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March 4, 2020

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 Nonconformities
249-251 Water Street, Newburyport, MA (the "Property")
Assessor's Map: 30 Lot: 3

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Michael and Kerrin Costello (the "Petitioner"), relative to the renovation of a two-family residential structure on the Property (the "Structure").

Since the February 18, 2020 submission for a Special Permit for Non-Conformities, the Petitioner has revised the plans at the request of an immediate neighbor. The Petitioner has pulled back the second floor at the rear of the Structure by four (4) feet and in its place they have located an open balcony. As a result, the third floor deck is also pulled back four (4) feet. A few windows in the rear have also been shifted. Finally, six (6) inches have been added to the first floor storage room in the direction of the street to accommodate the storage of trash and recycling bins. Revised architectural plans and a revised site plan are attached hereto.

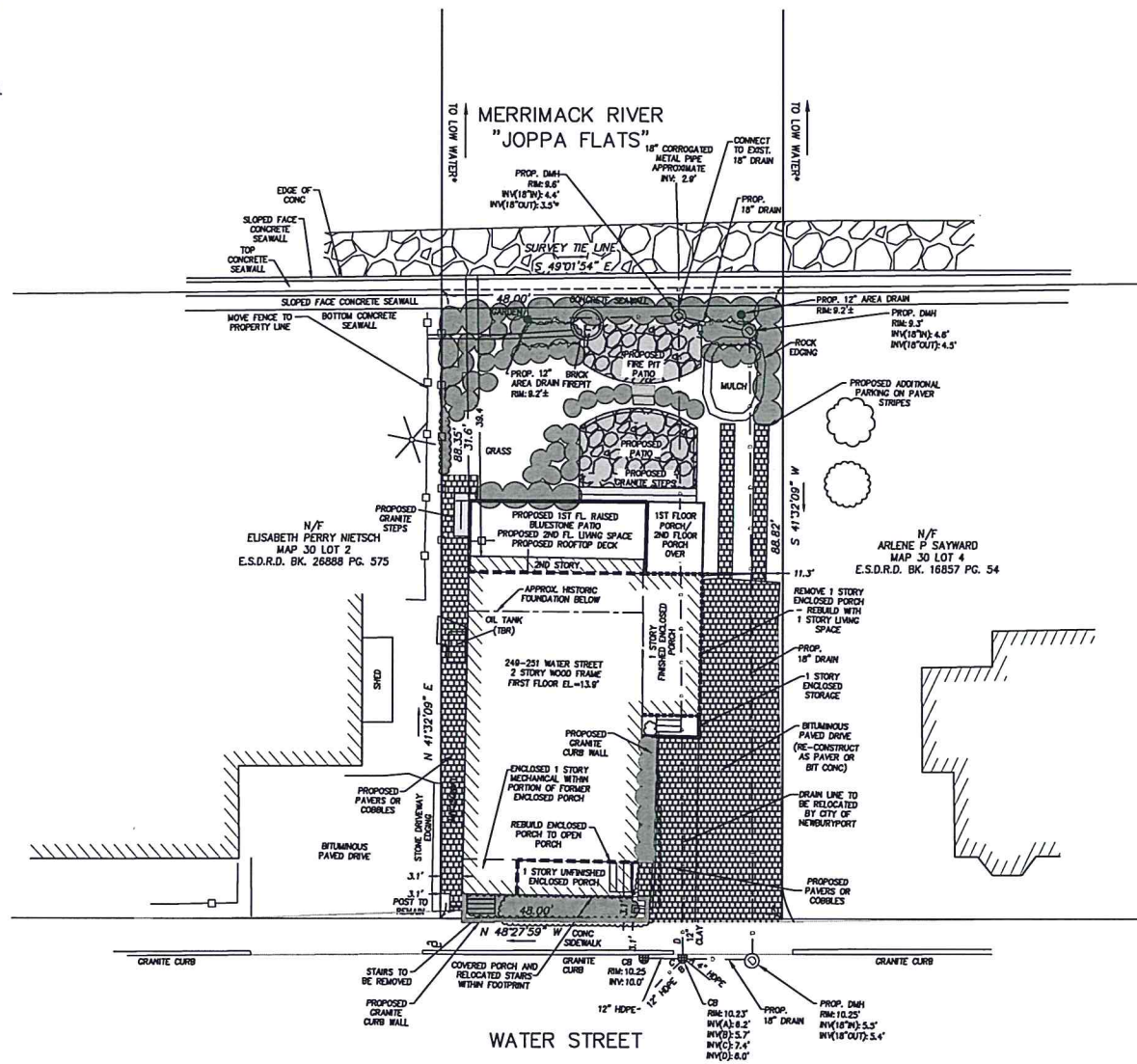
We look forward to presenting the project to the Board on March 24th.

