

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

Petitioner: Michael and Kerrin Costello c/o Lisa Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 249-251 Water Street

Map and Lot(s): 30 - 3 Zoning District: A/C, DCOD, FPOD

Book and Page(s): 38048 - 363

Owner(s) Name: Michael and Kerrin Costello

Mailing Address (if different): 113 Broad St., Newburyport, MA 01950

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

**Description of request:**

Revert two-family residence to single-family residence and construct additions at rear of residence and eastern side of residence.

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	4,352 sq ft	4,352 sq ft	400,000 sq ft
Frontage	48 ft	48 ft	300 ft
Height*	29 ft	29 ft	30 ft
Lot Coverage (%)**	30.6%	33.8%	3%
Open Space (%)***	NA	NA	NA
Front Setback	3.1 ft	3.1 ft	50 ft
Side A Setback	11.3 ft	11.3 ft	50 ft
Side B Setback	3.1 ft	3.1 ft	50 ft
Rear Setback	39.4 ft	31.6 ft	50 ft
Parking Spaces	2	2	2
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.

Petitioner's and Owner's signature(s):

 2/15/20

 2/15/20



Mead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950  
Phone 978.463.7700  
Fax 978.463.7747

[www.mtclawyers.com](http://www.mtclawyers.com)

February 18, 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"). The Petitioner proposes to return the Structure to a single-family use. The Petitioner will require a Special Permit for Nonconformities, as further set forth below.

The Property is located in the Agricultural/Conservation ("Ag/C") zoning district, Demolition Control Overlay District ("DCOD"), and Floodplain Overlay District ("FOD") under the Newburyport Zoning Ordinance (the "Ordinance"). The two-family use on the Property is pre-existing, nonconforming; two-family use is prohibited in the Ag/C district. For single-family use in the Ag/C district, the Property is pre-existing, nonconforming for lot size, frontage, and lot coverage. The Property measures 4,352 square feet where the Ag/C district requires a minimum 400,000 square feet. The required frontage is 300 feet and the Property has 48 feet of frontage on Water Street. The maximum allowable lot coverage is 3%; the lot coverage on the Property is 30.6%. The Structure on the Property is pre-existing, nonconforming for all setbacks. For single-family use, the minimum front, side, and rear setbacks in the Ag/C are 50 feet. The Structure's front yard setback is 3.1 feet, the side yard setbacks are 11.3 feet and 3.1 feet, and the rear setback is 39.4 feet. The Structure's height, at 29 feet, is in compliance with the maximum allowable 30 feet and will not change.

The Petitioner seeks a special permit pursuant to Section IX-B-2-A of the Ordinance to extend the pre-existing, nonconforming rear yard setback, upwardly extend the side yard setbacks, and intensify the lot coverage as shown on the architectural plans and site plan attached hereto. The proposed renovation, second-floor addition at the rear of the Structure, and one-story addition on the eastern side of the Structure will add more than 500 square feet of floor area to the Structure, for which the Petitioner will require a special permit pursuant to Section IX-B-3-C of the Ordinance. Less than 25% of the exterior walls will be demolished, thus the DCOD is not triggered.

*Millis Office*

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

The Property is located in the FEMA floodplain VE Zone on the Merrimac River and is therefore subject to Conservation Commission jurisdiction and Section XIII of the Ordinance. See FEMA floodplain map attached as **Exhibit A**. Pursuant to Section XIII-E-3, substantial improvements to existing structures within the FOD are prohibited. The Ordinance defines “substantial improvement” as “any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (a) before the improvement or repair is started . . .” Under the Massachusetts Building Code and the FEMA Regulations, an improvement that is valued at 50% or more of the value of a structure on a property triggers a requirement that the entire structure be brought into compliance with applicable floodplain development building standards. The Assessed value of the Structure is \$313,100.00 and the new foundation and proposed renovations will cost far more than \$156,550.00. As such, the Petitioner must comply with Section XIII-E-3 of the Ordinance, Massachusetts Building Code 780 CMR 105.3.1.1, and FEMA Regulations 44 CFR 59 and 60. As to the Ordinance, Section XIII-E-3 only allows construction located at or above 11.5 feet elevation, unless the Petitioners receive the approval of the Building Commissioner and the Conservation Commission. The first floor elevation of the Structure is at 13.9 feet; the Petitioner will require approval from the Building Commission and the Conservation Commission to construct a new foundation below grade.

In regard to the State Building Code, pursuant to 780 CMR 120.G.601.2, “[a]ll buildings or structures including new and replacement manufactured homes erected or substantially improved within a high-hazard zone shall be elevated so that the bottom of the lowest horizontal structural member supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is located at an elevation that is at least two feet above the base flood elevation.” The base flood elevation applicable to the Property is 15 feet. As aforementioned, the Structure’s current first floor elevation is 13.9 feet. To comply with the Building Code and FEMA, the bottom of the lowest horizontal structure would have to be at elevation 17 88NAVD, placing the first floor elevation somewhere at 18.5 feet or higher. There are, however, exceptions available under the FEMA and Massachusetts Building Code regulations for historically significant houses. At the February 13, 2020 Historical Commission public hearing, the Commission determined that that the Structure is significant and that it should be restored rather than demolished. The Petitioner revised the rear roof deck at the request of the Commission by pulling in the railings so that they will not be viewable from the street.

