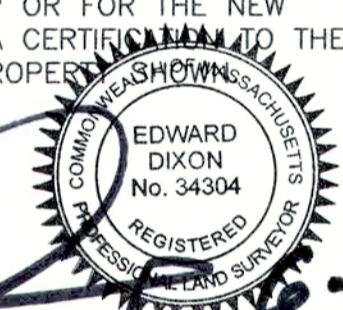
CA	ELEVATION VIEW	6/16/2020	REV:
CA	DRAFT ISSUE	3/18/2020	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		23380CPP.dwg	

I HEREBY CERTIFY THAT:

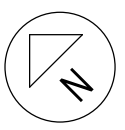
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

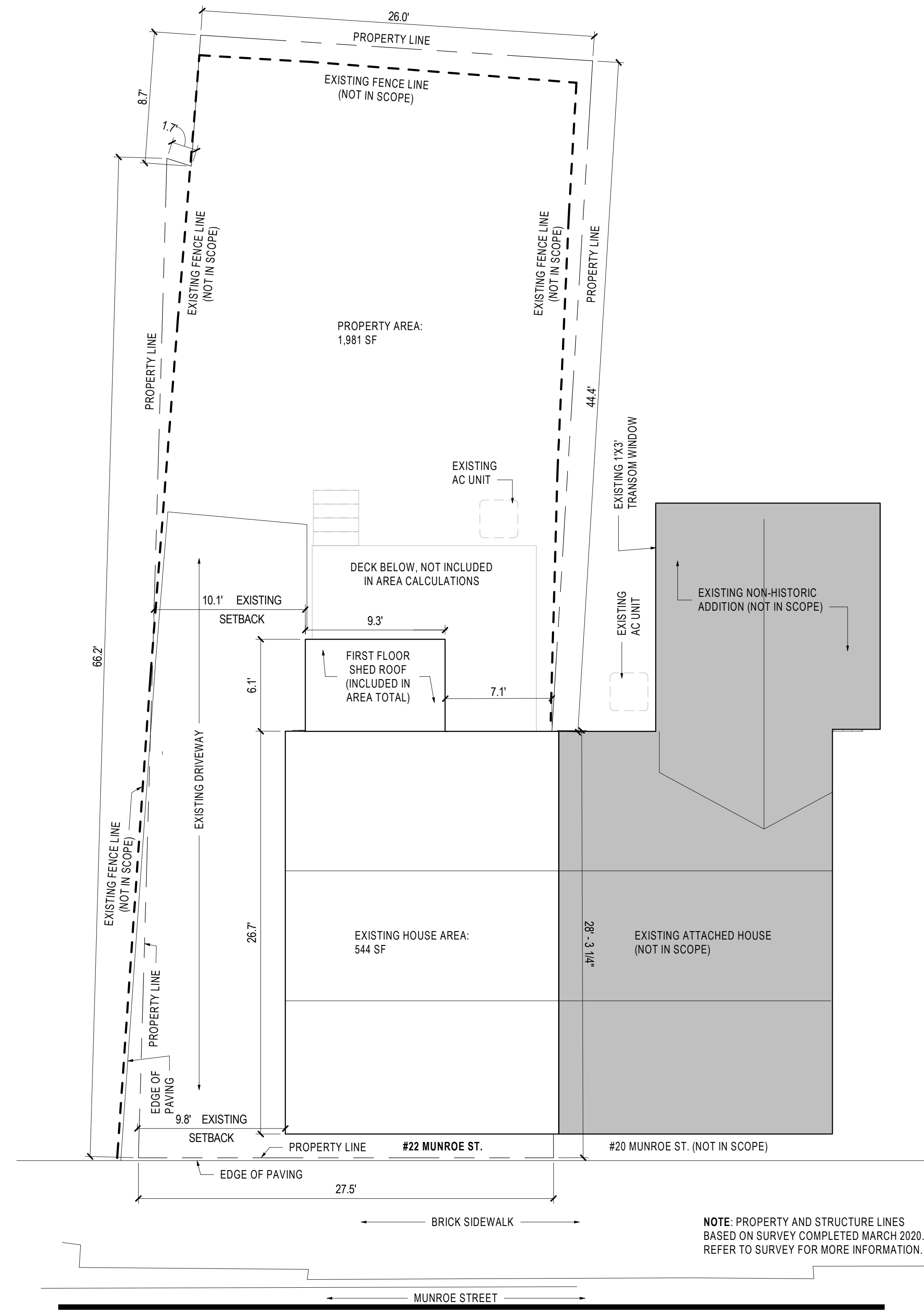
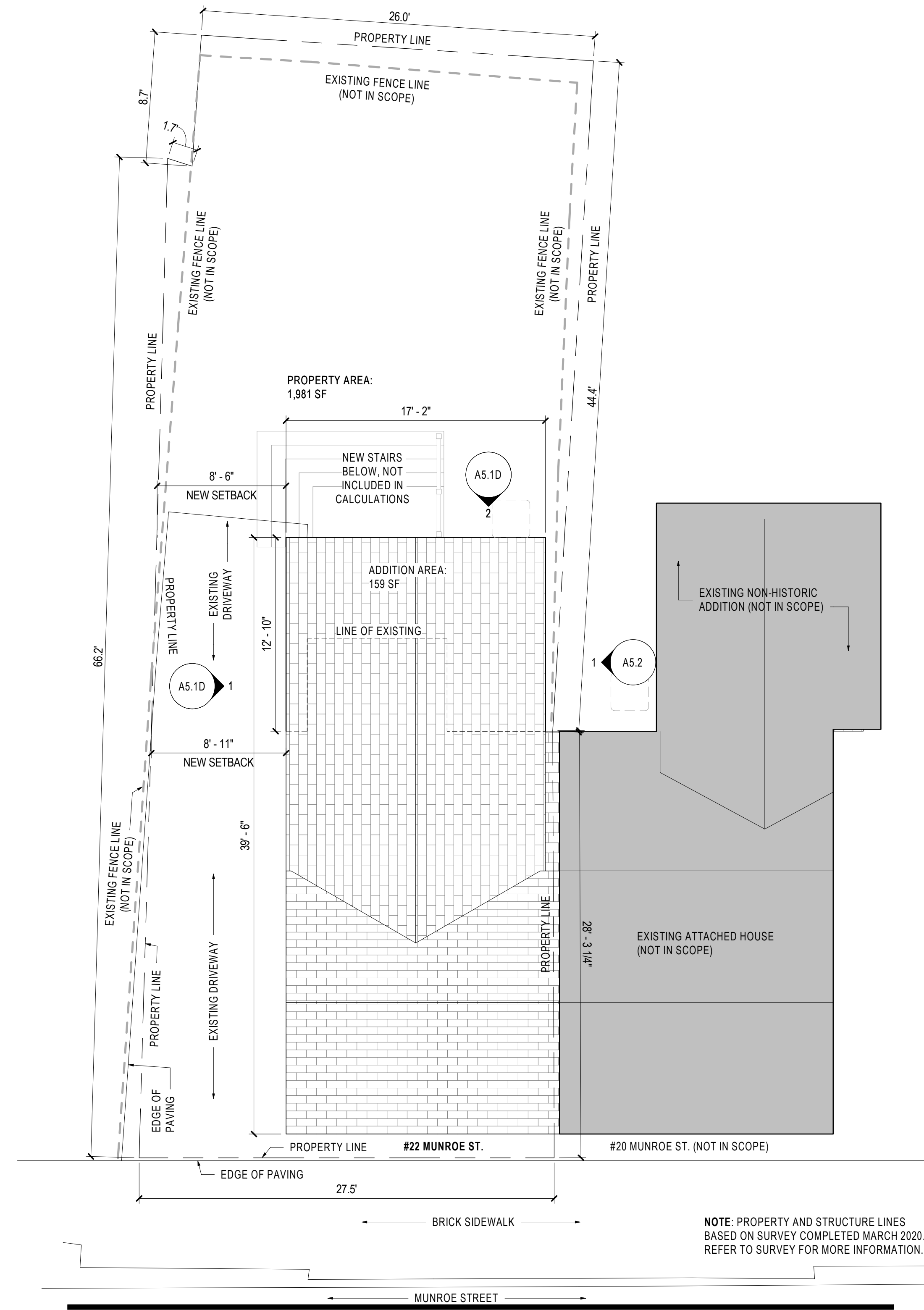
*Edward Dixon*  
PROFESSIONAL LAND SURVEYOR  
DATE: 3-18-2020



<p><b>CERTIFIED PLOT PLAN</b> <b>22 MUNROE STREET</b> IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY</p>		RESEARCH: CHA
		FIELD: CHA
<p>PREPARED FOR: <b>NADINE &amp; DENIS RITCHIE</b></p>		CALCULATION: CHA
		DRAFTING: CHA
<p>PREPARED BY: <b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Wetland Scientists TEL: 978-465-9992 www.hancockassociates.com</p>		CHECK: EDX
		PROJ. MANAGER: EDX
<p>ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950</p>		DATE: MARCH 10, 2020
		HANCOCK JOB# 23380A
<p>CRD FILE 23380CPP.CRD</p>		SHEET NO. 1 OF 1



Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW



**BLOCK SITE PLAN**



**PROJECT INFORMATION**

ADDRESS: 22 MUNROE STREET  
NEWBURYPORT, MA 01950

OWNER: NADINE & DENIS RITCHIE

PROPERTY AREA: 1,981 SF

EXISTING STRUCTURE ROOF AREA: 544 SF  
EXISTING LOT COVERAGE: 27.46%

PROPOSED ADDITION ROOF AREA: 159 SF  
PROPOSED LOT COVERAGE: 35.49%

**PROJECT SCOPE:**

2 STORY ADDITION TO THE REAR OF HOUSE.

FIRST FLOOR EXPANSION OF EXISTING KITCHEN. WORK TO INCLUDE DEMOLITION OF EXISTING DECK AND STAIR, NEW POURED FOUNDATION, FRAMING, NEW WINDOW AND DOOR, NEW MILLWORK, FINISHES, ELECTRICAL, LIGHTING, AND MODIFICATION TO HVAC AS NEEDED.

SECOND FLOOR EXPANSION OF EXISTING MASTER BEDROOM AND NEW MASTER BATHROOM. WORK TO INCLUDE NEW FRAMING, WINDOWS, GABLED ROOF, FINISHES, ELECTRICAL, PLUMBING, AND HVAC.

EXTERIOR MATERIALS AND DETAILS TO MATCH EXISTING. NEW WORK TO SEAMLESSLY BLEND INTO EXISTING HOUSE.

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name

RITCHIE

Project Number

001

Description

SITE PLAN

Scale

As indicated

**A1.1**

**BLOCK SITE PLAN**



**PROJECT INFORMATION**

ADDRESS: 22 MUNROE STREET  
NEWBURYPORT, MA 01950

OWNER: NADINE & DENIS RITCHIE

PROPERTY AREA: 1,984.7 SF

EXISTING STRUCTURE ROOF AREA: 522.14 SF  
EXISTING LOT COVERAGE: 26.3%

PROPOSED ADDITION ROOF AREA: 159 SF  
PROPOSED LOT COVERAGE: 34.3%

**PROJECT SCOPE:**

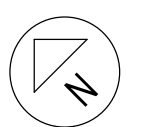
2 STORY ADDITION TO THE REAR OF HOUSE.

FIRST FLOOR EXPANSION OF EXISTING KITCHEN. WORK TO INCLUDE DEMOLITION OF EXISTING DECK AND STAIR, NEW POURED FOUNDATION, FRAMING, NEW WINDOW AND DOOR, NEW MILLWORK, FINISHES, ELECTRICAL, LIGHTING, AND MODIFICATION TO HVAC AS NEEDED.

SECOND FLOOR EXPANSION OF EXISTING MASTER BEDROOM AND NEW MASTER BATHROOM. WORK TO INCLUDE NEW FRAMING, WINDOWS, GABLED ROOF, FINISHES, ELECTRICAL, PLUMBING, AND HVAC.

EXTERIOR MATERIALS AND DETAILS TO MATCH EXISTING. NEW WORK TO SEAMLESSLY BLEND INTO EXISTING HOUSE.

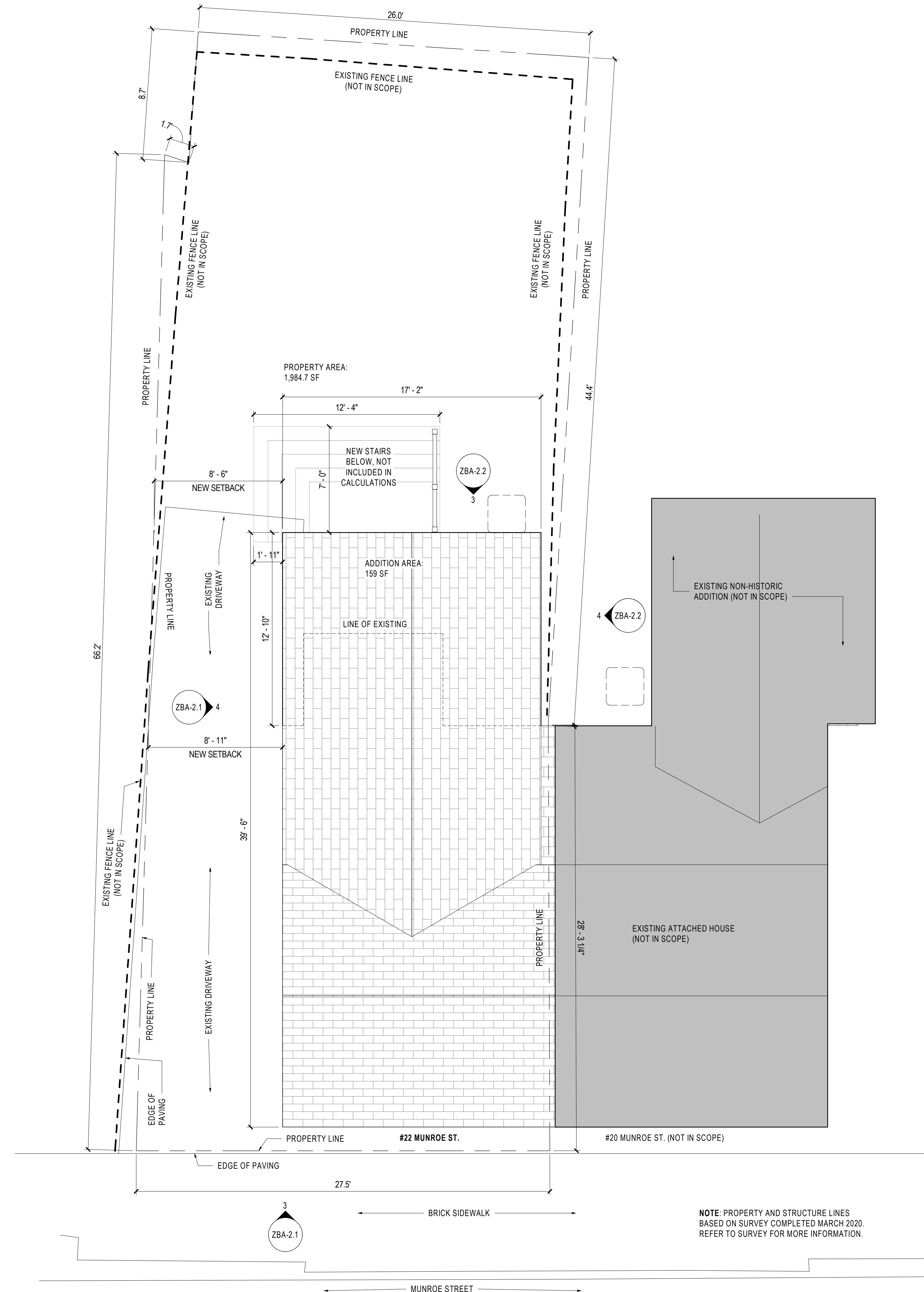
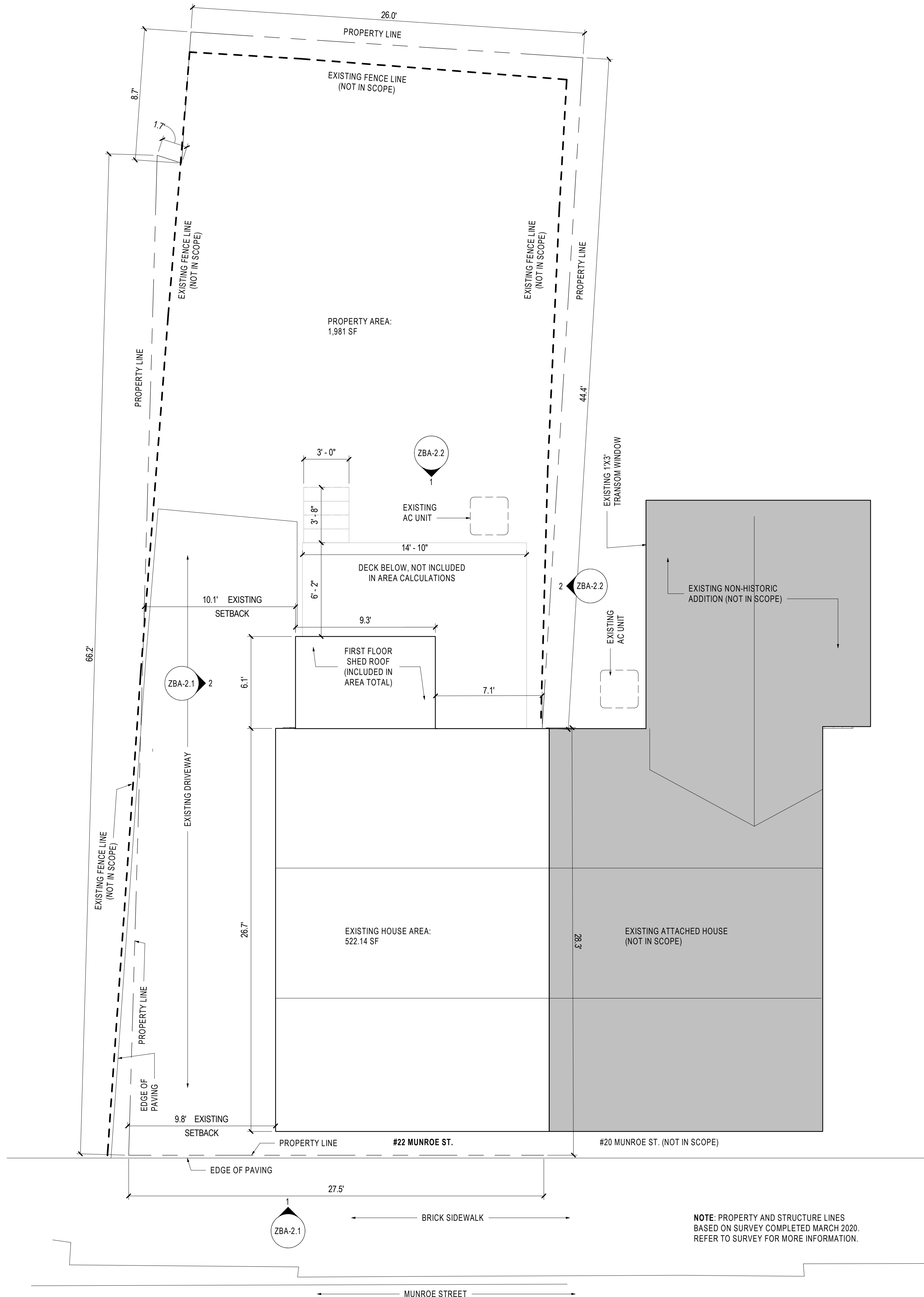
**RITCHIE**  
22 Munroe St. Newburyport, MA 01950



**GRIFFIN DESIGN**

Wakefield, MA  
HelloGriffinDesign@gmail.com  
781.771.9567

Date	Description
06/27/20	ZBA REVIEW



NOTE: PROPERTY AND STRUCTURE LINES BASED ON SURVEY COMPLETED MARCH 2020. REFER TO SURVEY FOR MORE INFORMATION.