Respectfully submitted,
Michael and Kerrin Costello
By their Attorney


Lisa L. Mead

Attachment
cc: Client

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400



ZONING		
AGRICULTURAL / CONSERVATION (A-C)		
SINGLE-FAMILY		
	REQUIRED SINGLE FAMILY	PROPOSED
MINIMUM LOT SIZE:	400,000 SF	4,332 SF
MINIMUM FRONTAGE:	300 FT	48.00 FT
MINIMUM FRONT SETBACK:	50 FT	3.1 FT
MINIMUM SIDE SETBACK(R):	50 FT	11.3 FT
MINIMUM SIDE SETBACK(L):	50 FT	3.1 FT
MINIMUM REAR SETBACK:	50 FT	39.4 FT*
MAX LOT COVERAGE:	3%	30.8%
MINIMUM OPEN SPACE:	N/A	N/A
MAX BUILDING HEIGHT:	30 FT	28 FT

* DISTANCE IS TO APPROXIMATE MEAN HIGH WATER / RIVER SIDE OF CONCRETE SEAWALL

** 25 FT MAX HEIGHT WAD / 33 FT MAX HEIGHT R-2 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 CONDITIONS ON THE LOT AS OF THE DATE OF THIS SURVEY. INFORMATION IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 25, 2019.

DESIGN INFORMATION RELATED TO BUILDING ADDITIONS AND PROPOSED SITE IMPROVEMENTS IS AS PROVIDED BY THE CLIENT'S ARCHITECT, THE CLIENT, CLIENT'S ENVIRONMENTAL CONSULTANT AND CLIENT'S LANDSCAPE ARCHITECT. INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ANY RELEVANT DETAILS.

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(15), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2500900136G, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

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.

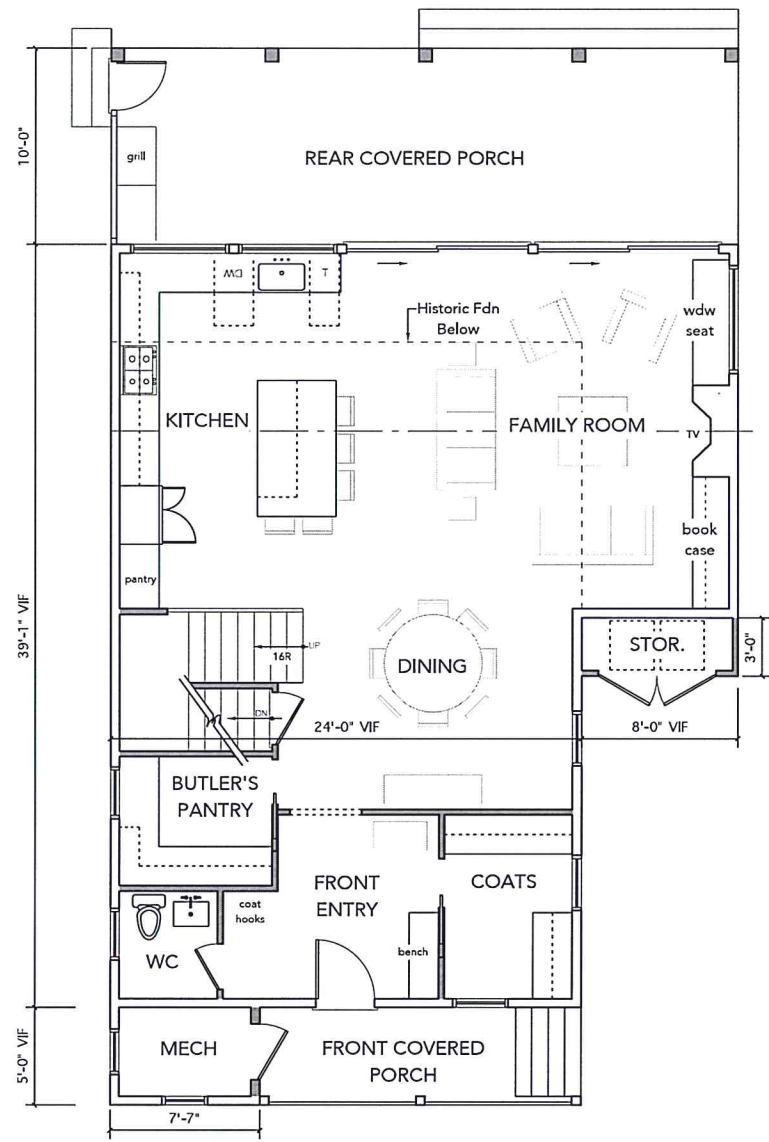
EVERETT & CHANDLER, P.L.L.C.
 EVERETT J. CHANDLER, P.L.L.C.
 MASS. REGISTRATION NO. 41763