### **Special Permit for Non-Conformities**

The Petitioner proposes to renovate the Structure and return it to a single-family use. There is presently a one-story enclosed porch on the eastern side of the Structure which the Petitioner proposes to remove and reconstruct as living space and not a porch. The proposed one-story addition in that location will be the same height as the existing porch and will therefore not affect the nonconforming side-yard setback. The Petitioner originally presented plans to the Historical Commission showing a second-floor addition over the first-floor porch, however, after speaking with a neighbor across the street from the Property, the Petitioner eliminated the second-floor addition to preserve the neighbor’s view. Revised plans were submitted to the Historical Commission and were part of their final determination as to the proposed plans. To the rear of proposed two-story addition, the Petitioners propose first- and second-floor porches which will extend the nonconforming side yard setback. At the rear of the Structure to the west of the proposed porches, the Petitioner proposes to construct a raised first-floor patio with second-floor living space above. This will extend the nonconforming rear yard setback and upwardly extend the side yard setbacks.. The resulting rear yard setback will be 31.6 feet from the mean high water mark. The rear addition will also extend the nonconforming side yard setback on the western side of the Structure. At the front of the Structure, the presently enclosed first-story porch will be restored to an open porch as it existed historically. An enclosed mechanical room will be constructed within a portion of the front porch. Lastly, the additions to the Structure will increase the floor area by over 500 square feet.

Section IX-B-2-A of the Ordinance allows preexisting nonconforming two-family structures and uses to be extended or altered by special permit if the Petitioner shows:

1. **There will be no addition of a new non-conformity; and**
2. **The proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure.**

1. As is shown on the site plan, the Petitioner's proposal will not create any new nonconformities.
2. The additions to the Structure will not be substantially more detrimental to the neighborhood than the existing Structure. The existing two-family use, which is pre-existing, nonconforming, is a use that is prohibited in the Ag/C district. Returning the Structure to single-family use brings it more in compliance with the Ordinance. Further, the Petitioner's proposed renovation of the Structure will resemble the original Structure constructed in 1895 in a respectful way, and a way that is reflective of the Joppa Historic District. This will restore and preserve a Structure that is a part of the city's history. See Letter to Historical Commission attached as **Exhibit B**. Additionally, the Structure post-renovation will be more in keeping with the other homes in this district and remain a vital part of the Joppa Historic District. See Joppa Historic District Form A, attached as **Exhibit C**. Thus, the renovations and addition are not substantially more detrimental to the neighborhood than the existing structure.

Wherefore, the Board can find that the Petitioners satisfy the requirements for the grant of a Special Permit for Non-Conformities.

Respectfully submitted,  
Michael and Kerrin Costello

By their Attorney

  
Lisa L. Mead

Attachment

cc: Client

CITY OF NEWBURYPORT, MA  
**ZONING DETERMINATION**

APR# 2020-009

Name: Michael and Kerrin Costello c/o Lisa Mead MTC, LLC

Address: 249-251 Water Street Zoning District(s): Ag/Con, DCOD, FPOD

Request: Renovate and construct addition to preexisting nonconforming structure that exceed the 50% improvement threshold allowable in the VE flood zone seeking exemption from XIII-E-3. This will also require a Variance from the State Building Code. Roof line change at second floor addition as well as expanded non conforming lot coverage, side and rear yard setbacks and >500sf add to a lot that is nonconforming for frontage and area. Revert to Single family use.

**ZONING BOARD REVIEW REQUIRED**

**Variance**

- Dimensional Controls (VI)
  - Lot Area
  - Lot Frontage
  - Lot Coverage
  - Parking (VII)
  - Modification
- Open Space
- Height
- Lot Width

**Sign Variance**

- Signs (VIII)
  - Type
  - Lighting
- Size
- 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
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - FAR
  - Lot Coverage
  - Height
  - 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
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)

**Site Plan Review (XV)**

- Major
- Minor

**Smart Growth District (XXIX)**

- Plan Approval

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

**Tree and Sidewalk compliance review**

  
Newburyport Zoning Administrator

01/13/2020  
Date

# 249-251 WATER ST

**Location** 249-251 WATER ST

**MBLU** 30/ 3/ / /

**Owner** COSTELLO MICHAEL A

**Assessment** \$724,800

**PID** 1652

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$313,100	\$411,700	\$724,800

## Owner of Record

**Owner** COSTELLO MICHAEL A  
**Co-Owner** KERRIN M T/E  
**Address** 249-251 WATER ST  
 NEWBURYPORT, MA 01950

**Sale Price** \$879,900  
**Certificate**  
**Book & Page** 38048/0363  
**Sale Date** 11/21/2019  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COSTELLO MICHAEL A	\$879,900		38048/0363	00	11/21/2019
MORRIS JOHN G TRS	\$0		36892/0323	1J	07/27/2018
COUSINS LISA & WILLIAM TRUSTEES	\$0		17879/0550	1A	11/13/2001
COUSINS EDNA L	\$1		07072/0166	1A	03/23/1983
COUSINS KENNETH L - ANNA	\$0		3778/ 122		