NOTE: PROPERTY AND STRUCTURE LINES BASED ON SURVEY COMPLETED MARCH 2020. REFER TO SURVEY FOR MORE INFORMATION.

Seal / Signature

**NOT FOR CONSTRUCTION**

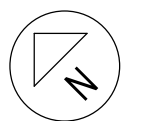
Project Name: RITCHIE

Project Number: 001

Description: SITE PLANS - EXISTING & PROPOSED

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

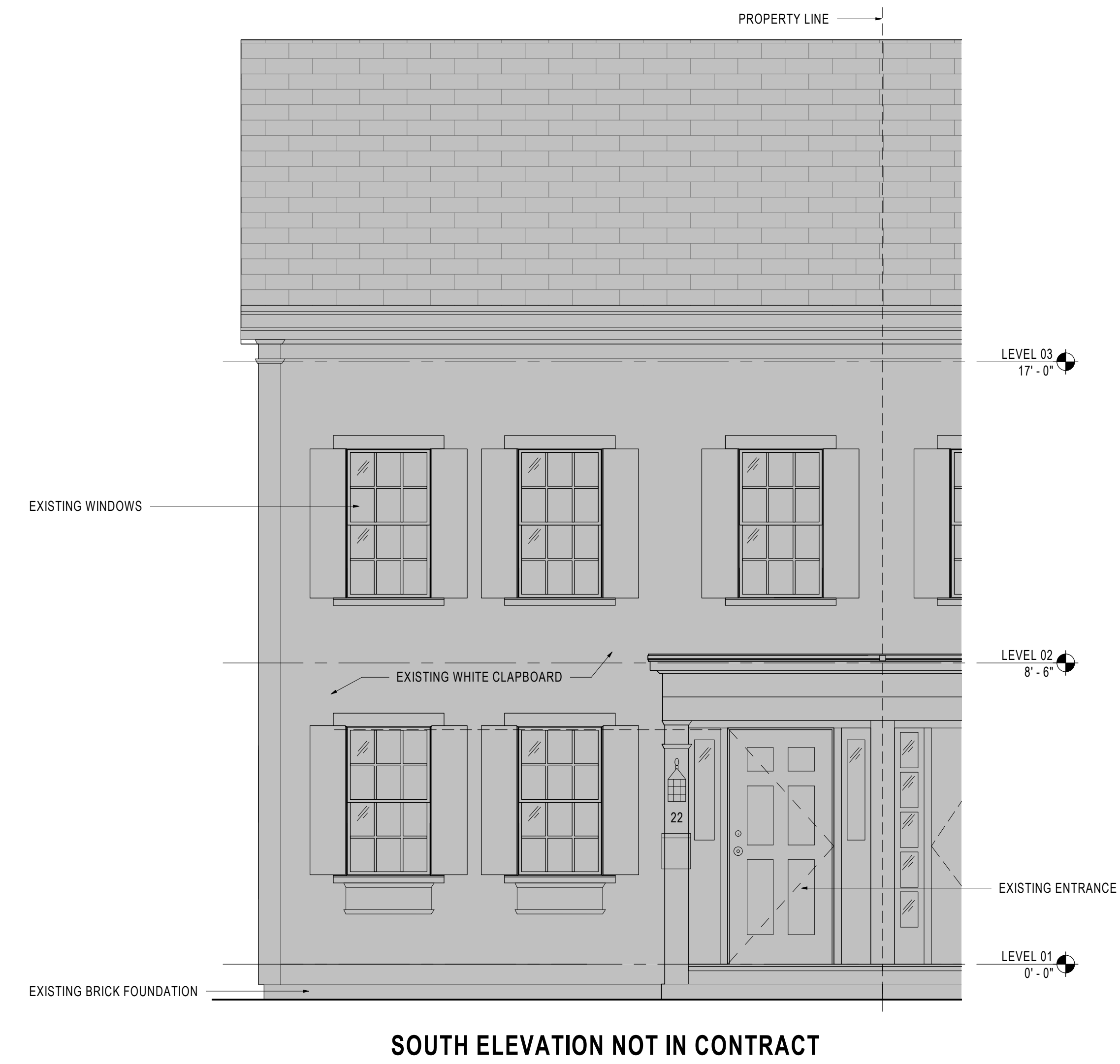
**ZBA-1**



Date	Description
06/27/20	ZBA REVIEW

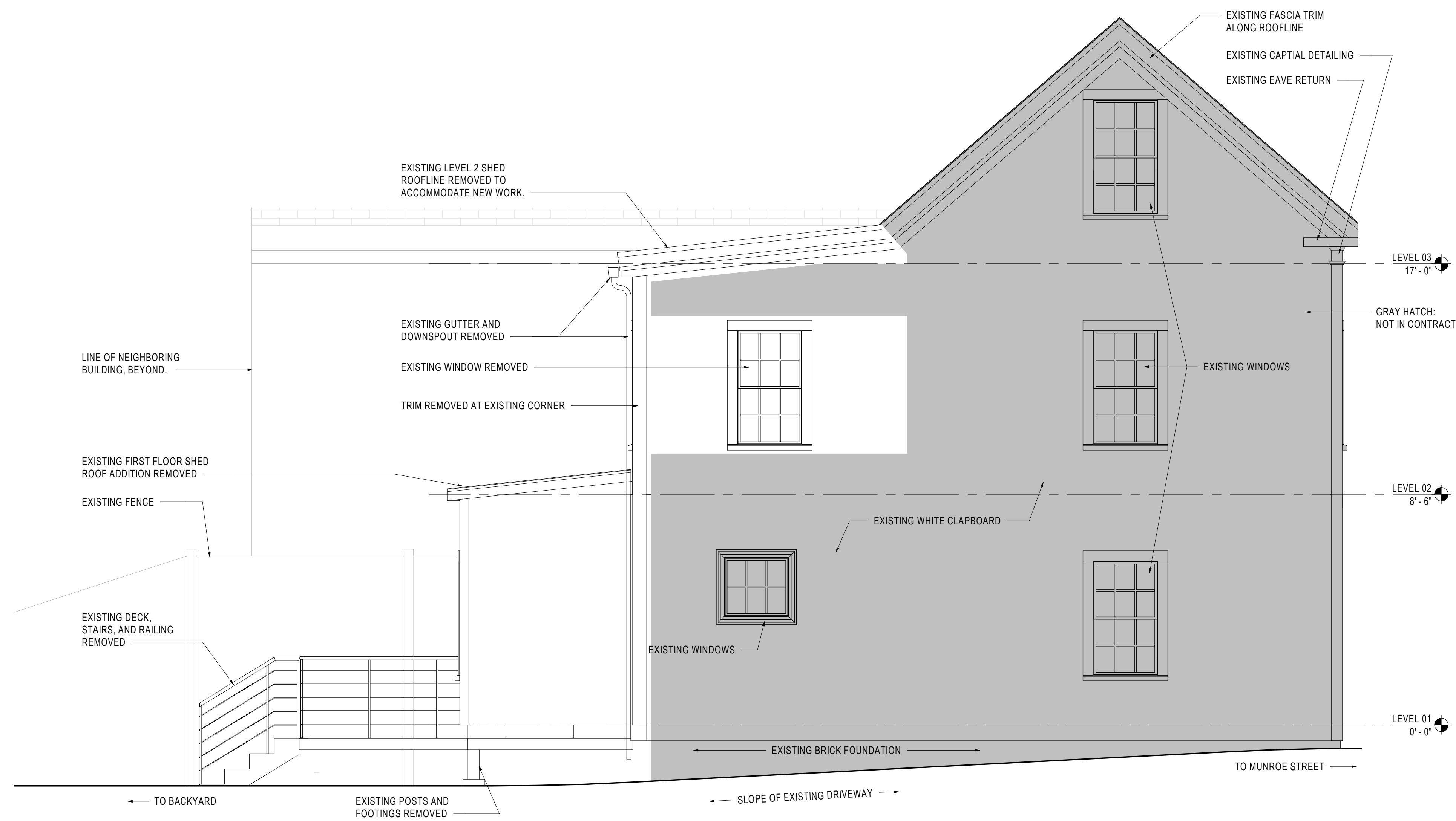


**4** PROPOSED ELEVATION - EXTERIOR WEST (DRIVEWAY)  
SCALE: 3/8" = 1'-0"

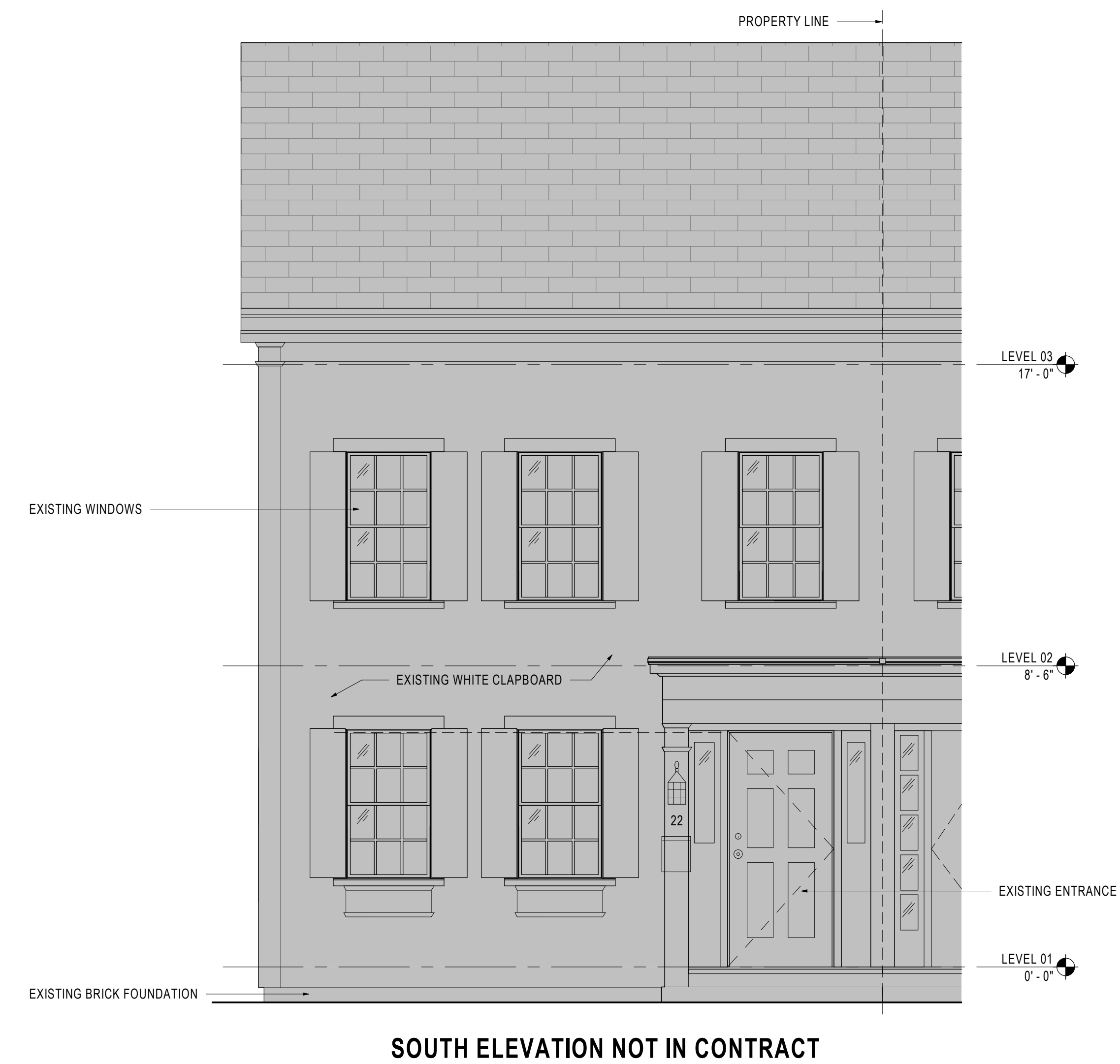


**SOUTH ELEVATION NOT IN CONTRACT**

**3** PROPOSED ELEVATION - EXTERIOR SOUTH (STREET)  
SCALE: 3/8" = 1'-0"



**2** EXISTING ELEVATION - EXTERIOR WEST (DRIVEWAY)  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION NOT IN CONTRACT**