LOCUS TITLE INFORMATION

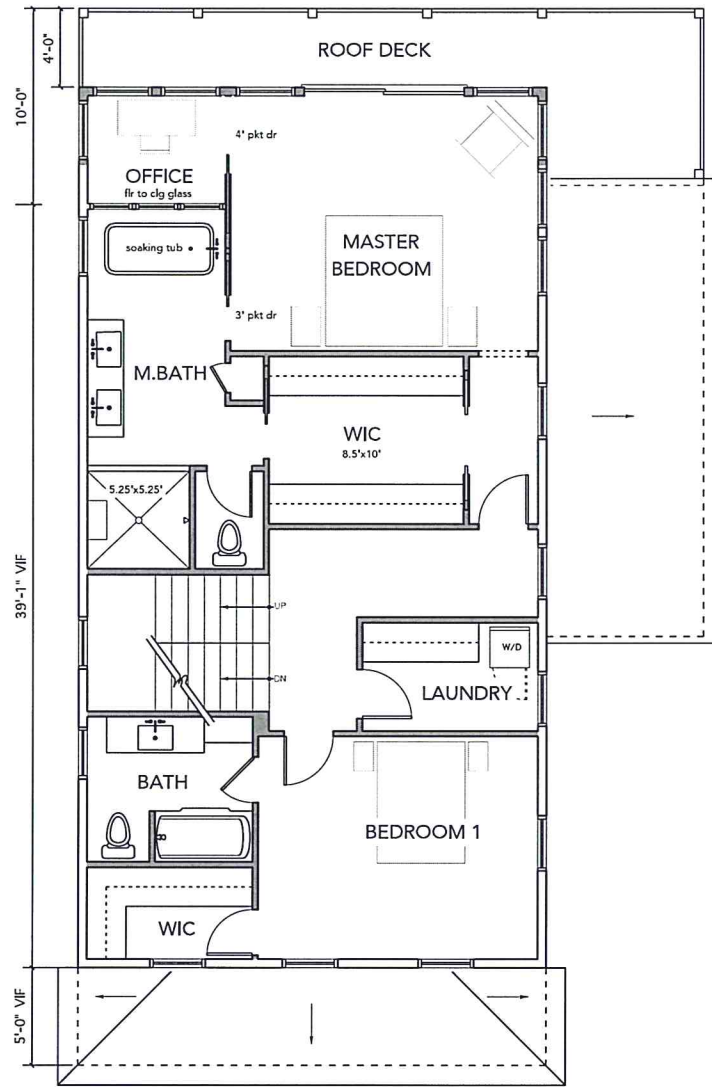
249-251 WATER STREET
 OWNER: 249 WATER STREET NOMINEE TRUST
 DEED REFERENCE: BOOK 36892 PAGE 323
 ASSESSORS: MAP 30 PARCEL 3