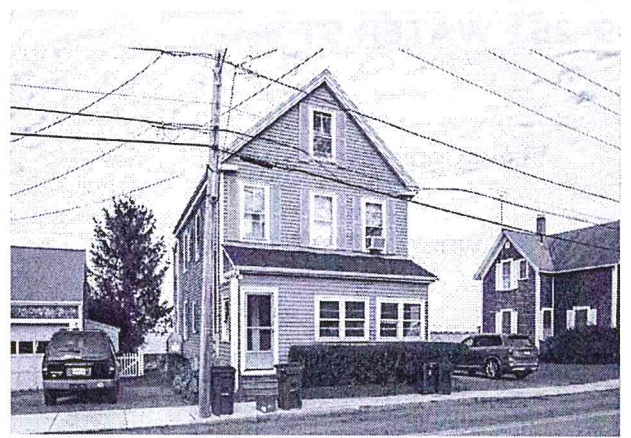
## Building Information

### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 1,968

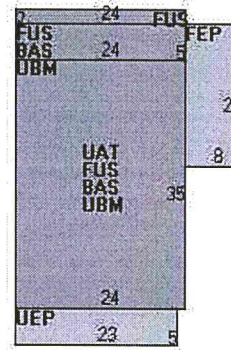
Building Attributes	
Field	Description
Style	Family Conver.
Model	Residential
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Old Style



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\01\14\86.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/1652\\_1725.jpg](http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/1652_1725.jpg))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,008	1,008
BAS	First Floor	960	960
FEP	Porch, Enclosed	160	0
UAT	Attic	840	0
UBM	Basement, Unfinished	960	0
UEP	Porch, Enclosed, Unfinished	115	0
		4,043	1,968

**Extra Features**

Extra Features	Legend
No Data for Extra Features	



**Land Use**

**Use Code** 1040  
**Description** TWO FAMILY

**Land Line Valuation**

**Size (Acres)** 0.02  
**Depth** 0  
**Assessed Value** \$411,700

**Outbuildings**

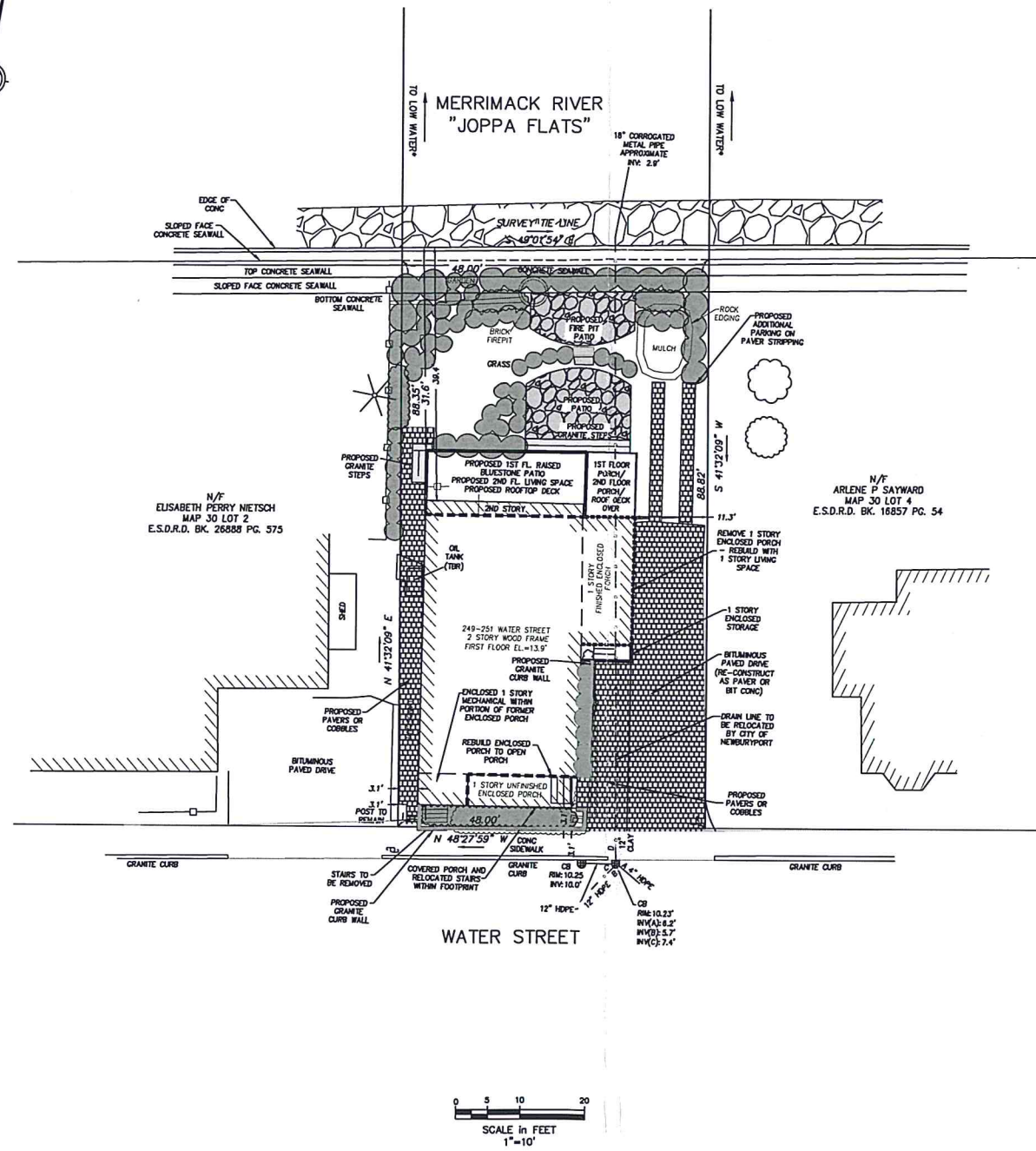
Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$260,500	\$394,200	\$654,700