**1** EXISTING ELEVATION - EXTERIOR SOUTH (STREET)  
SCALE: 3/8" = 1'-0"

Seal / Signature

**NOT FOR CONSTRUCTION**

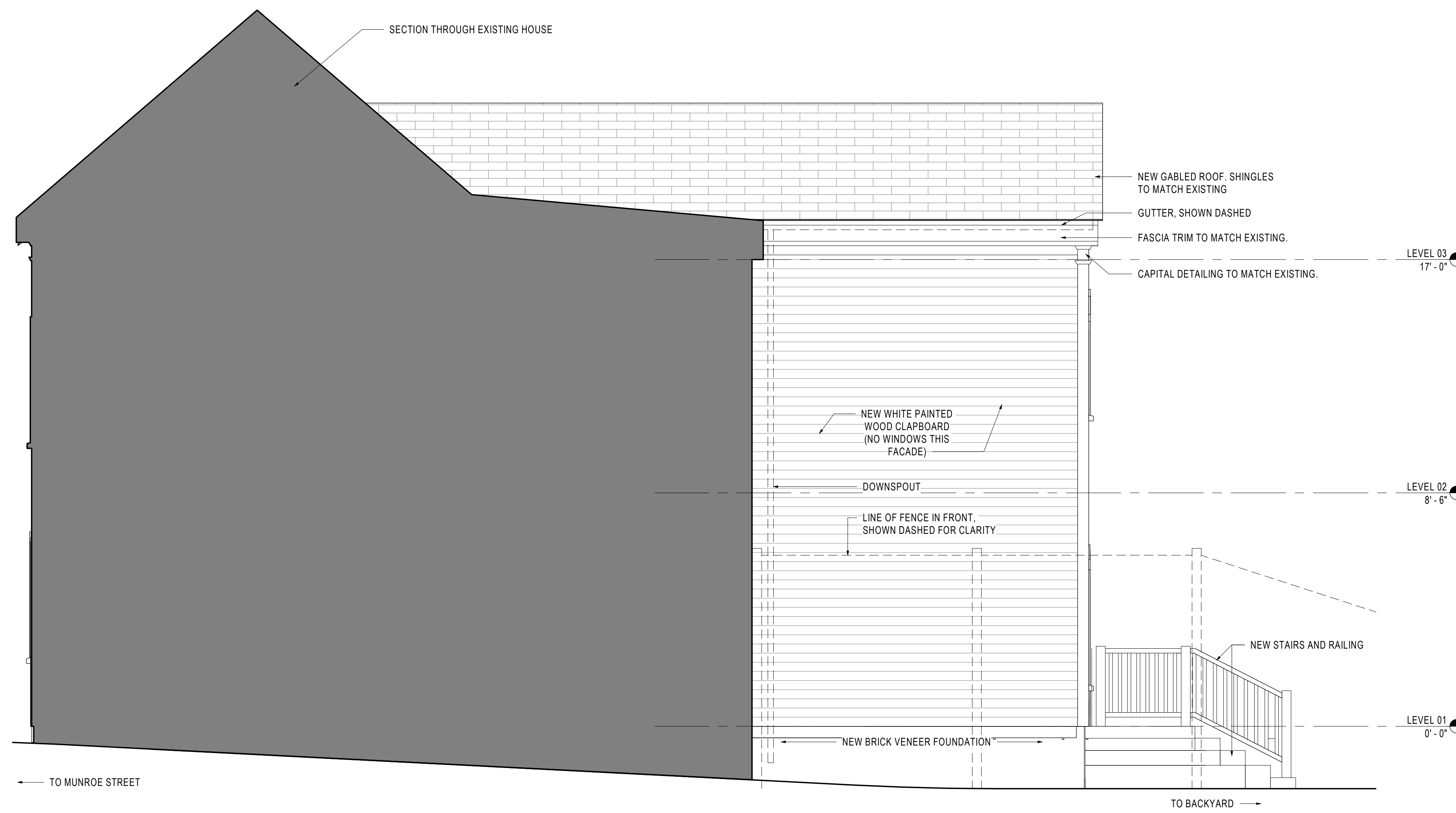
Project Name  
**RITCHIE**

Project Number  
**001**

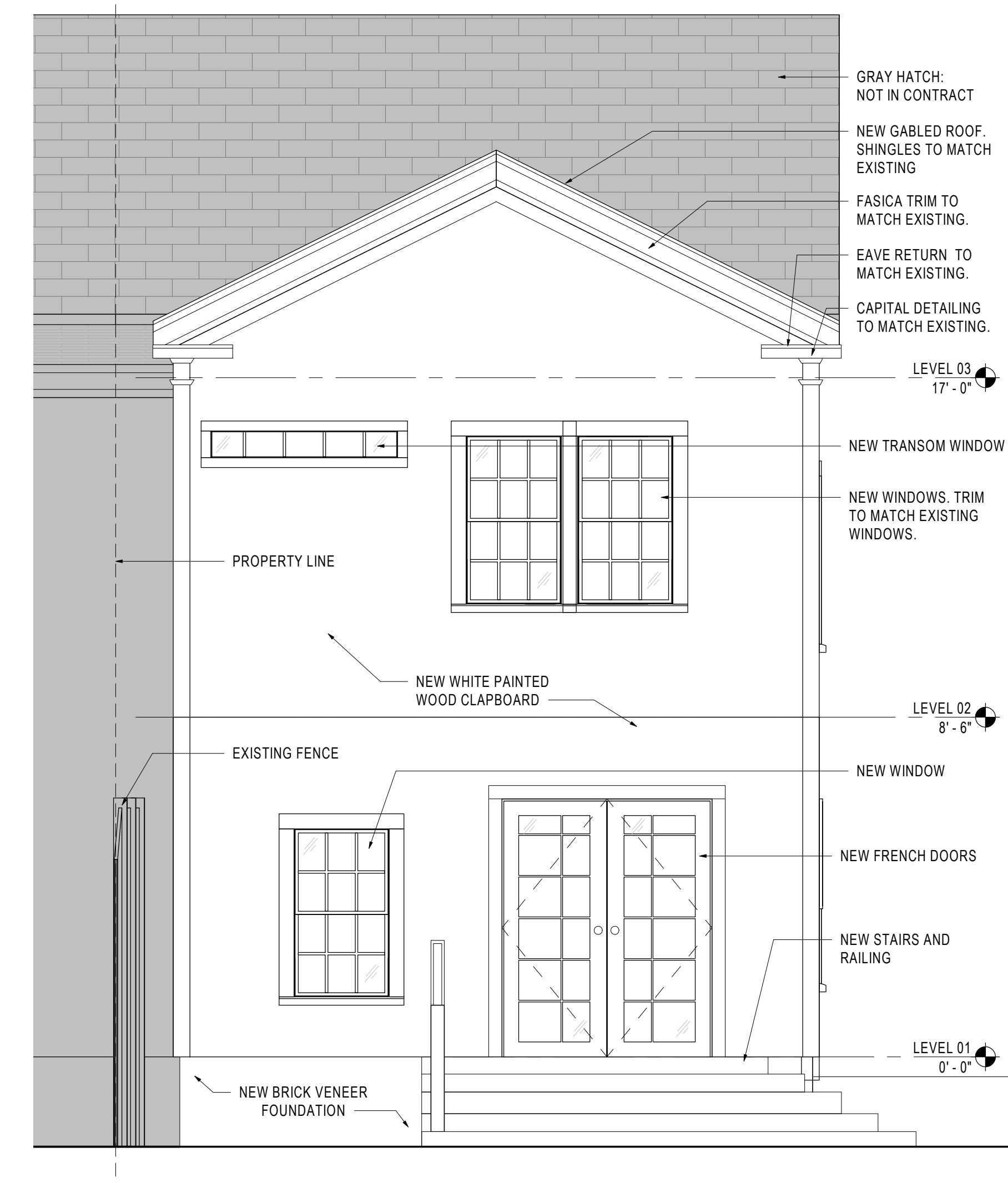
Description  
**ELEVATIONS - EXISTING & PROPOSED - SOUTH & WEST**

Scale  
**3/8" = 1'-0"**

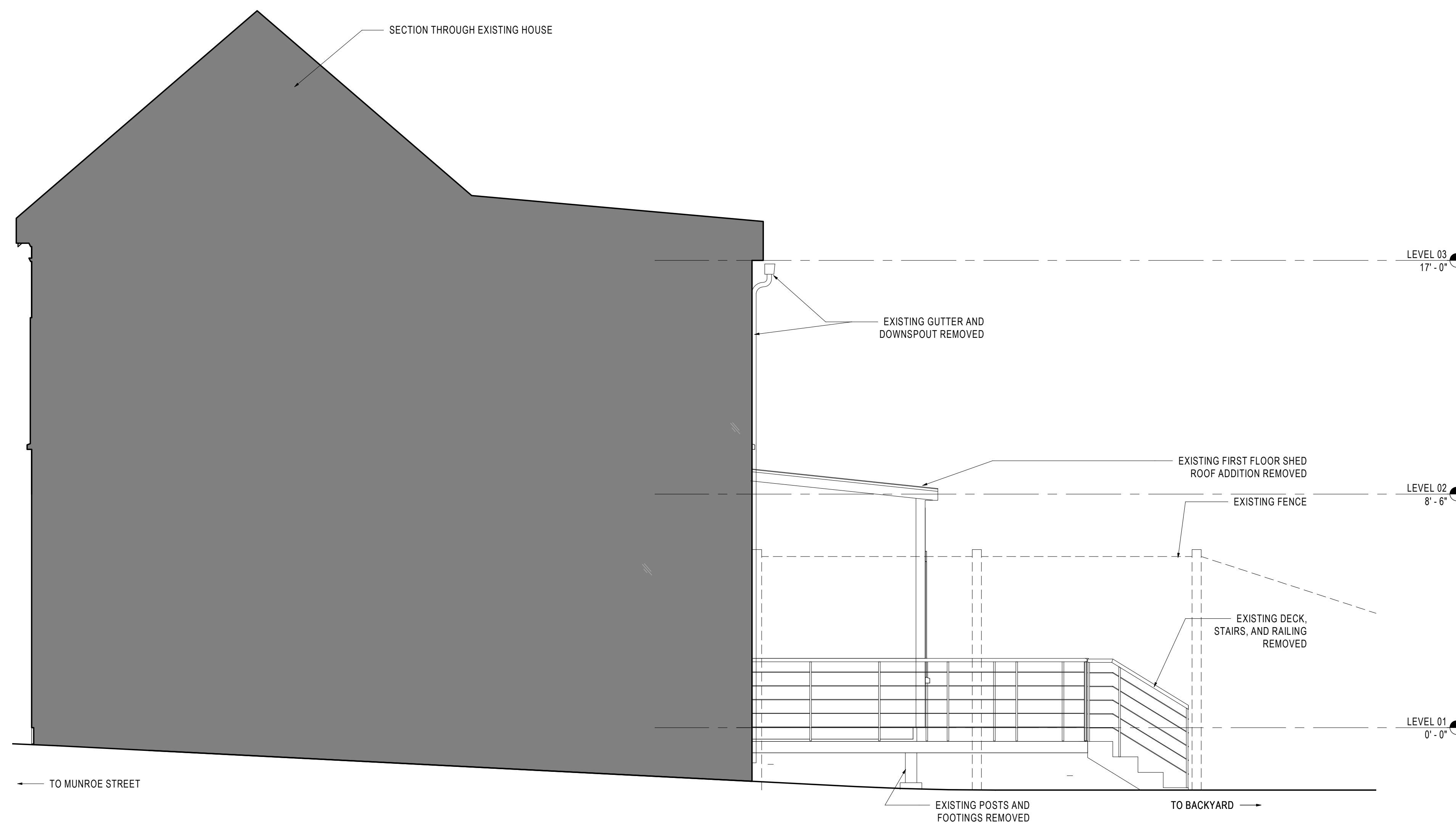
**ZBA-2.1**



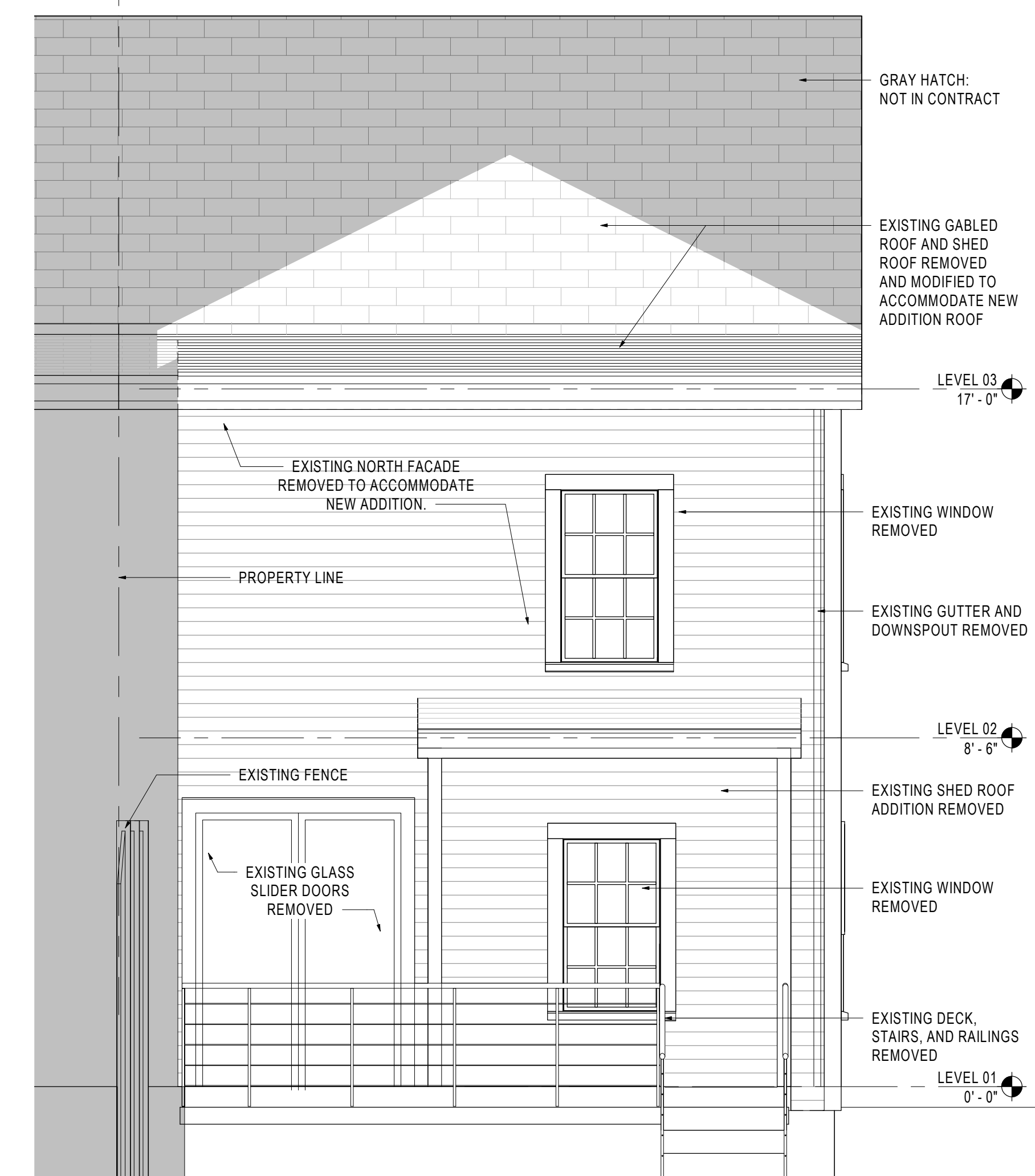
**4** PROPOSED ELEVATION - EXTERIOR EAST (BACKYARD)  
SCALE: 3/8" = 1'-0"



**3** PROPOSED ELEVATION - EXTERIOR NORTH (BACKYARD)  
SCALE: 3/8" = 1'-0"



**2** EXISTING ELEVATION - EXTERIOR EAST (BACKYARD)  
SCALE: 3/8" = 1'-0"



**1** EXISTING ELEVATION - EXTERIOR NORTH (BACKYARD)  
SCALE: 3/8" = 1'-0"

Date	Description
06/27/20	ZBA REVIEW

Seal / Signature

**NOT FOR  
CONSTRUCTION**

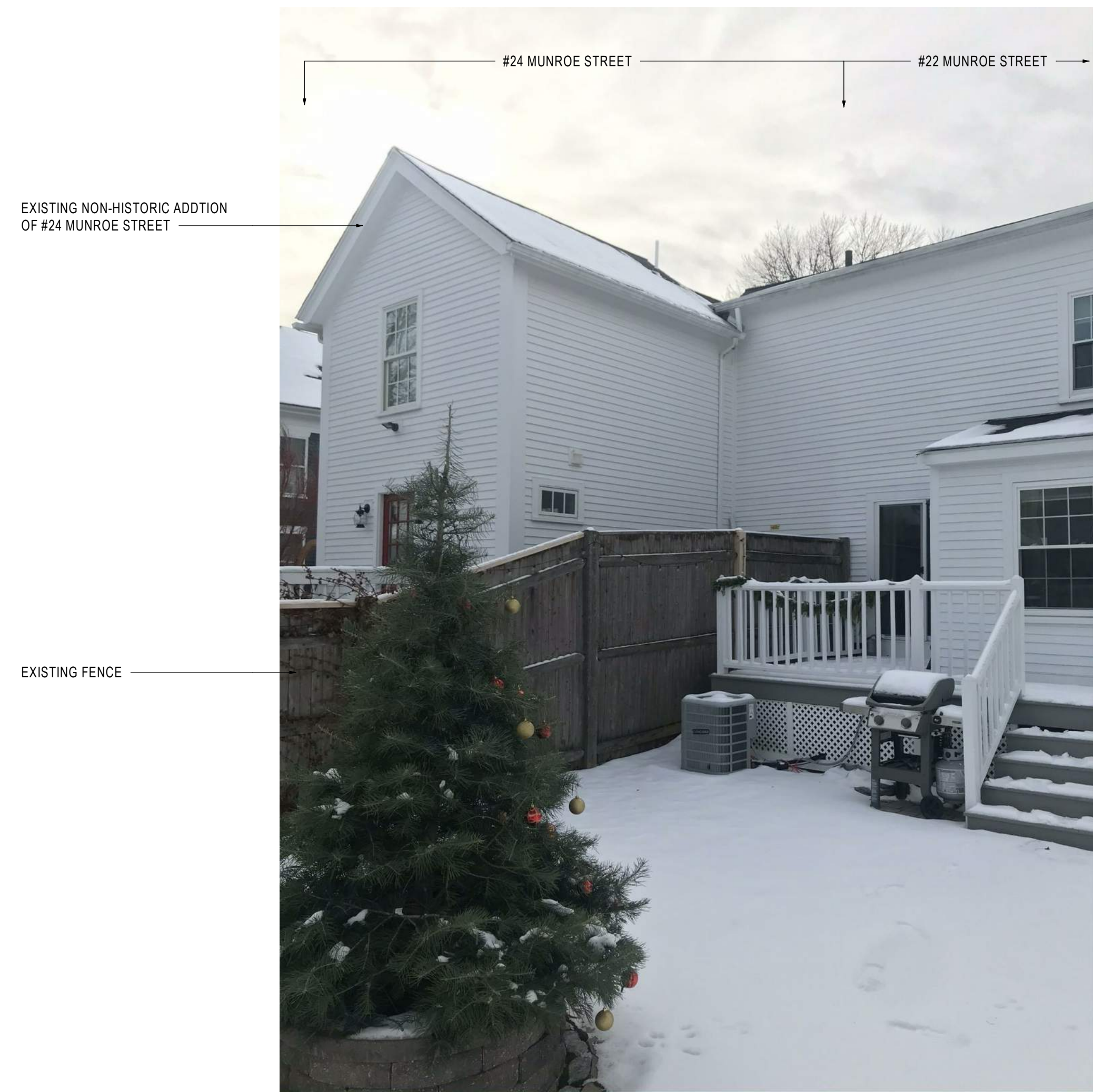
Project Name  
**RITCHIE**

Project Number  
**001**

Description  
**ELEVATIONS - EXISTING &  
PROPOSED**

Scale  
**3/8" = 1'-0"**

**ZBA-2.2**



BACKYARD OF 22 MUNROE (NORTH FACADE), #20 TO LEFT, BEYOND FENCE



BACKYARD OF 22 MUNROE (NORTH FACADE)



DRIVEWAY SIDE OF 22 MUNROE (WEST FACADE)



FRONT OF 22 MUNROE (ATTACHED HOME, #20 TO RIGHT). ONLY STREET FACADE ELEVATION OF BUILDING.