Copyright 2019 Winter GEC, LLC

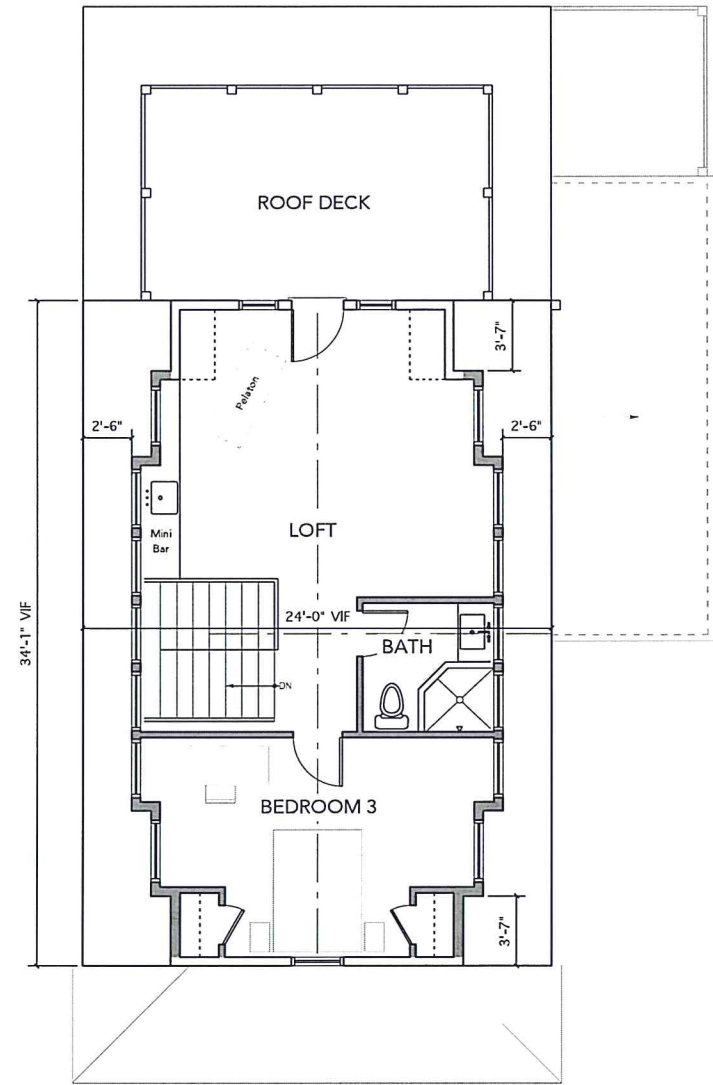
Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE:												
	HORIZ: AS NOTED	2	3/4/20	EJC	ADDED RELOCATED CITY DRAIN / UPDATED ALTERED 1 STORY STORAGE / UPDATED PLANTINGS AND NOTED FENCE TO BE RELOCATED								
	VERT: N.A.	1	2/11/20	EJC	NOTED CHANGE FROM 2 STORY TO 1 STORY RECONSTRUCTION REVISIONS								
		NO.	DATE	BY									
										FIELD: <u>MP</u>			
										CALCS: <u>EC</u>			
										CHECKED: <u>EJC</u>			
										APPROVED: <u>EJC</u>			
											ZONING BOARD OF APPEALS PLAN		
											249-251 WATER STREET		
											PLAN OF LAND IN		
											NEWBURYPORT, MASSACHUSETTS		
											SURVEYED FOR		
											MICHAEL COSTELLO		
											PROJECT NO.		
											2019-249WATER		
											DATE: JAN 7, 2020		
											SHEET NO.		
											1 OF 1		



1 First Floor Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Plan
SCALE: 1/8" = 1'-0"



3 Third Floor Plan
SCALE: 1/8" = 1'-0"

SF CALCULATIONS	
1st Floor	1,129 SF
2nd Floor	1,080 SF
3rd Floor	581 SF
TOTAL	2,790 SF