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PLAN BOOK 414 PLAN 82



**ZONING**  
AGRICULTURAL / CONSERVATION (A-C)  
SINGLE-FAMILY

	REQUIRED SINGLE FAMILY	EXISTING	PROPOSED
MINIMUM LOT SIZE:	400,000 SF	4,332 SF	4,332 SF
MINIMUM FRONTAGE:	300 FT	48.00 FT	48.00 FT
MINIMUM FRONT SETBACK:	50 FT	3.1 FT	3.1 FT
MINIMUM SIDE SETBACK (R):	50 FT	11.3 FT	11.3 FT
MINIMUM SIDE SETBACK (L):	50 FT	3.1 FT	3.1 FT
MINIMUM REAR SETBACK:	50 FT	39.4 FT*	31.6 FT*
MAX LOT COVERAGE:	3X	30.6%	33.8%
MINIMUM OPEN SPACE:	N/A	N/A	N/A
MAX BUILDING HEIGHT:	30 FT	28 FT	28 FT

\* DISTANCE IS TO APPROXIMATE MEAN HIGH WATER / RIVER SIDE OF CONCRETE SEAWALL  
 \*\* 25 FT MAX HEIGHT MIN / 35 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. 25009C0136G, 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 J. CHANDLER, P.L.S.  
 MASS. REGISTRATION NO. 41783

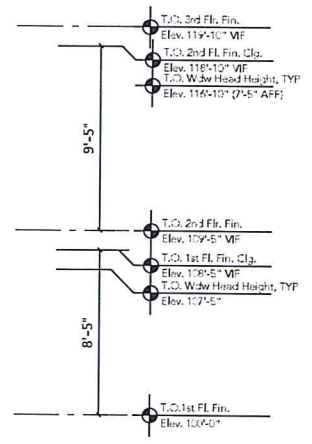
**LOCUS TITLE INFORMATION**  
 249-251 WATER STREET  
 OWNER: 249 WATER STREET NOMINEE TRUST  
 DEED REFERENCE: BOOK 36892 PAGE 323  
 ASSESSORS: MAP 30 PARCEL 3

Copyright 2019 Winter GEC, LLC

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



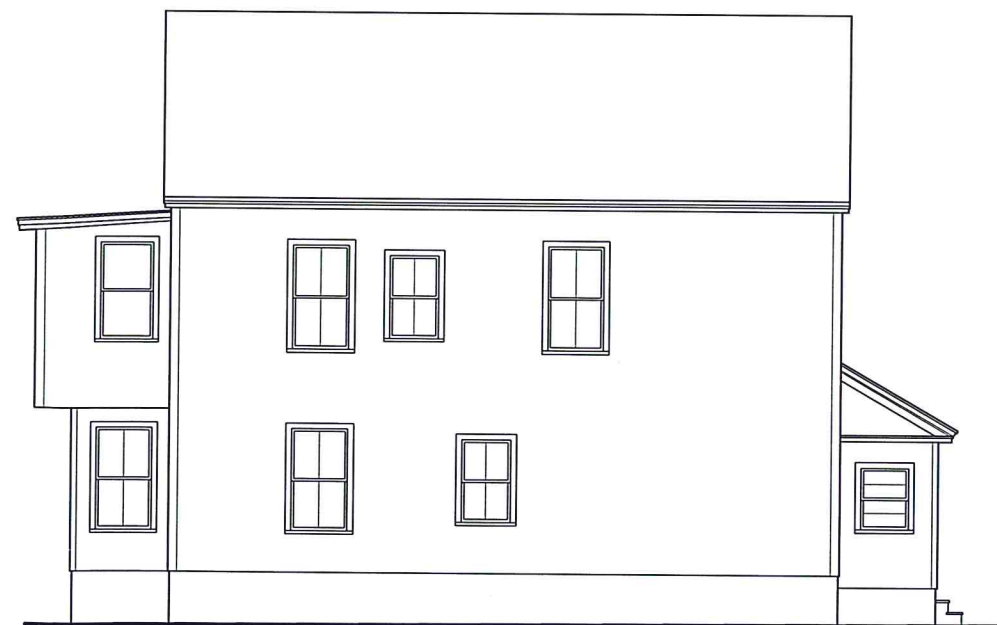
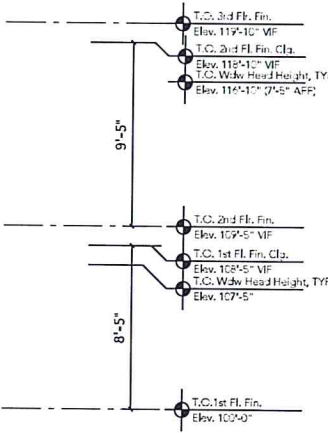
① Front Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