**RITCHIE**  
22 Munroe St. Newburyport, MA 01950



**GRIFFIN DESIGN**

Wakefield, MA  
HelloGriffinDesign@gmail.com  
781.771.9567

Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
RITCHIE

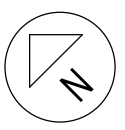
Project Number  
001

Description  
EXISTING PHOTOS

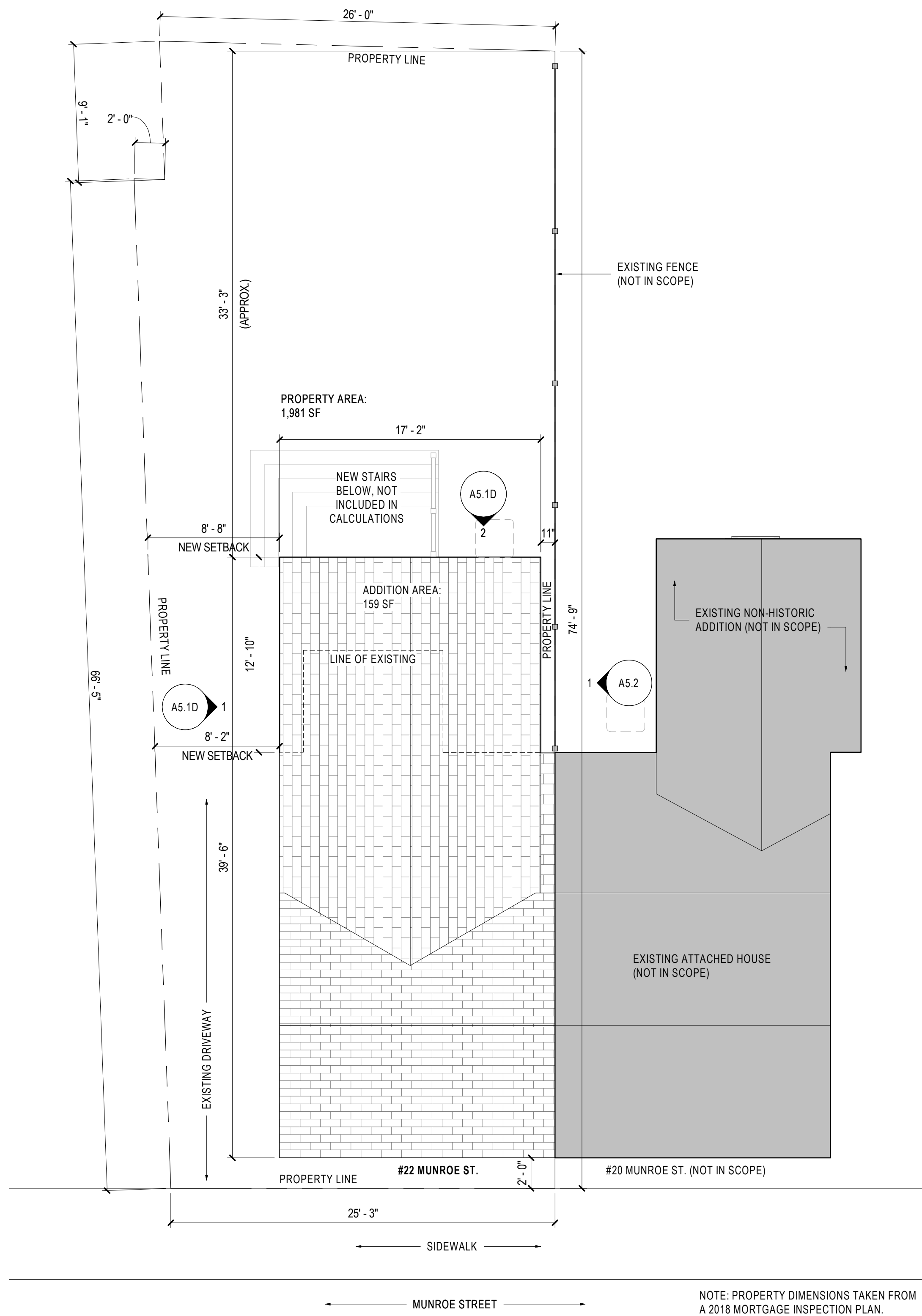
Scale

**A0.1**

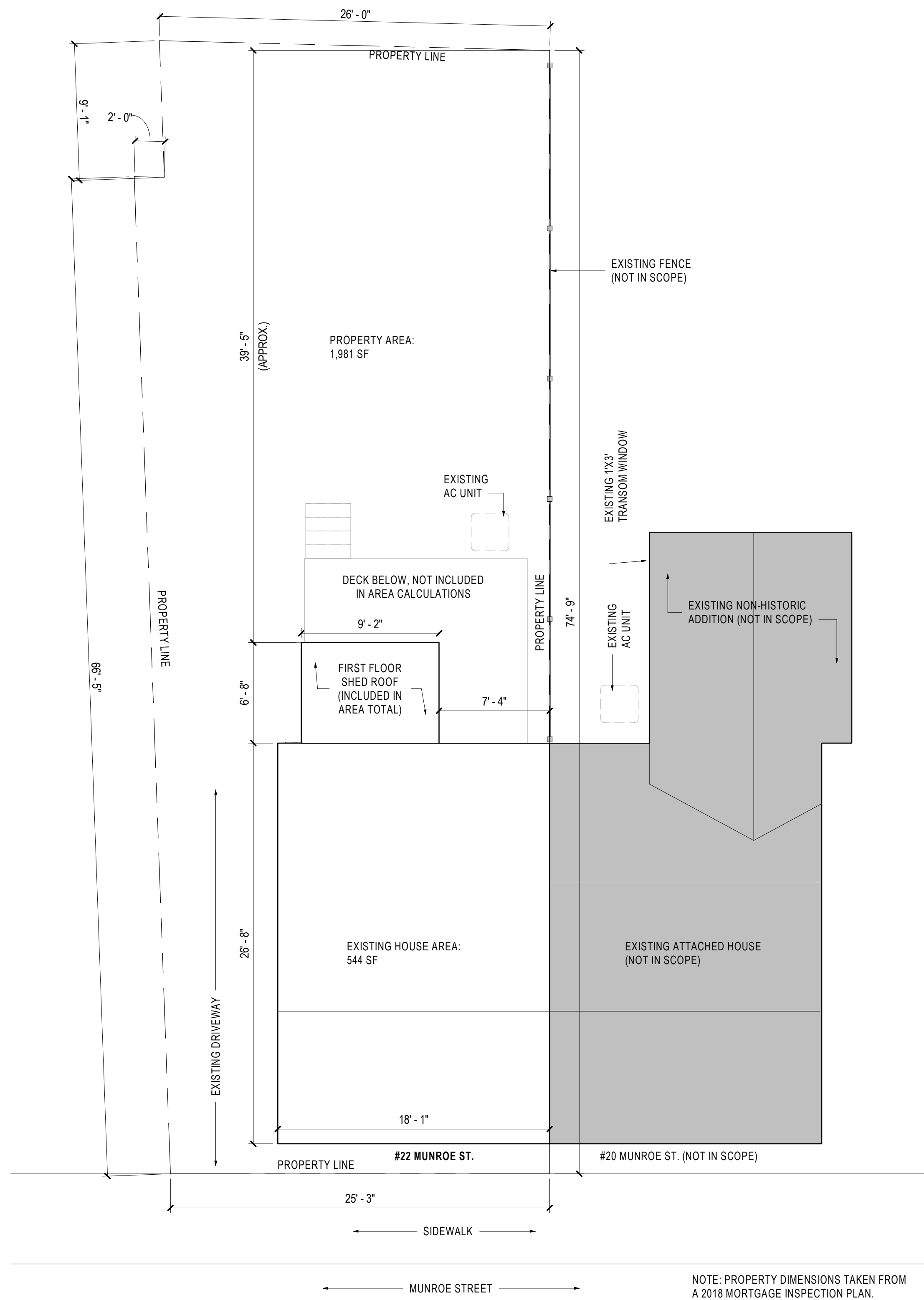




Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW

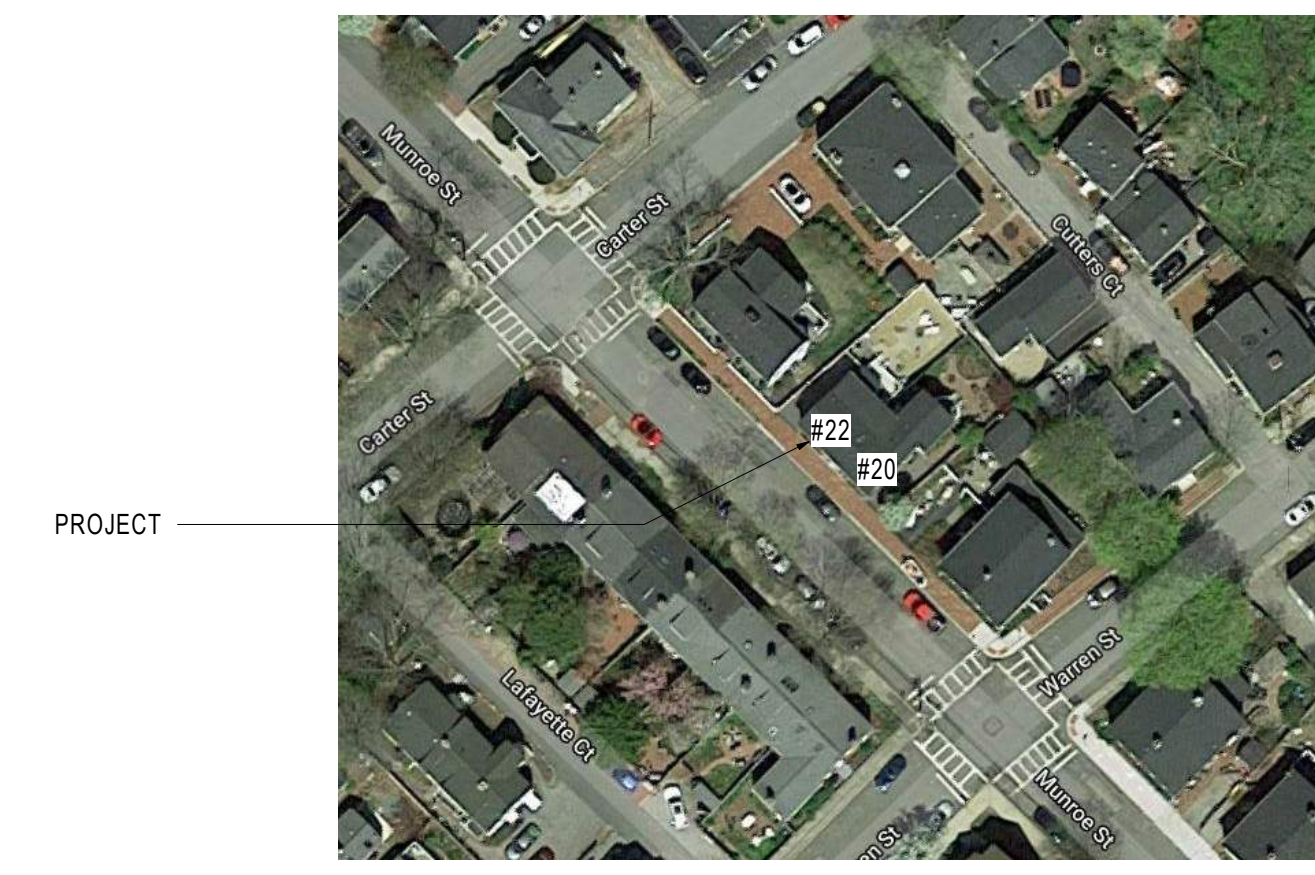


**2 PROPOSED SITE PLAN**  
SCALE: 3/16" = 1'-0"



**1 SITE PLAN - EXISTING**  
SCALE: 3/16" = 1'-0"

**BLOCK SITE PLAN**



**PROJECT INFORMATION**

**ADDRESS:** 22 MUNROE STREET  
NEWBURYPORT, MA 01950

**OWNER:** NADINE & DENIS RITCHIE

**PROPERTY AREA:** 1,981 SF

**EXISTING STRUCTURE ROOF AREA:** 544 SF  
**EXISTING LOT COVERAGE:** 27.46%

**PROPOSED ADDITION ROOF AREA:** 159 SF  
**PROPOSED LOT COVERAGE:** 35.49%

**PROJECT SCOPE:**

2 STORY ADDITION TO THE REAR OF HOUSE.

FIRST FLOOR EXPANSION OF EXISTING KITCHEN. WORK TO INCLUDE DEMOLITION OF EXISTING DECK AND STAIR, NEW POURED FOUNDATION, FRAMING, NEW WINDOW AND DOOR, NEW MILLWORK, FINISHES, ELECTRICAL, LIGHTING, AND MODIFICATION TO HVAC AS NEEDED.

SECOND FLOOR EXPANSION OF EXISTING MASTER BEDROOM AND NEW MASTER BATHROOM. WORK TO INCLUDE NEW FRAMING, WINDOWS, GABLED ROOF, FINISHES, ELECTRICAL, PLUMBING, AND HVAC.

EXTERIOR MATERIALS AND DETAILS TO MATCH EXISTING. NEW WORK TO SEAMLESSLY BLEND INTO EXISTING HOUSE.