project:
**COSTELLO
RESIDENCE**

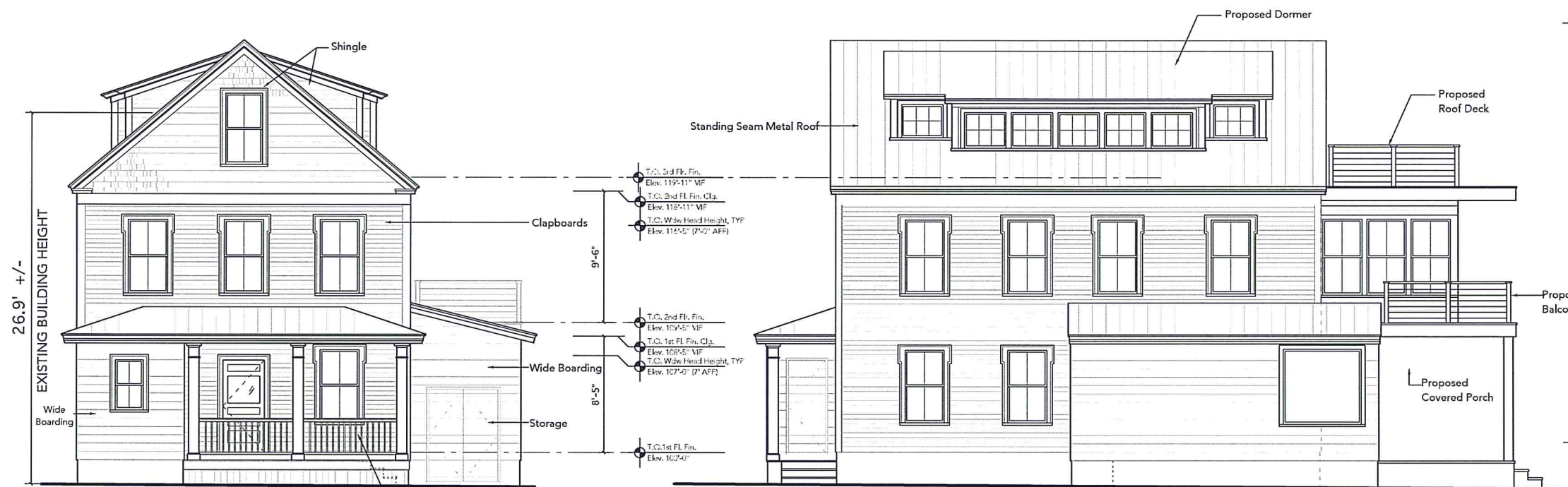
249-251 Water Street
Newburyport, MA
01950

architect:
**GRAF
ARCHITECTS**
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafsvd.com

title:
**PROPOSED
Floor Plans**

SCALE: 1/8" = 1'-0"
2 march 2020

A01



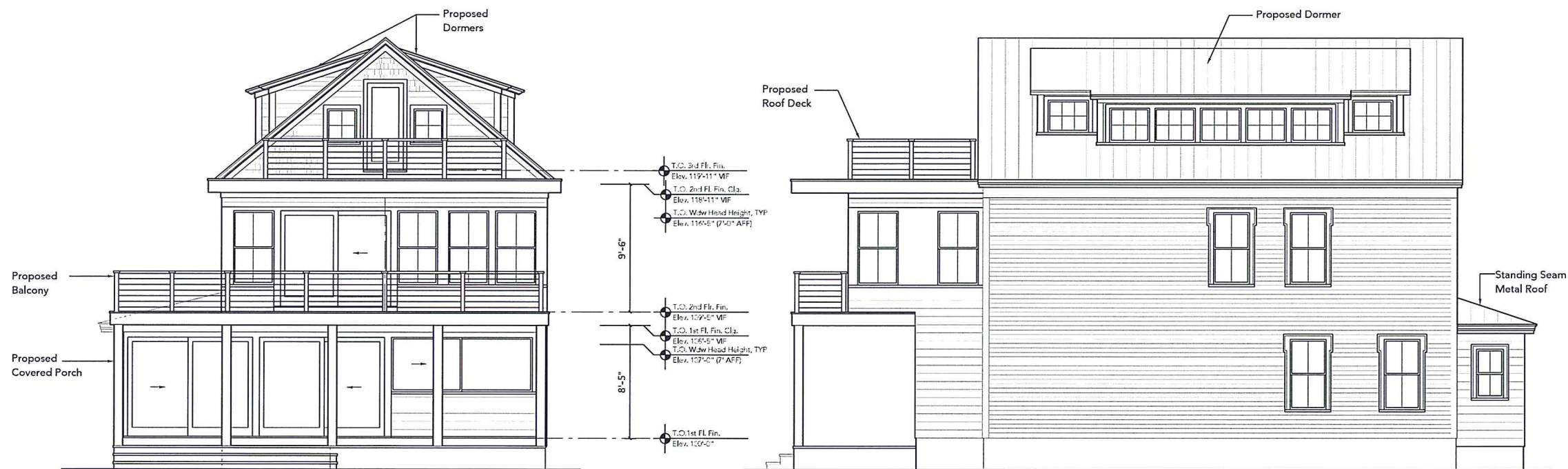
1 Front Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"

2 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"

project:
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Newburyport, MA
01950

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www.grafvdc.com



3 Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"

4 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"

title:
**PROPOSED
Exterior Elevations**

SCALE: 1/8" = 1'-0"
2 march 2020

A02