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



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



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

project:  
**COSTELLO  
RESIDENCE**

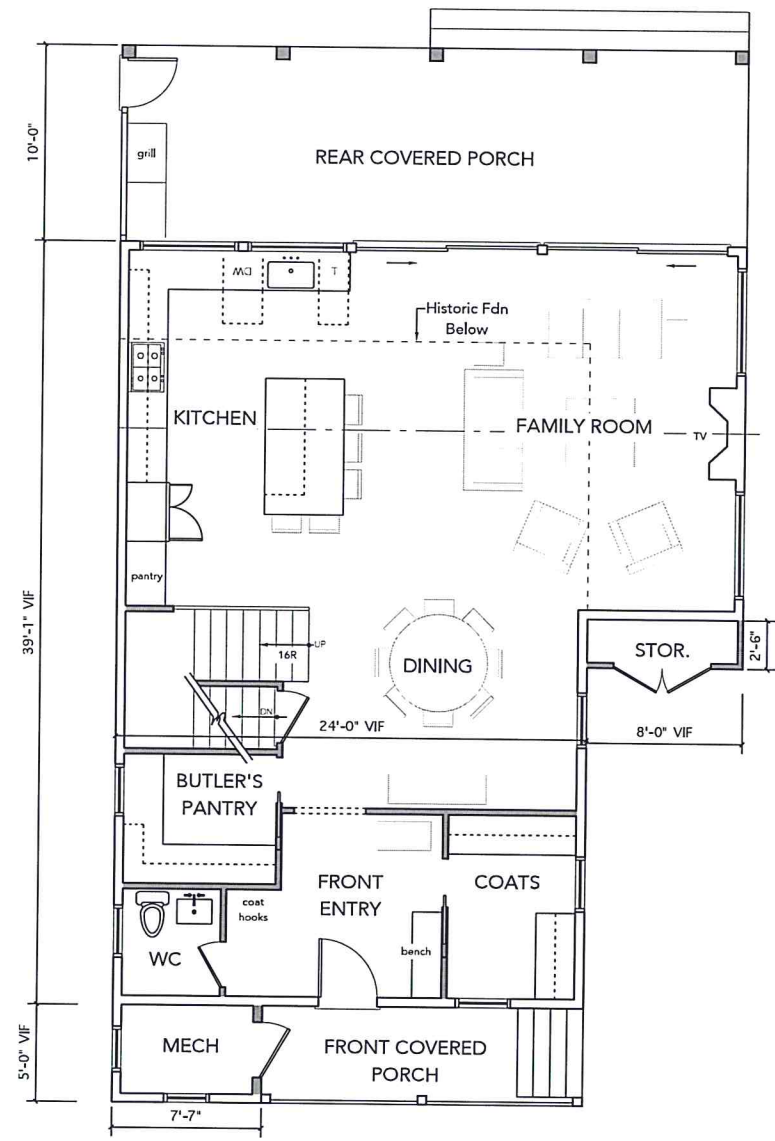
249-251 Water Street  
Newburyport, MA  
01950