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name

RITCHIE

Project Number

001

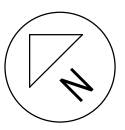
Description

SITE PLAN

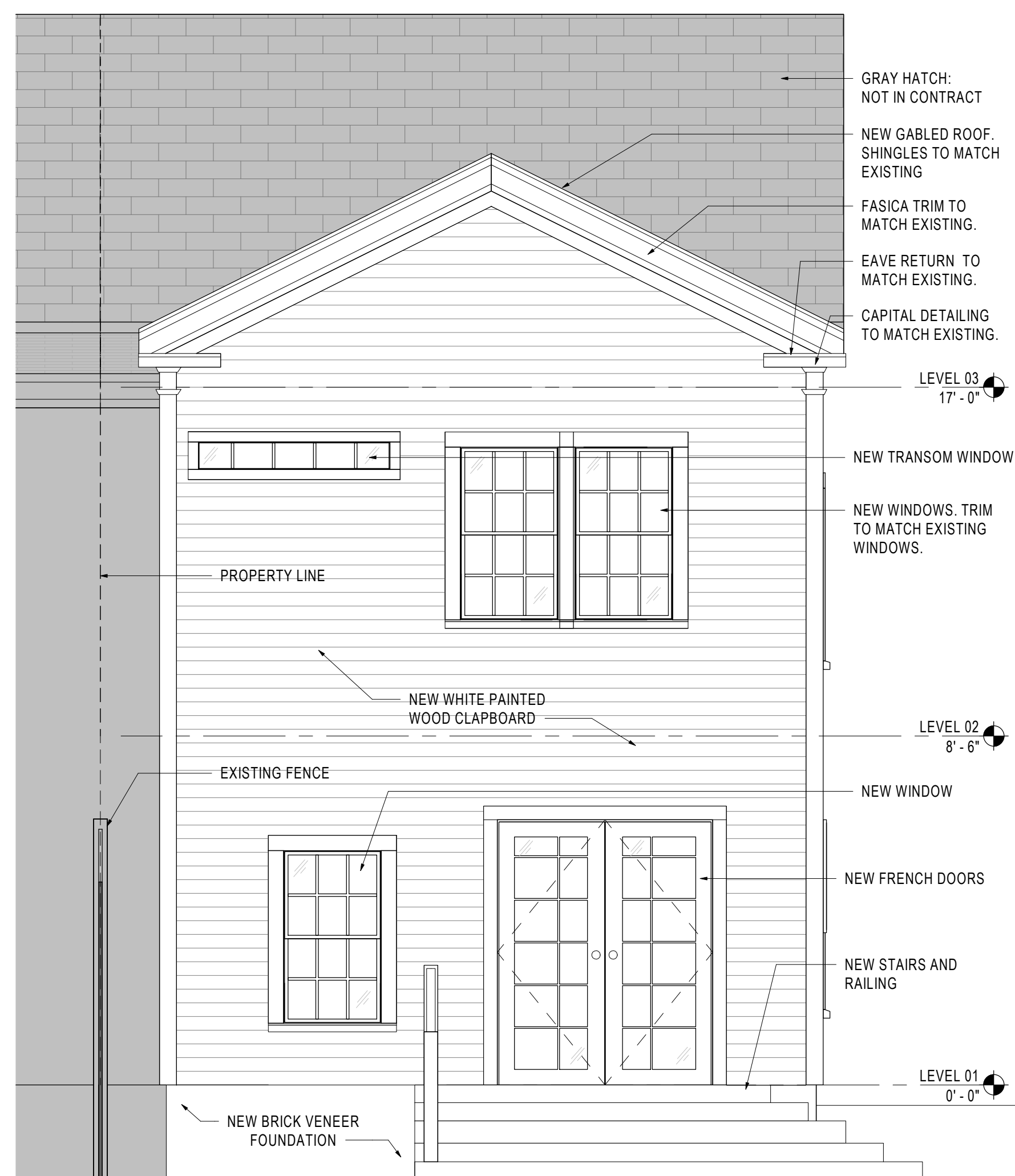
Scale

As indicated

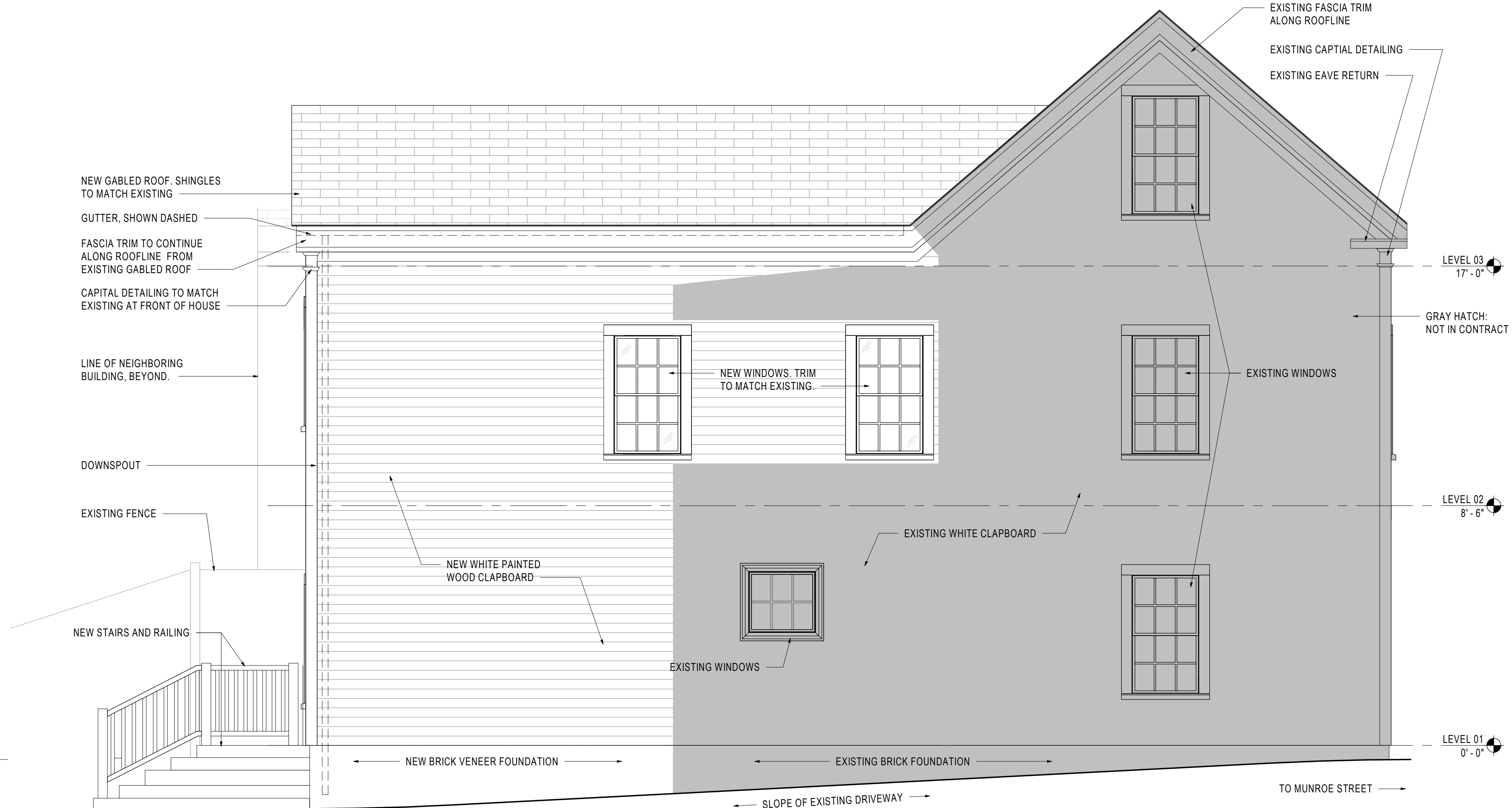
**A1.1**



Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW



**2** ELEVATION - EXTERIOR NORTH  
SCALE: 3/8" = 1'-0"



**1** ELEVATION - EXTERIOR WEST  
SCALE: 3/8" = 1'-0"

Seal / Signature

**NOT FOR CONSTRUCTION**

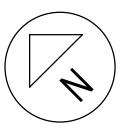
Project Name  
**RITCHIE**

Project Number  
**001**

Description  
**BUILDING ELEVATIONS**

Scale  
**3/8" = 1'-0"**

**A5.1**



Date	Description
02/26/20	HISTORIC REVIEW

Seal / Signature

**NOT FOR CONSTRUCTION**

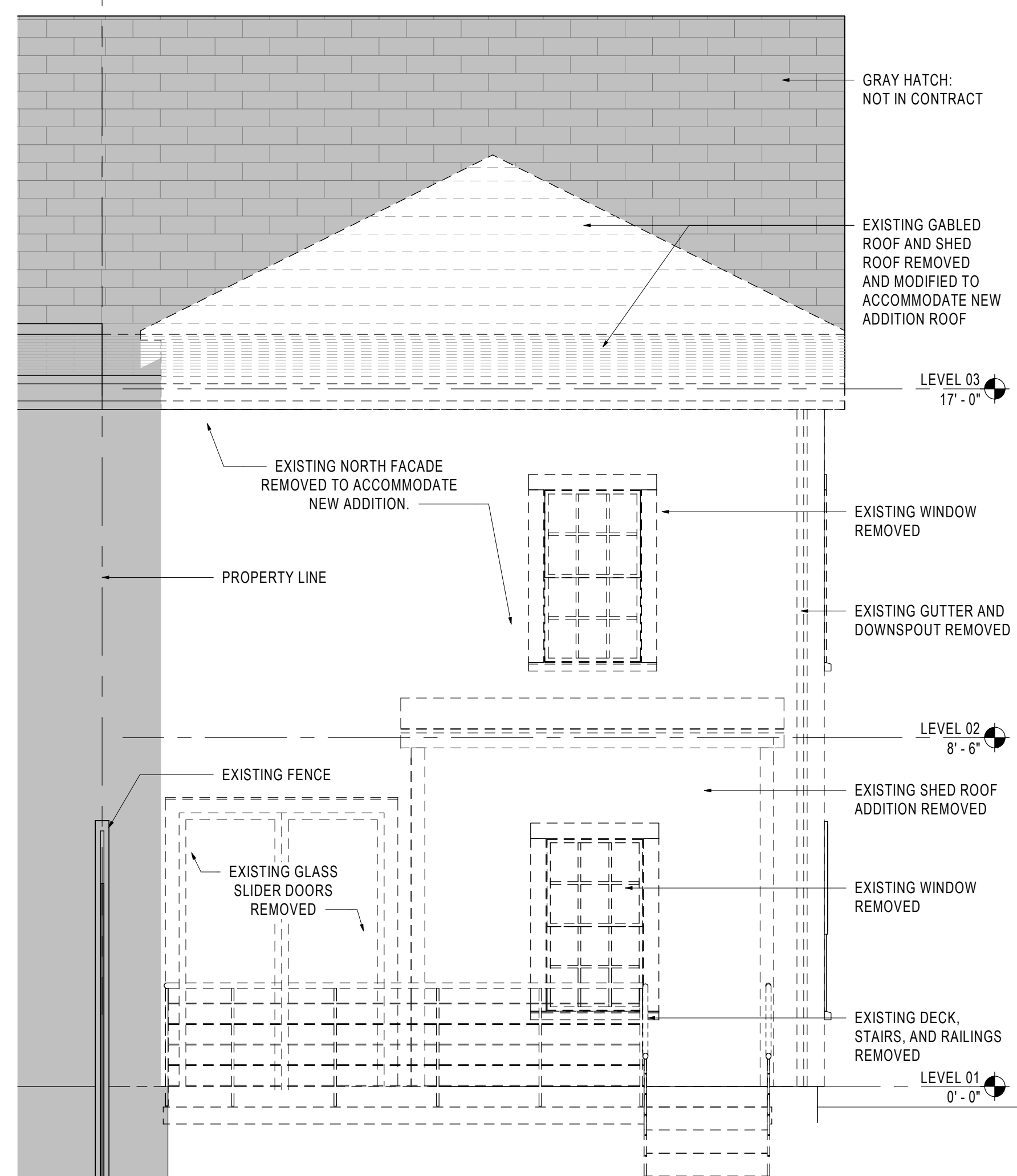
Project Name  
**RITCHIE**

Project Number  
**001**

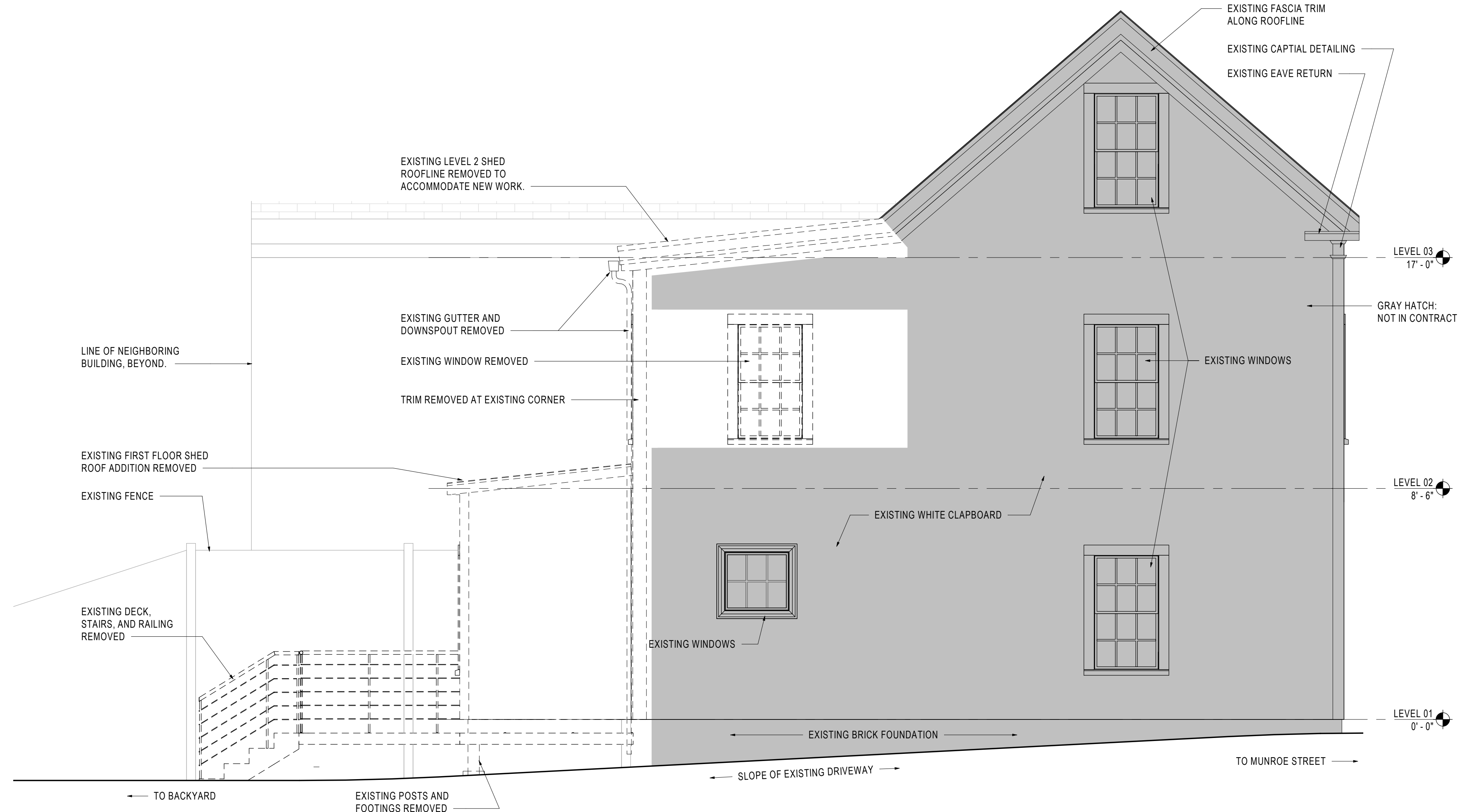
Description  
**DEMOLITION BUILDING ELEVATIONS**

Scale  
**3/8" = 1'-0"**

**A5.1D**



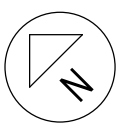
**2 DEMO ELEVATION - EXTERIOR NORTH**  
SCALE: 3/8" = 1'-0"



**1 DEMO ELEVATION - EXTERIOR WEST**  
SCALE: 3/8" = 1'-0"

# RITCHIE

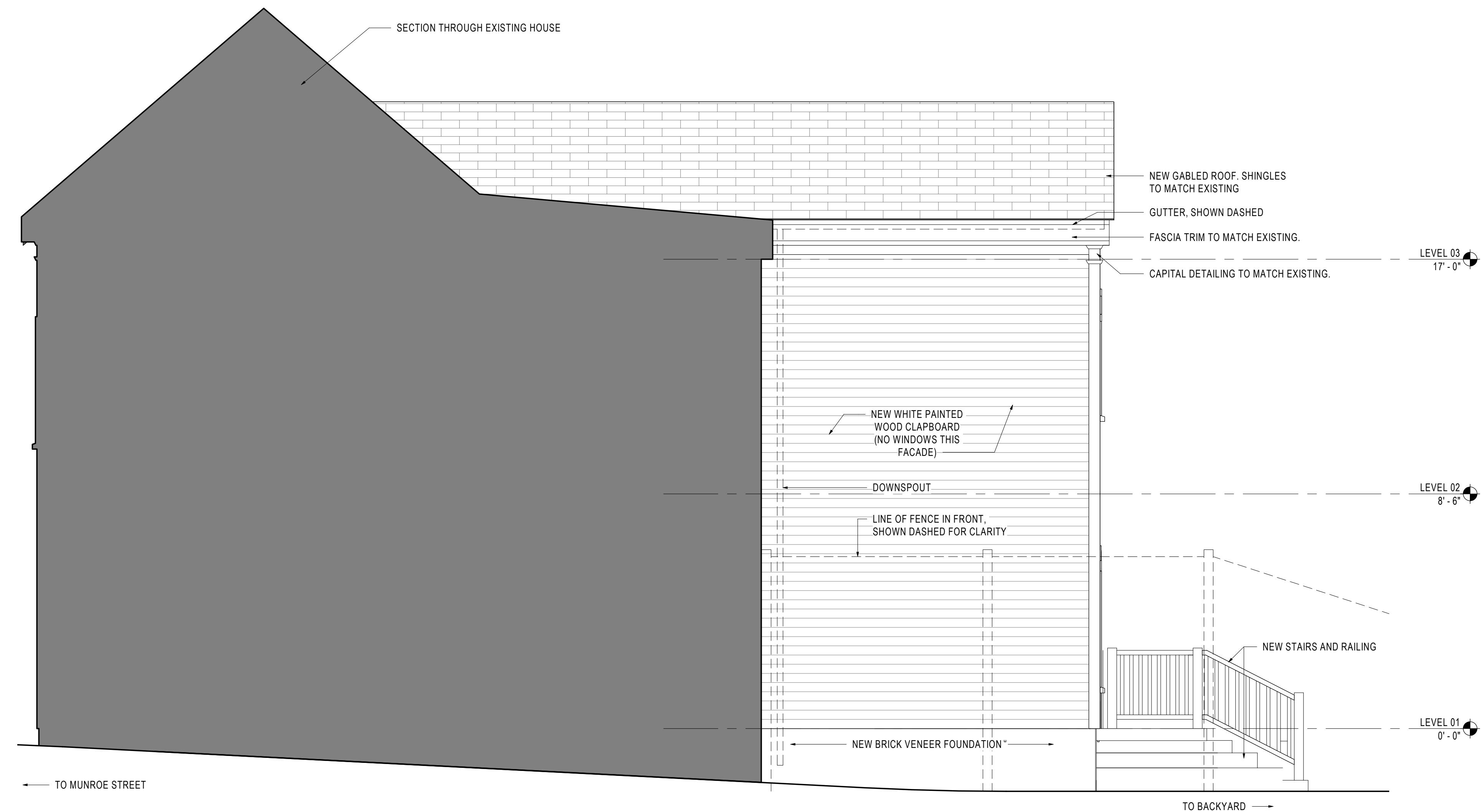
22 Munroe St. Newburyport, MA 01950



## GRIFFIN DESIGN

Wakefield, MA  
HelloGriffinDesign@gmail.com  
781.771.9567

Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW



**1** ELEVATION - EXTERIOR EAST

SCALE: 3/8" = 1'-0"

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

RITCHIE

Project Number

001

Description

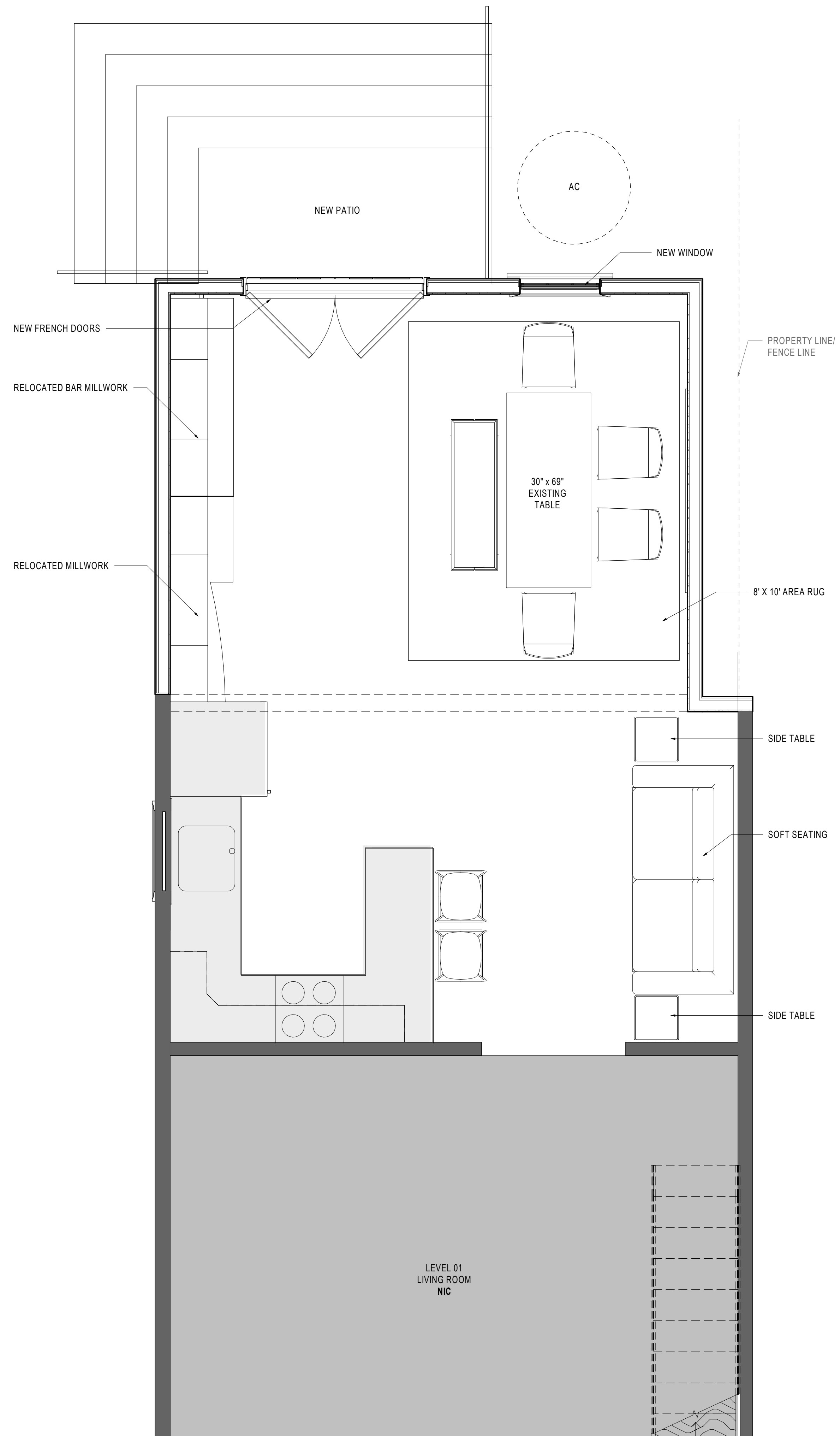
BUILDING ELEVATIONS

Scale

3/8" = 1'-0"

**A5.2**

1/29/2020 8:36:02 PM \\gensler-ar\projects\RevitUser\Nodes\2476\1\ Ritchie Renovation Project\_2019\_new\_Michael\_Griffith.rvt



**1** PRESENTATION PLAN - FIRST FLOOR\_OPTION 1  
SCALE: 1/2" = 1'-0"

**RITCHIE**  
22 Munroe St. Newburyport, MA 01950

Date	Description
------	-------------

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

Mom & Dads

Project Number

021.8795.527

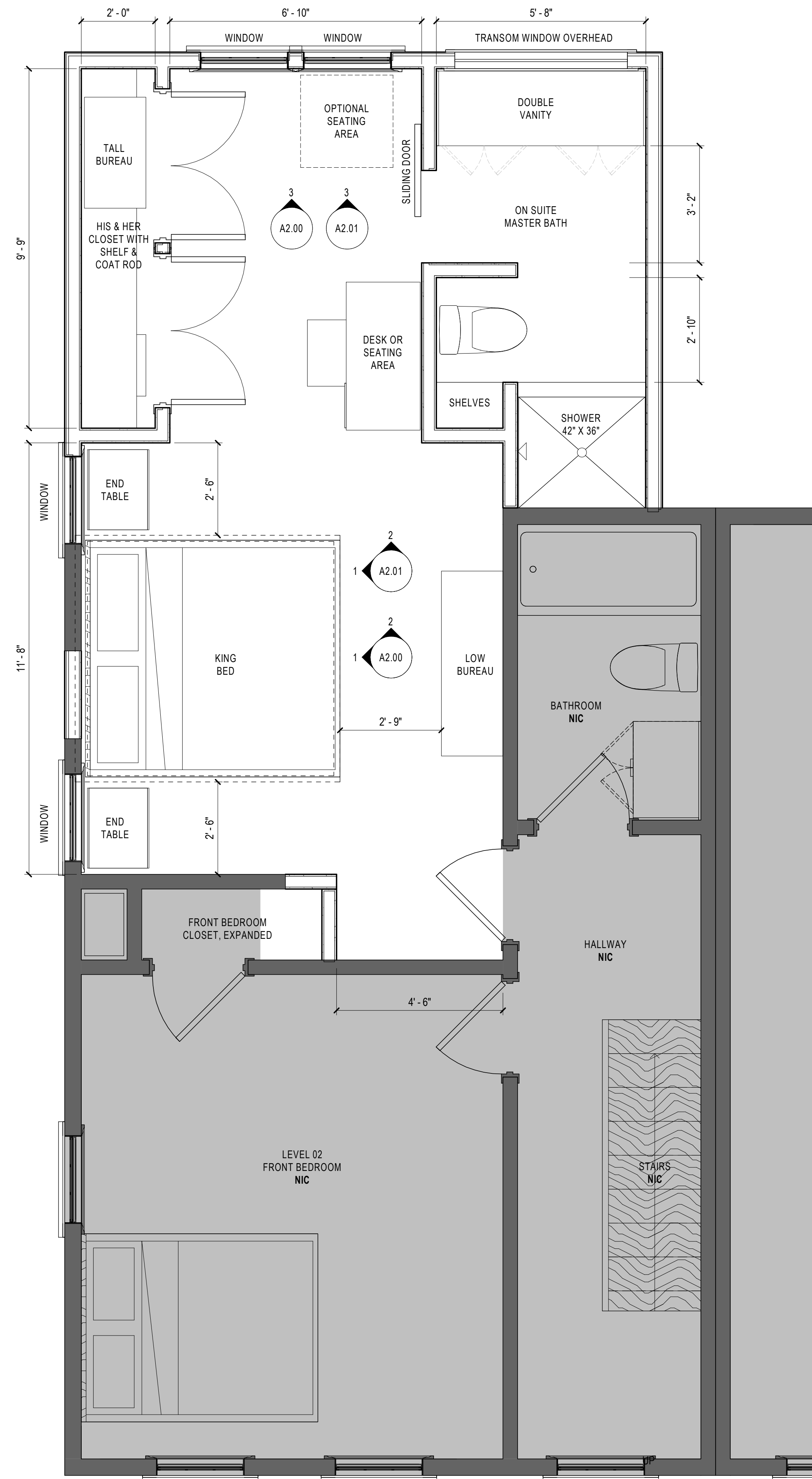
Description

COMPOSITE PLAN - LEVEL 01

Scale

1/2" = 1'-0"

**A1.001**



△ Date Description

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name

Mom & Dads

Project Number

021.8795.527

Description

COMPOSITE PLAN - LEVEL 02

Scale

1/2" = 1'-0"

**1** COMPOSITE PLAN - LEVEL 02  
SCALE: 1/2" = 1'-0"

**A1.02**

Date	Description
------	-------------

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

Mom & Dads

Project Number

021.8795.527

Description

BUILDING ELEVATIONS

Scale

3/8" = 1'-0"

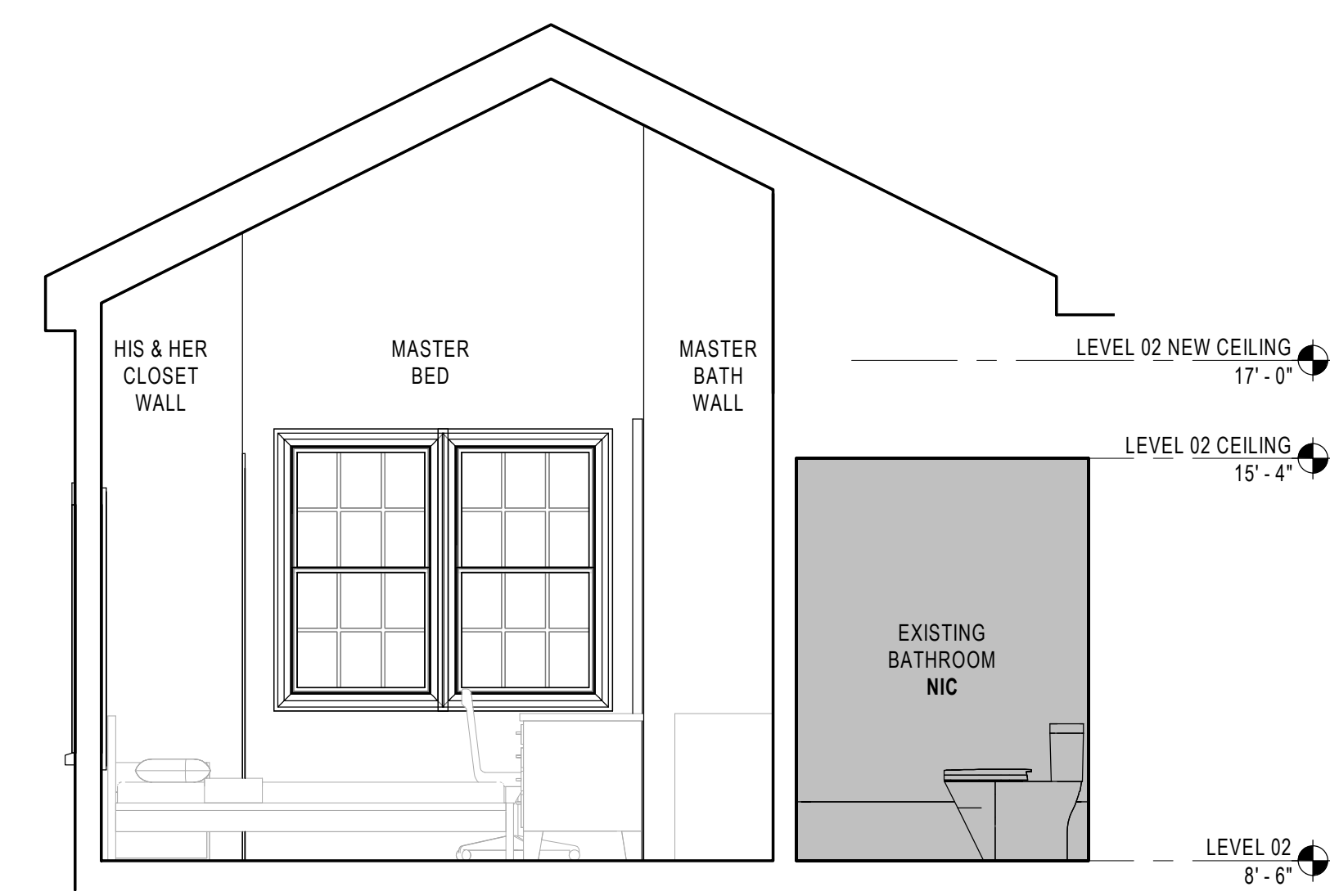
**A2.00**



**3 ELEVATION - MASTER BATH NORTH**  
SCALE: 3/8" = 1'-0"



**1 ELEVATION - MASTER BED WEST**  
SCALE: 3/8" = 1'-0"



**2 ELEVATION - MASTER BED NORTH**  
SCALE: 3/8" = 1'-0"

Date	Description
------	-------------

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name

Mom & Dads

Project Number

021.8795.527

Description

BUILDING ELEVATIONS

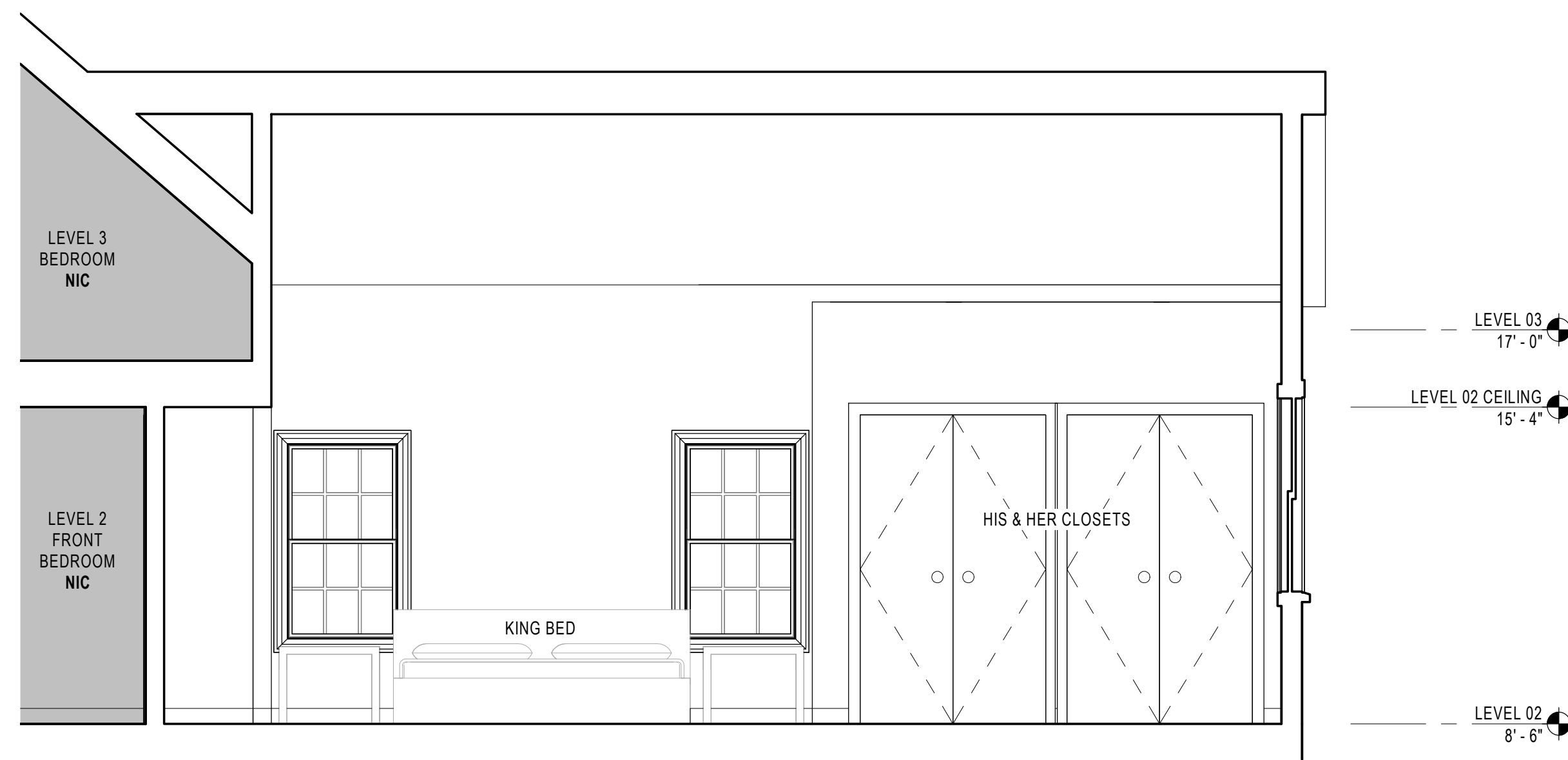
Scale

3/8" = 1'-0"