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

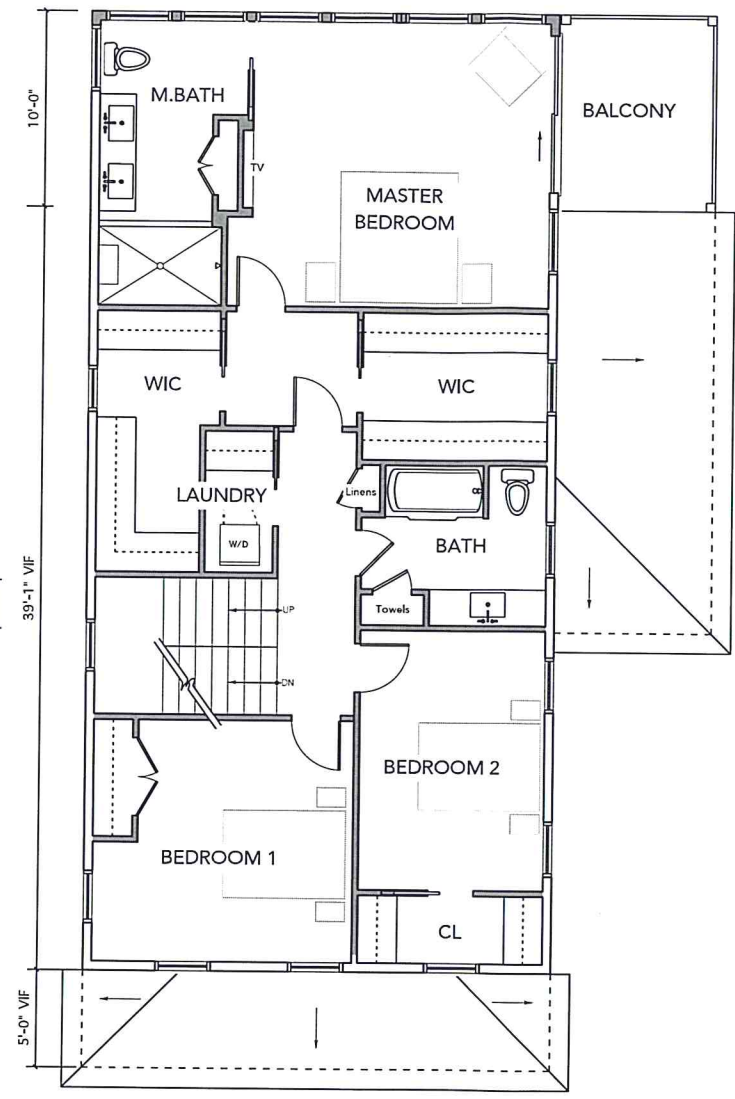
title:  
**EXISTING  
Exterior Elevations**

SCALE: 1/8" = 1'-0"  
14 february 2020

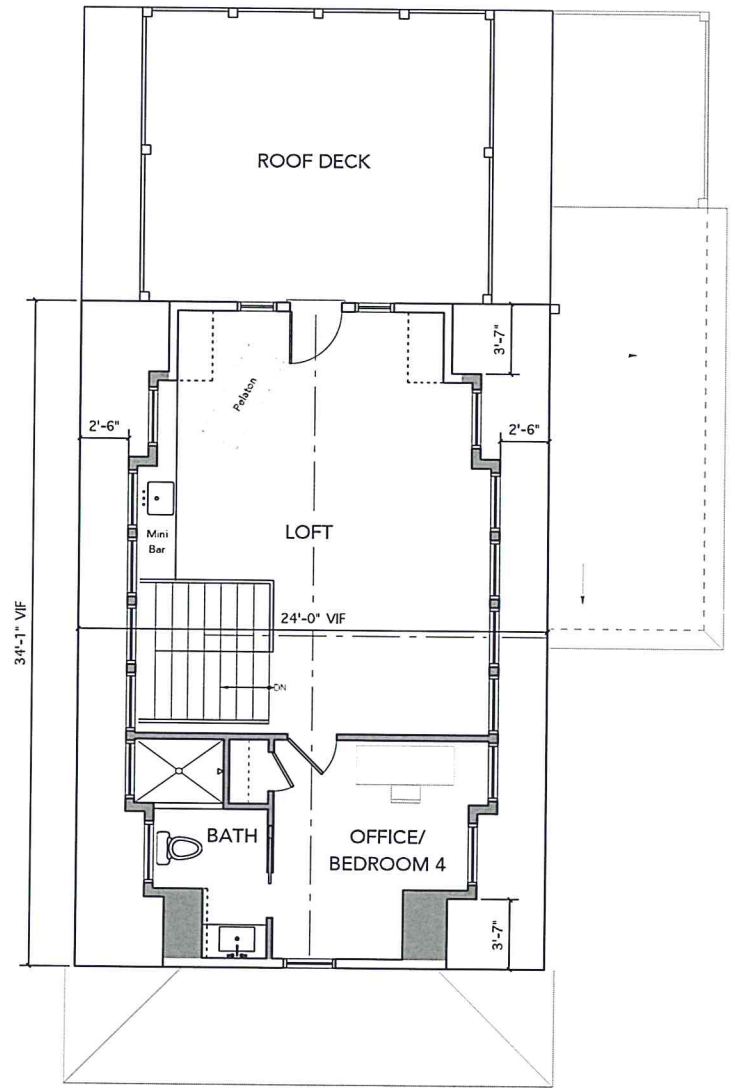
EX1



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	1,178 SF
3rd Floor	581 SF
<b>TOTAL</b>	<b>2,888 SF</b>

project:  
**COSTELLO  
RESIDENCE**

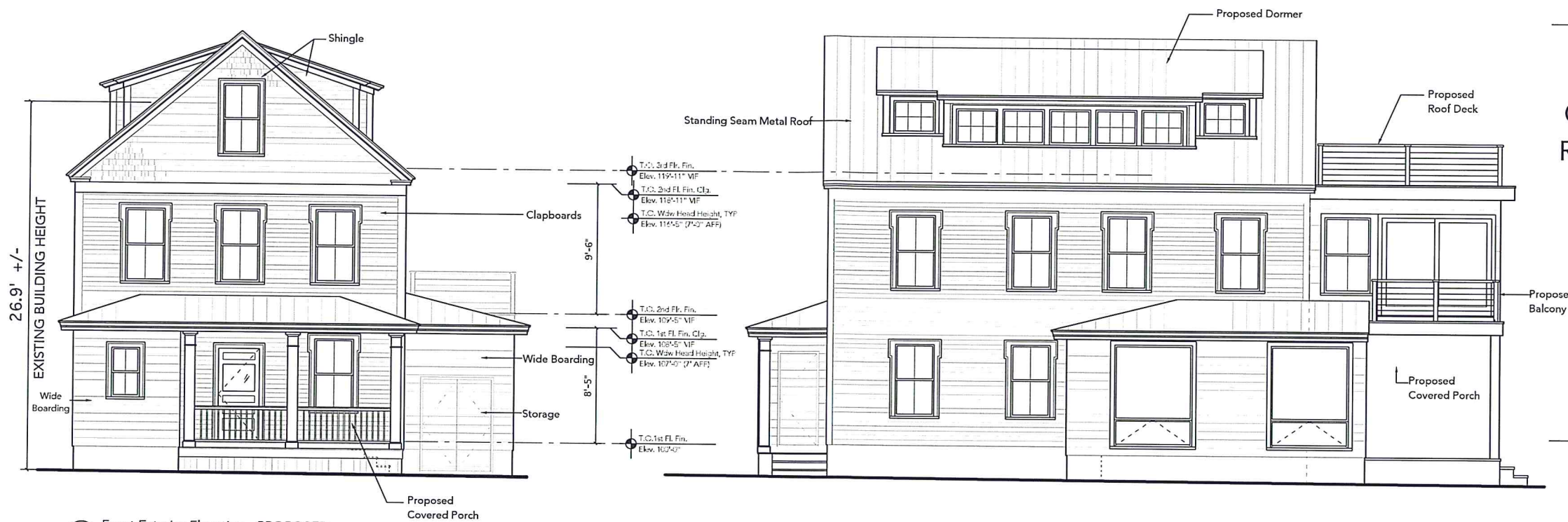
249-251 Water Street  
Newburyport, MA  
01950