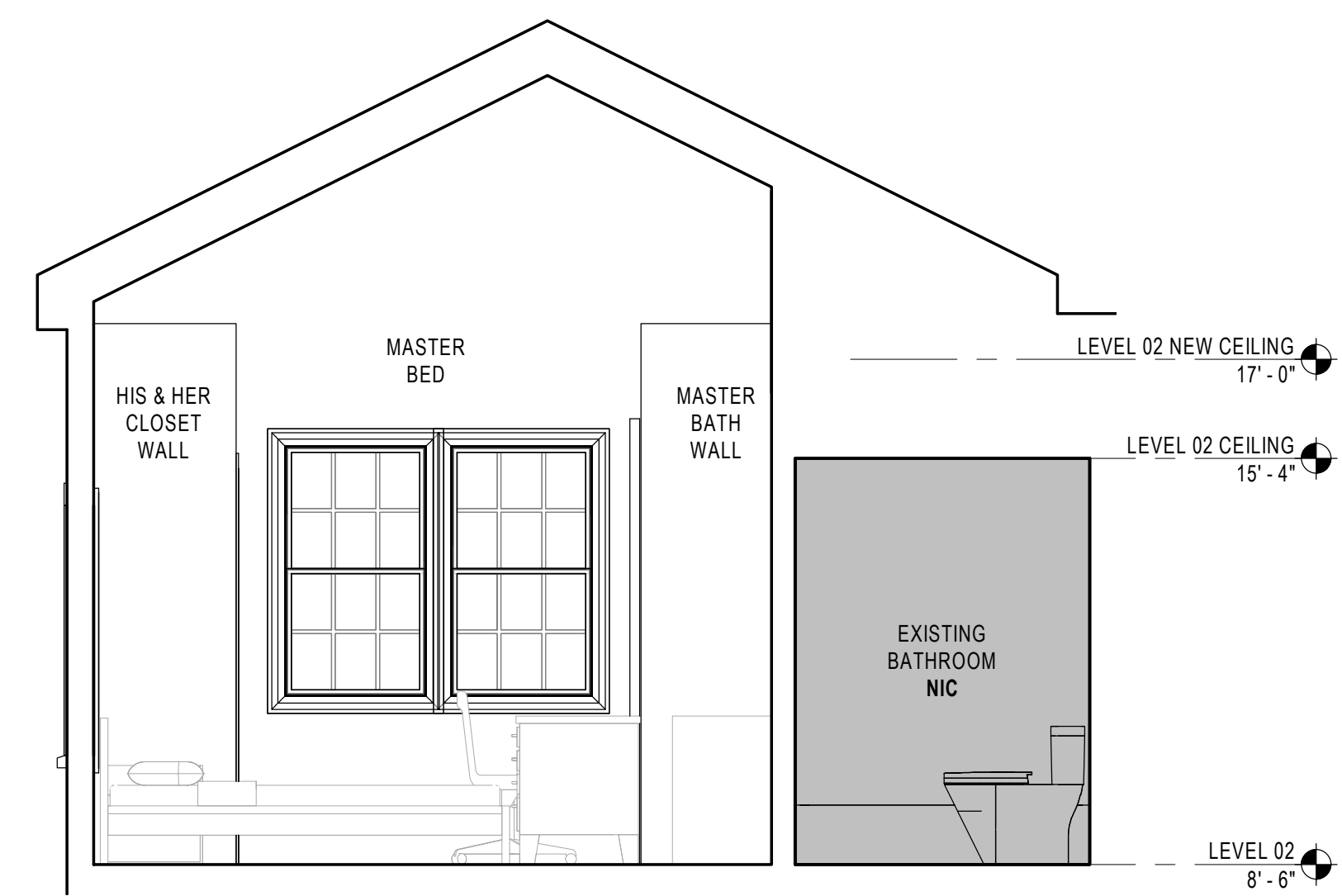
**A2.01**



**3 ELEVATION - MASTER BATH NORTH COVE**  
SCALE: 3/8" = 1'-0"



**1 ELEVATION - MASTER BED WEST COVE**  
SCALE: 3/8" = 1'-0"

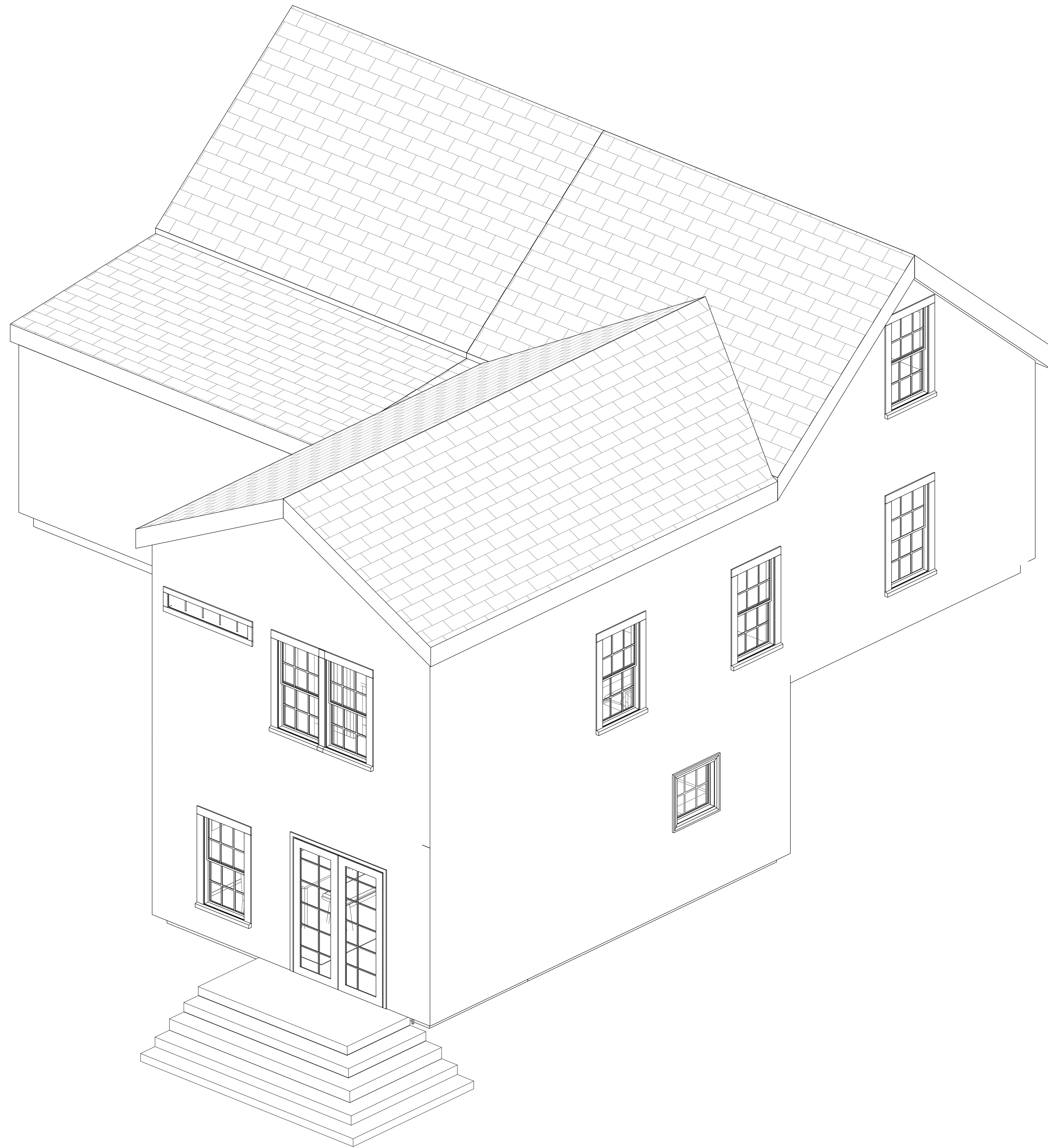


**2 ELEVATION - MASTER BED NORTH COVE**  
SCALE: 3/8" = 1'-0"



# RITCHIE

22 Munroe St. Newburyport, MA 01950



△ Date Description

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

Mom & Dads

Project Number

021.8795.527

Description

AXONS

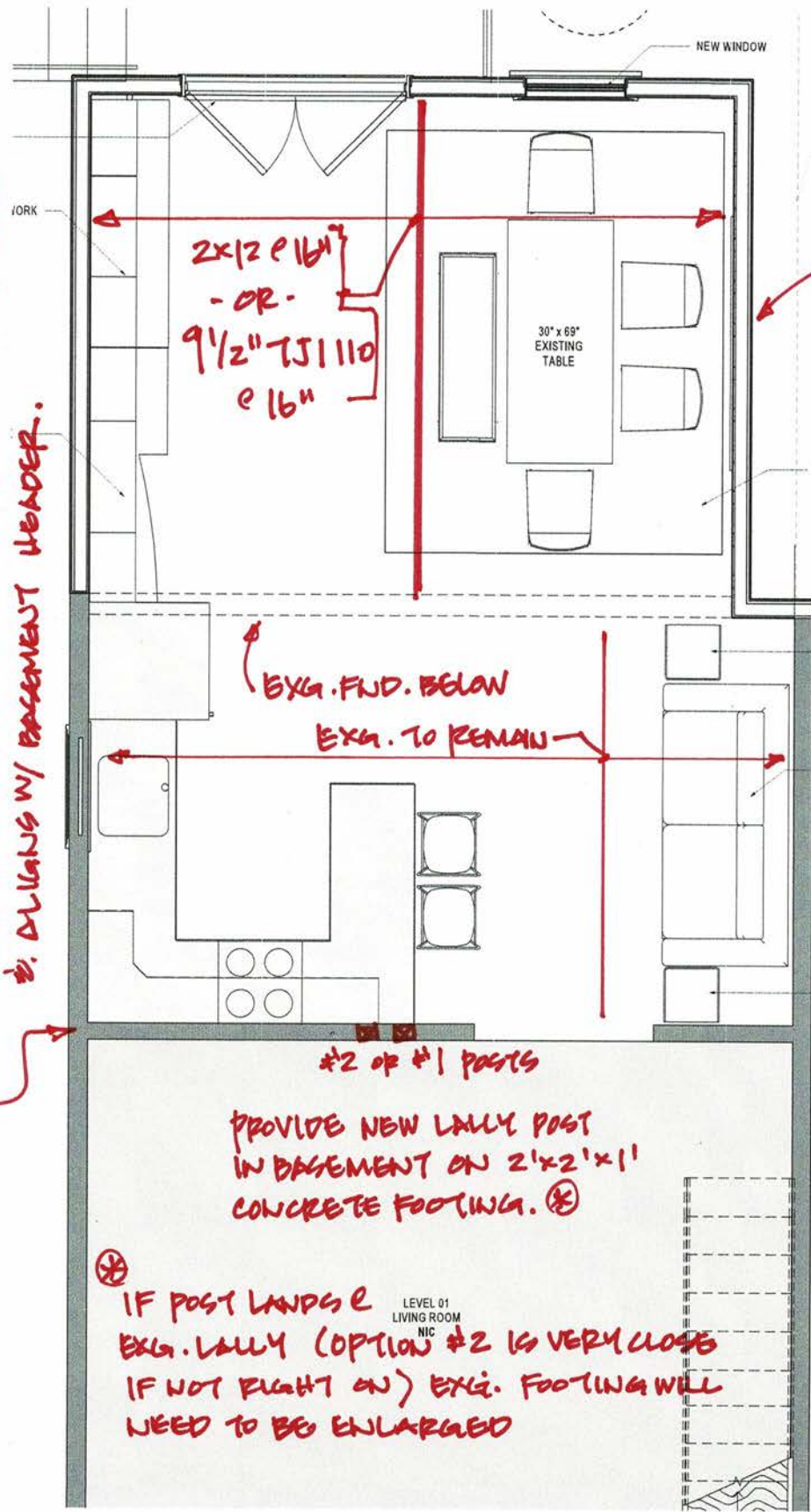
Scale

**A10.00**

**1** AXON - REAR ADDITION

SCALE:

NOTE: IF EXG. WALL DOES NOT LINE UP W/ CLOSET WALL ABOVE, THEN WE WILL PUSH POST IN CLOSET WALL TOWARDS FRONT OF HOUSE SO POST IS IN EXG. WALL & ALIGNS W/ BASEMENT HEADER.



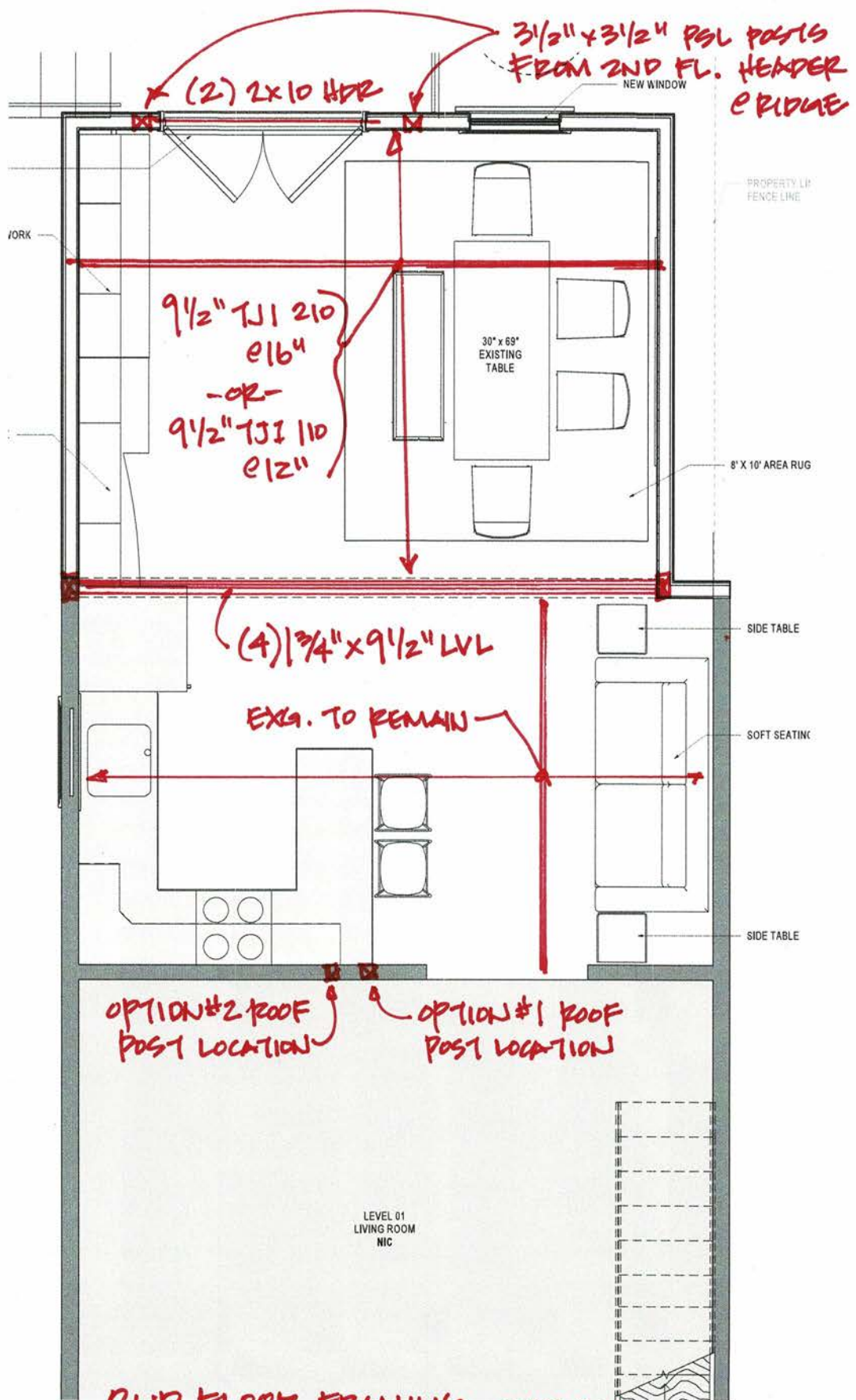
3 SIDES:  
 NEW 10" CONC. WALL W/ #4 @ 12" EACH WAY (VERT. & HORIZ.) ON 1'x2' STRIP FOOTING ALL AROUND @ 4'-0"  
 SIDE TABLE BELOW GRADE  
 PROVIDE 4" SLAB IN CRAWL SPACE KEEP W/ ACCESS FROM EXG. BSMT.

PROVIDE NEW LALLY POST IN BASEMENT ON 2'x2'x1' CONCRETE FOOTING. (\*)  
 (\*) IF POST LANDS ON EXG. LALLY (OPTION #2 IS VERY CLOSE IF NOT RIGHT ON) EXG. FOOTING WILL NEED TO BE ENLARGED

1 PRESENTATION PLAN - FIRST FLOOR\_OPTION 1  
 SCALE: 1/2" = 1'-0"

05.03.20  
 VJO ENIG.  
 SK#1 OF 8

1ST FL. FRAMING & FND NOTES.  
 KITCHEN - 22 MUNROE, NPPT.



05.03.20  
LJO ENG'G.

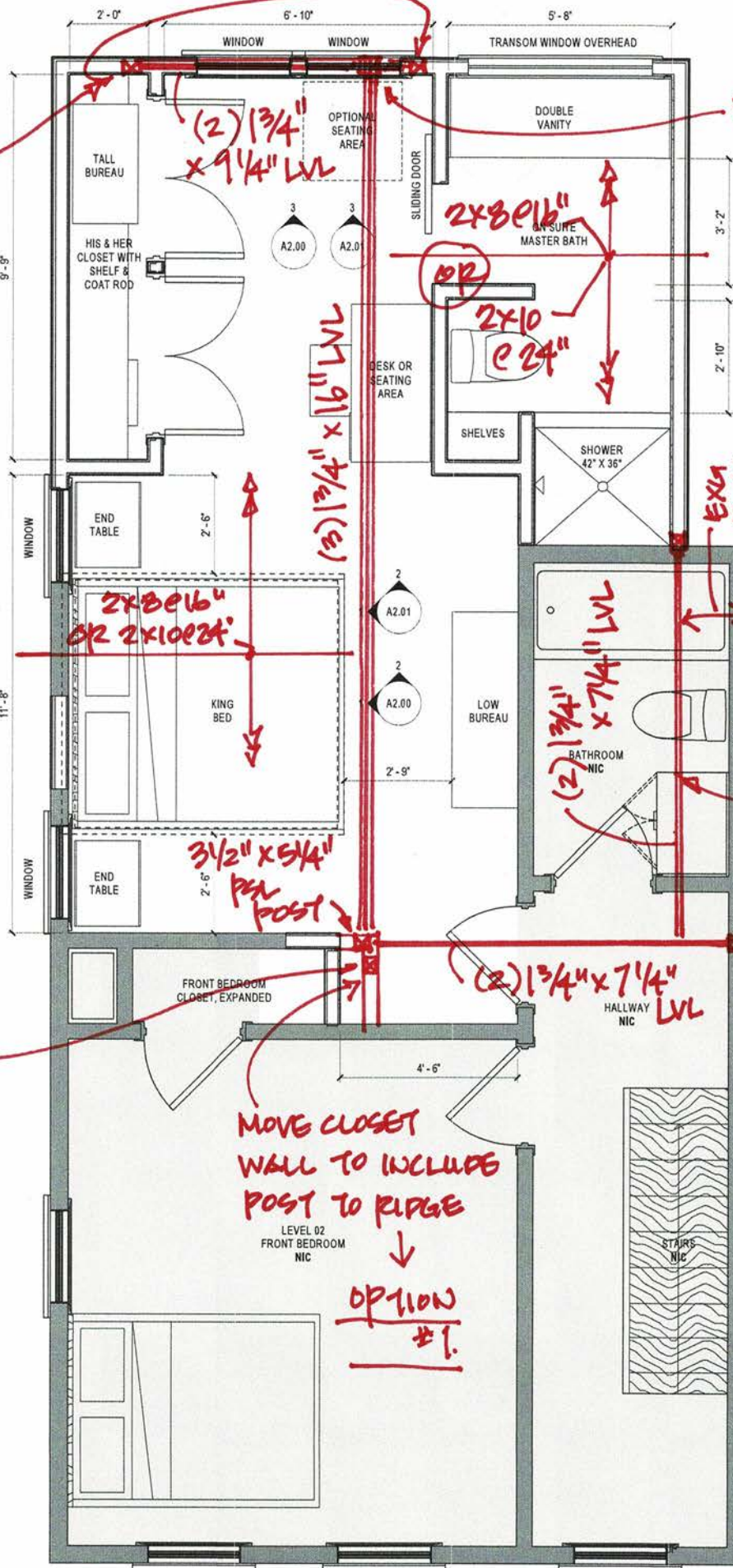
2ND FLOOR FRAMING OVER 1ST FL. PLAN

1 PRESENTATION PLAN - FIRST FLOOR\_OPTION 1

SCALE: 1/2" = 1'-0"

3 1/2" x 3 1/2" PSL POSTS HEADER TO FND

3 1/2" x 5 1/4" PSL POST - RIDGE TO HEADER



(3) 1 3/4" x 16" LVL

2x8@16"

2x10 @ 24"

2x8@16" OR 2x10@24"

1 3/4" x 7 1/4" LVL

(2) 1 3/4" x 7 1/4" LVL

3 1/2" x 5 1/4" PSL POST

(2) 1 3/4" x 7 1/4" LVL

PICKS UP NEW RAFTERS

3 1/2" x 3 1/2" PSL POST.

SEE NOTE ON 1ST FL. DWG

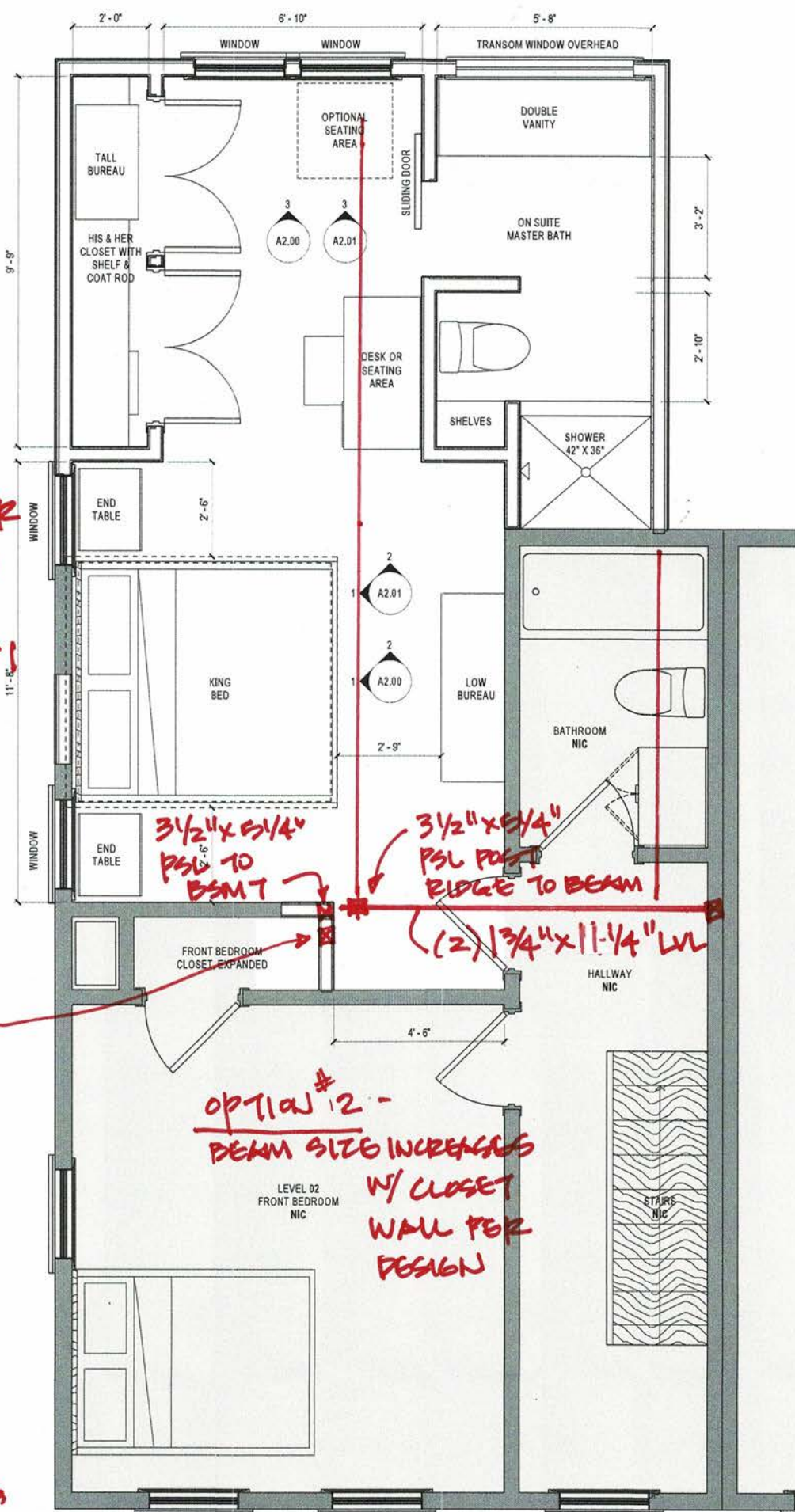
MOVE CLOSET WALL TO INCLUDE POST TO RIDGE

OPTION #1

RITCHIE Z2 MUNKROB NBPT

05.03.20  
LJO ENGIN  
SK.3 OF 8

ROOF FRAMING OVER 2ND FLOOR. - OPT #1



ALL OTHER  
FRAMING  
PER  
OPTION #1

SEE  
NOTE ON  
1ST FL  
DWG.