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

title:  
**PROPOSED  
Floor Plans**

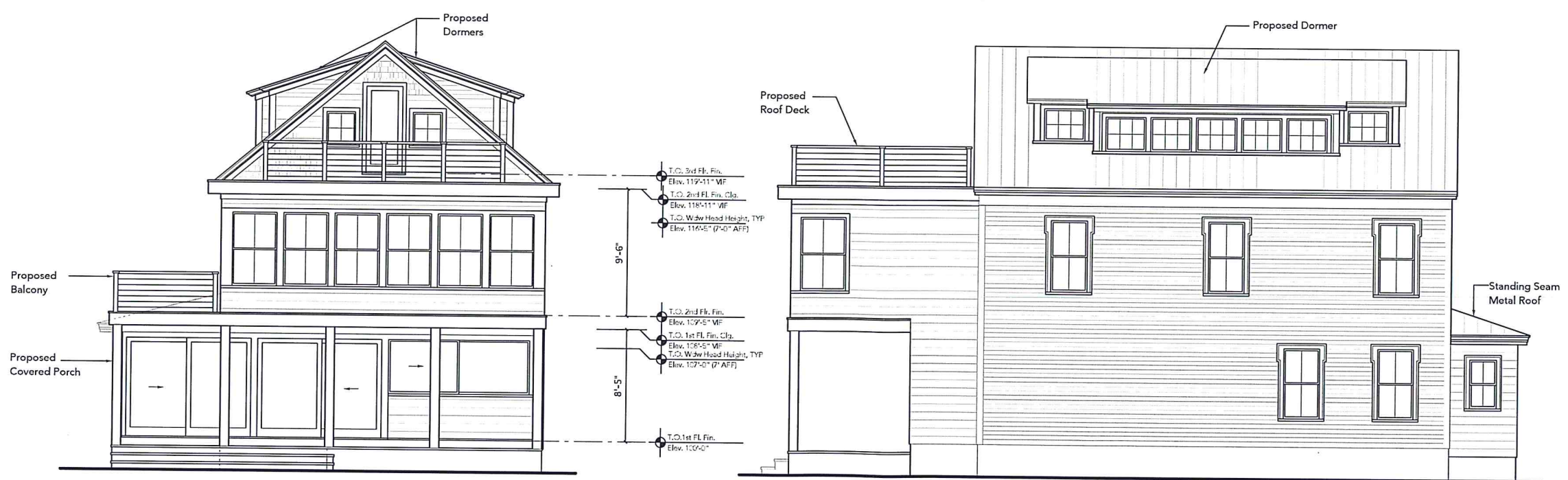
SCALE: 1/8" = 1'-0"  
14 february 2020

**A01**



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

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



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

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

project:  
**COSTELLO  
RESIDENCE**

249-251 Water Street  
Newburyport, MA  
01950

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

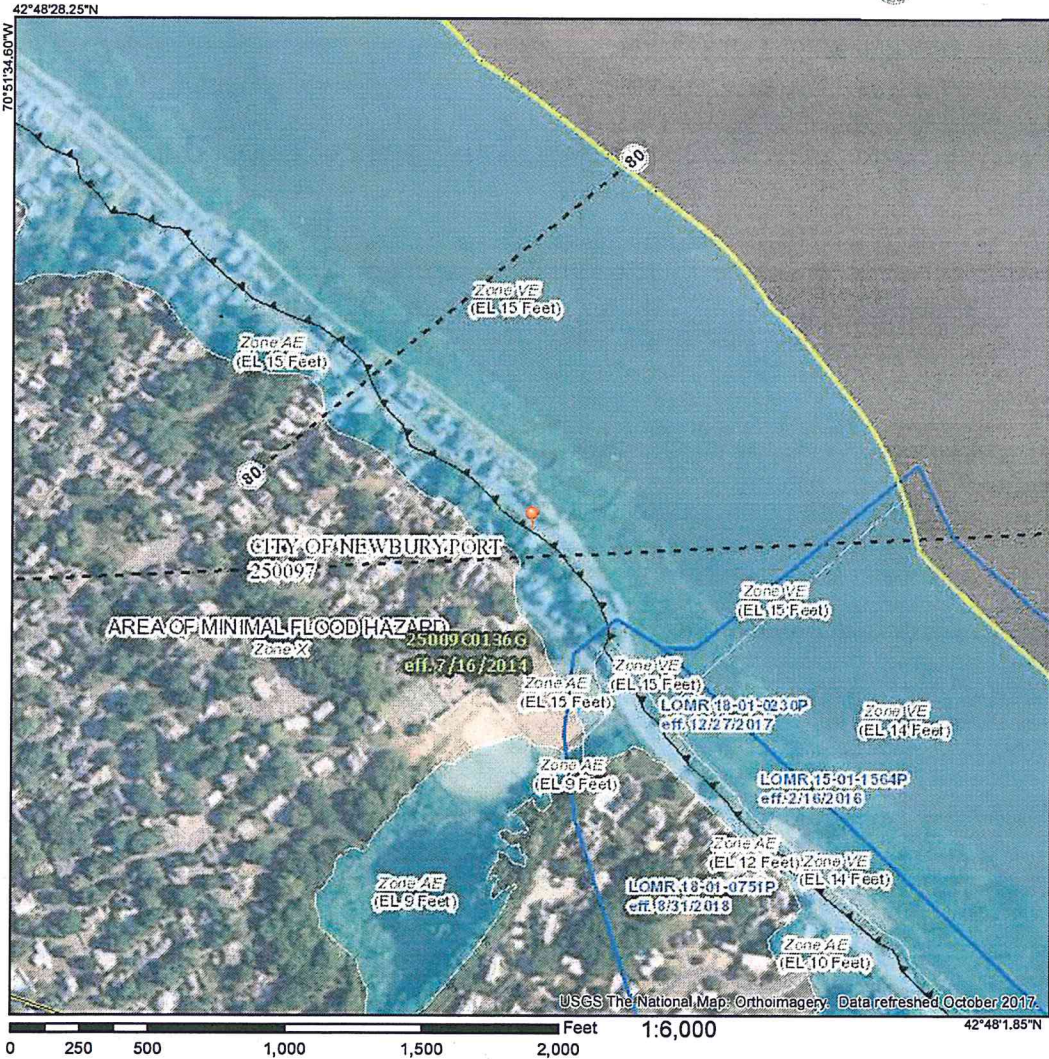
title:  
**PROPOSED  
Exterior Elevations**

SCALE: 1/8" = 1'-0"  
14 february 2020

A02

# EXHIBIT A

# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Description
[Light Blue]	Without Base Flood Elevation (BFE) Zones A, V, A99
[Medium Blue]	With BFE or Depth Zone AE, AO, AH, VE, AR
[Red]	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	Description
[Orange]	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
[Dark Blue]	Future Conditions 1% Annual Chance Flood Hazard Zone X
[Yellow]	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
[Green]	Area with Flood Risk due to Levee Zone D

OTHER AREAS	Description
[White]	Area of Minimal Flood Hazard Zone X
[Blue Line]	Effective LOMRs
[Yellow]	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Description
[Dashed Line]	Channel, Culvert, or Storm Sewer
[Dotted Line]	Levee, Dike, or Floodwall

OTHER FEATURES	Description
[Cross Section]	Cross Sections with 1% Annual Chance Water Surface Elevation
[Circle]	Coastal Transect
[Dashed Line]	Base Flood Elevation Line (BFE)
[Red Line]	Limit of Study
[Yellow Line]	Jurisdiction Boundary
[Dashed Line]	Coastal Transect Baseline
[Blue Line]	Profile Baseline
[Blue Line]	Hydrographic Feature

MAP PANELS	Description
[Green Box]	Digital Data Available
[Grey Box]	No Digital Data Available
[White Box]	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/23/2018 at 12:31:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.