3 1/2" x 5 1/4"  
PSL TO  
BSMT

3 1/2" x 5 1/4"  
PSL POST  
RIDGE TO BEAM

(2) 1 3/4" x 1 1/4" LVL

OPTION #2 -  
BEAM SIZE INCREASES  
W/ CLOSET  
WALL PER  
DESIGN

KITCHEN  
22 MUWPOB  
NOPT.

05.03.20  
LJO ENG'S  
SL. 4 OF 8

ROOF FRAMING OVER 2ND FLOOR - OPT. #2.

PROPERTY AREA:  
1,981 SF

17' - 2"

NEW STAIRS  
BELOW, NOT  
INCLUDED IN  
CALCULATIONS

A5.1

2

11"

8' - 8"

(APPROX.)

ADDITION AREA:  
159 SF

74' - 9"

PROPERTY LINE

PROPERTY LINE

12' - 10"

LINE OF EXISTING

A5.1

1

1

A5.1

66' - 99

*CRICKET TO  
MATCH NEW  
& OLD ROOF  
SLOPES*

39' - 6"

EXISTING DRIVEWAY

*05.03.20  
150 ENZIG  
SK. 5 OF 8*

*RITCHIE  
22 MUNROE  
NBPT*

PROPERTY LINE

#22 MUNROE ST.

#24

2' - 0"

25' - 3"

*3/16"*

GRAY HA  
NOT IN CO

NEW GAB  
SHINGLES  
EXISTING

(3)  
16" PIPE

TRIM & DETAILING TO MATCH EXISTING

POST (2) 9 1/4" HORIZ.

NEW TRANS

NEW WINDC

(2) 3 1/2" x 3 1/2"  
PCL POSTS

PROPERTY LINE

NEW WHITE CLAPBOARD

BLOCK SOLID

NEW WIND

EXISTING FENCE

NEW FRENCH

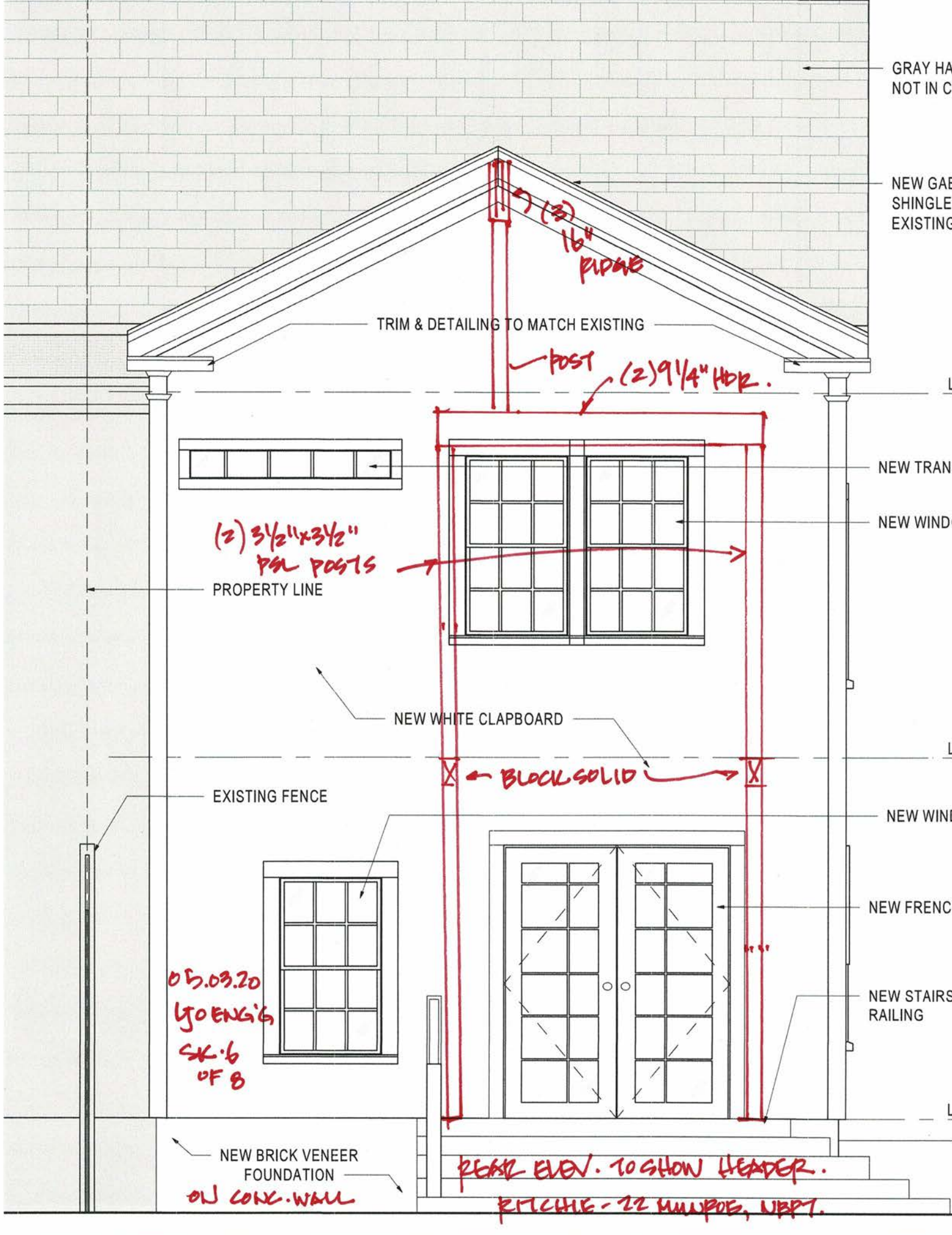
NEW STAIRS  
RAILING

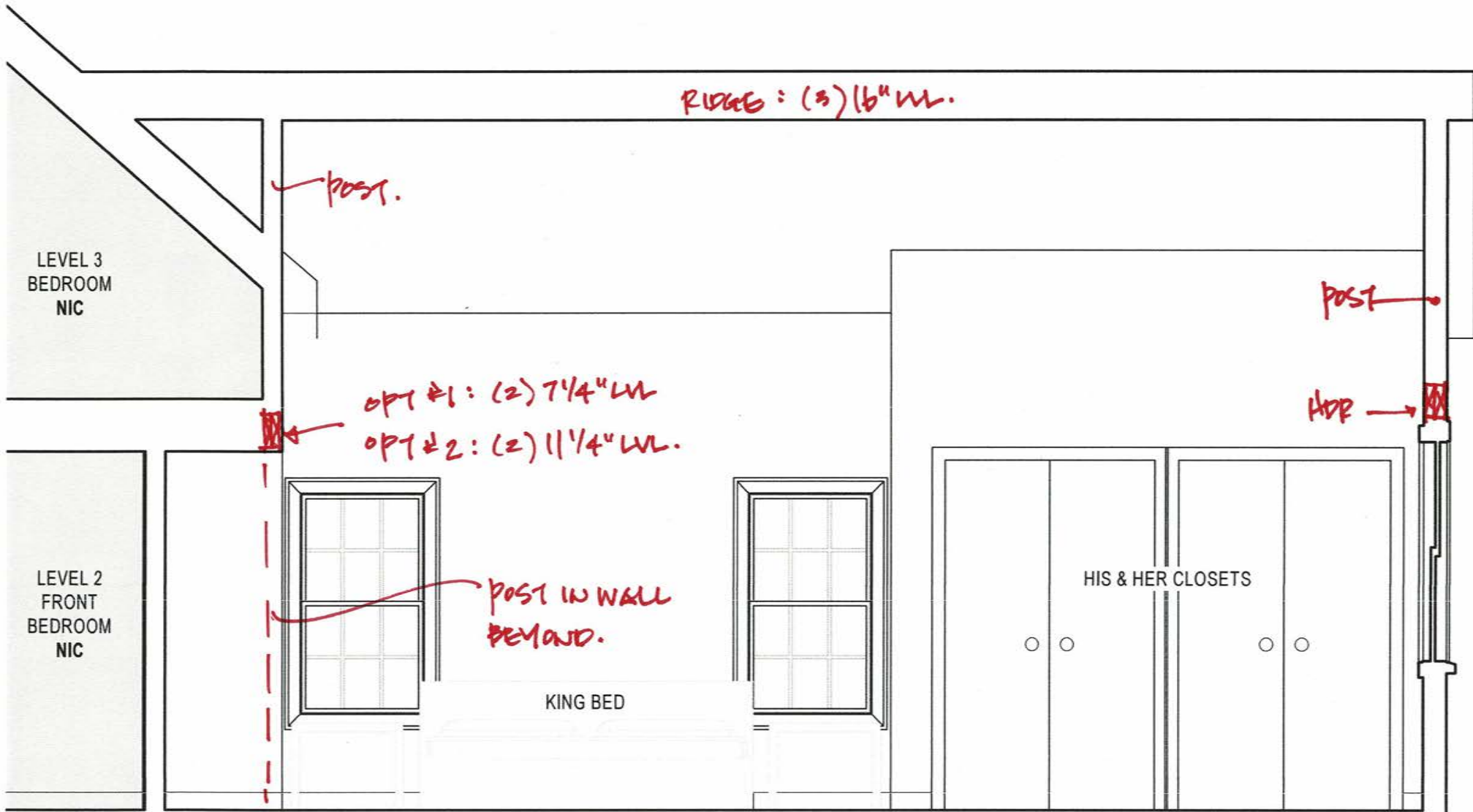
05.03.20  
GOENIG  
SK. 6  
OF 8

NEW BRICK VENEER  
FOUNDATION  
ON CONC. WALL

REAR ELEV. TO SHOW HEADER.

KITCHIE - 22 HULLPOB, VBPT.





RIDGES: (3) 6" WL.

post.

post

HPD

OPT #1: (2) 7 1/4" WL  
 OPT #2: (2) 11 1/4" WL.

POST IN WALL  
 BEYOND.

HIS & HER CLOSETS

KING BED

LEVEL 3  
 BEDROOM  
 NIC

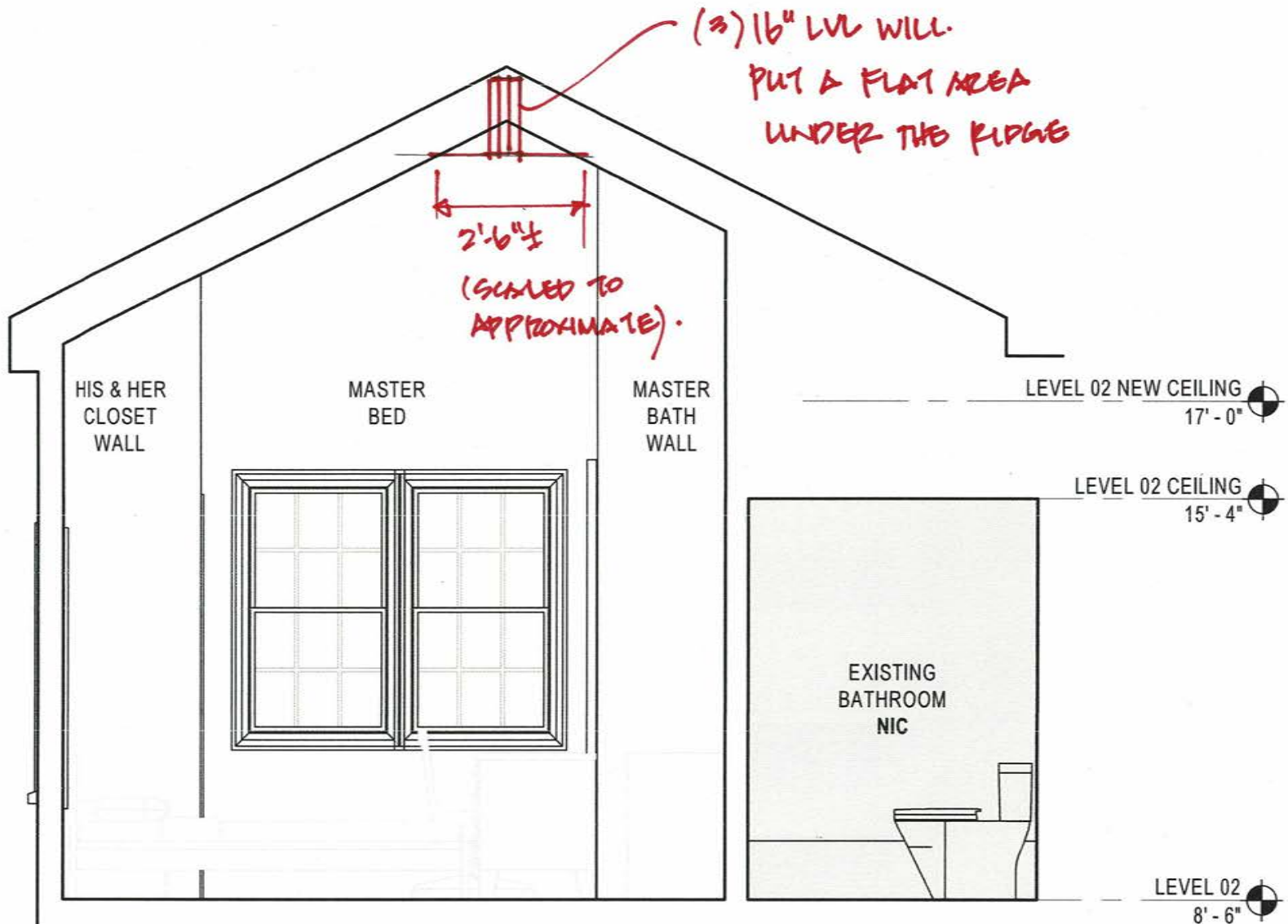
LEVEL 2  
 FRONT  
 BEDROOM  
 NIC

05.03.20  
 UJO ENG'G.  
 SK.7 OF 8

↑ VERIFY WALL BELOW

KITCHEN  
 22 MUMROE  
 NBPT





(3) 16" LVL WILL.  
PUT A FLAT AREA  
UNDER THE RIDGE

2'-6" ±  
(SCALED TO  
APPROXIMATE).

LEVEL 02 NEW CEILING  
17'-0"

LEVEL 02 CEILING  
15'-4"

LEVEL 02  
8'-6"

05.03.20  
LJO ENGR  
SL-2 OF 3

3/8"

RITCHIE  
22 MUNROE  
NBPT

**Nadine Ritchie**  
**22 Munroe St**  
**Newburyport Ma 01950**

RE:  
Addition/Renovation Project  
22 Munroe street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name            Debra Arsenault

---

Address        15 Munroe Street, Newburyport, MA 01950

---

Date            March 10, 2020

---



**Nadine Ritchie**  
**22 Munroe St**  
**Newburyport Ma 01950**

RE:  
Addition/Renovation Project  
22 Munroe Street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name

Christy Steves + Thomas J. Brewer

Address

19 MUNROE ST NEWBURYPORT, MA

Date

3/10/2020



**Nadine Ritchie**  
**22 Munroe St**  
**Newburyport Ma 01950**

RE:  
Addition/Renovation Project  
22 Munroe street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name Virginia Rizzo

---

Address 21 Monroe St, Newburyport MA

---

Date 3 10 2020

---

Nadine Ritchie  
22 Munroe St  
Newburyport Ma 01950

RE:  
Addition/Renovation Project  
22 Munroe street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name



JOHN KENNEDY



Sharon Kennedy

Address

24 Munroe St.  
Newburyport, MA 01950

Date

3/15/2020


**Nadine Ritchie**  
**22 Munroe St**  
**Newburyport Ma 01950**

RE:  
Addition/Renovation Project  
22 Munroe street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name

  
JERRY STEIMEL

Address

27 MUNROE ST.  
NEWBURYPORT, MA 01950

Date

3-10-20



**Nadine Ritchie**  
**22 Munroe St**  
**Newburyport Ma 01950**

RE:  
Addition/Renovation Project  
22 Munroe street  
Newburyport ma

To: Newburyport zoning board of appeals

Please be advised that I have reviewed the architectural plans for an addition and renovation at the above referenced property. I am in favor of this project and encourage the board (s) to approve this project.

Name JOAN + ANDY BERTEA

Address 35 CARTER ST, NEWBURYPORT.

Date 3/16/20