



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 27, 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 Use and Special Permit for Non-conformities; 27 Hancock Street, Newburyport, MA (the "27 Hancock"), Assessor's Map: 25 Lot 43

Request or Special Permit for Use; 21-25 Hancock Street, Newburyport, MA (21 Hancock Street), Assessor's Map 25 Lot 42

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Caswell Development, LLC the purchaser of both 27 Hancock and 21 Hancock (the "Applicant"), which is proposing to construct a Court which is currently laid out as a right of way by deed and which will serve both properties. On 27 Hancock the Applicant proposes to renovate and convert the existing home non-conforming single family home into a two family structure. On 21 Hancock the Applicant proposes to remove the existing non-conforming industrial services use and structure and construct a two family home on the lot. The Applicant proposes to construct a Court which is now a private paper street to which 27 Hancock has deeded rights of access over. The property is located in the R-2 Zoning District and the DCOD overlay district.

21 Hancock: The existing conditions includes a pre-existing non-conforming use and structure which is used for industrial services. The structure was constructed in or around 1929 and is listed as an intrusion on the District Data Sheets (Exhibit A). 21 Hancock abuts the city rail trail system in the south end, is overgrown and worn beyond its years and certainly out of place for this residential area. The Applicant will be removing that structure in its entirety and in place thereof construct a two family home which meets all of the dimensional requirements of the Newburyport Zoning Ordinance ("NZO").

21 Hancock includes 16,228 Square feet of area with 267.28 feet of frontage on Hancock Street and Leavitt Court. All dimensional requirements of the NZO are met.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

In order to proceed with 21 Hancock, the Applicant will require a special permit for two family use **Special Permit for use** under section **X-H(7)** from the Zoning Board of Appeals and a Special Permit for a Court¹ from the Planning Board including filing for subdivision approval for the Court.

27 Hancock: The existing conditions include a single family home. The residential structure is listed on the District Data Sheets as Contributory to the district and dates the home around 1870-1880. The Assessor's Records, however, date the house at 1916. A review of the Sanborn Maps from 1900-1914 show no structure on this property. (Exhibit B) Indeed, the first reference to a structure on the property in the deeds of record appears in the deed from Alvah Leavitt to J. Alphonse Thibault dated August 24, 1917 and located at Book 2376 Page 293 in the Essex South Registry of Deeds. This would confirm the date in the Assessor's records.

27 Hancock is non-conforming for sideline setback on the left side at 5.7 feet². The Applicant proposes to renovate the existing structure and include an addition resulting in a two family structure on the lot. The orientation of the home changes and the left side becomes the front. However, the setback on this same lot line is improved by the removal of the covered front porch, by orientation becomes the front. Because the setback is not changing the lot is not changing, the right of way has existed since 1917, this remains a non-conformity, albeit front yard now because of orientation.

Given the renovations of the structure some exterior walls will be removed. However, as you can see from the calculation, only 16% of the exterior walls will be removed and therefore a DCOD Special Permit is not required.

27 Hancock includes 16,400 square feet of area with 267.40 feet of frontage on Hancock and Leavitt Court. As noted, there is an existing non-conforming setback of 5.7 off of Leavitt Court which will remain but be improved to 11.7. All other dimensional requirements of the NZO are met.

The Applicant will require a **Special Permit for use** as a two-family under section **X-H(7)** of the NZO, a **Special Permit to modify** a pre-existing Non-conforming structure under section **IX-B(2)** of the NZO.

Special Permit to Modify Pre-existing Non-Conforming Structure at 27 Hancock Street

Section IX-B(2)(A) allows for the modification of a pre-existing non-conforming single or two-family structure where the Board finds that there will be no addition of a new non-conformity and that the proposed changes will not be substantially more detrimental to the neighborhood.

¹ It should be noted that the area upon which Leavitt Court exists is a part of the deed description for 21 Hancock and included in the lot area calculation therefore. The deed for 27 Hancock Street includes the right to pass and repass over Leavitt Court.

² It should be noted that under the definition of "Lot Line, Front" the NZO provides, in part: "The property line dividing a lot from the adjacent a single street right-of-way. In the case of a corner lot the front lot line of greater length shall be known as the primary front lot line." (emphasis added) While Leavitt Court did not previously receive subdivision approval it has existed since at least 1917 as a right of way. Given the use of primary and secondary frontage dimensional requirements. The lot lines and structure locating are not changing. The current non-conformity is improving with regard to the dimension off of Leavitt Court.

As is shown on the plans, there is only one non-conformity on the lot – the setback off of Leavitt Court which is currently 5.7 feet but which will be improved to 11.7 feet and extended along a to be improved Leavitt Court.

There will be no new non-conformities.

The next question for the Board is, will the modification to the pre-existing non-conforming structure be substantially more detrimental to the neighborhood than the existing structure. It is the Applicant’s position that the Board can find the change to the structure along Leavitt Court is not substantially more detrimental to the neighborhood than the existing structure. The existing structure is oriented toward Hancock Street and even with the new additions the orientation of the front unit will remain toward Hancock to keep the streetscape intact. Currently this structure is set back away from Hancock, different than almost every other structure on the street as you can see from the attached Assessor’s Map. (Exhibit C). The non-conformity extension toward Hancock Street actually allows the structure to be more similar to the neighborhood and not more detrimental to the neighborhood. Additionally, the extension of the non-conformity to the rear does not impact the Hancock streetscape at all, rather will provide a compliment to the proposed structure on 21 Hancock and will frame a completed and improved Leavitt Court.

25 Hancock is one of the largest lots in the neighborhood, but for the Neptune Club Property further east or of course the “sister” property on the other side of Leavitt Court. The proposed modification of this existing non-conforming structure on this lot will not be substantially more detrimental to the neighborhood than the existing structure, indeed it will bring the density more in line with the rest of the neighborhood.

The Applicant states that the Board can find that the proposed change will not be substantially more detrimental to the neighborhood than the pre-existing nonconforming structure. (NZO §IX(B)(2)(B)(1-2).

Special Permit for Use
27 Hancock Street

The existing use at 27 Hancock is single family. A two-family use is allowed in accordance with section V-D of the Ordinance with a Special Permit from the Board. Referencing Section X-H(7) of the NZO, I note the following, required “general conditions” for the issuance of a special permit for a two-family use together with an explanation of the Applicant’s compliance with each such requirement:

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.

As noted above, the Property is located in an R-2 zoning distraction where a two-family use is allowed by special permit.

2. The requested use is essential and/or desirable to the public convenience or welfare.

Again, the use as a two family is allowed by special permit in the R-2 district and therefore, by its very nature, has been determined by the City to be desirable. This portion of the R-2 district is a more dense district in

the city, having once been the R-3 district. The City includes the two-family use in the R-2 which recognizes that it is appropriate to allow more dense developments in various appropriate properties. The proposed modification to a two family certainly keeps with in the intent of the ordinance. Here the lot area and frontage are more than sufficient for a two-family use, something that is unusual in this area of the district. It is appropriate and desirable, where there is sufficient area and frontage and where there are similar uses on the street to allow a two-family use to provide a diversity of housing in the City.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The creation of a second unit on the Property will not create undue traffic congestion or unduly impair pedestrian safety. A new drive will be created off of Hancock Street for one of the units and the other will be served off of Leavitt Court, which is currently used to service the single family home. There is a sidewalk which runs along Hancock Street. Additionally, the rail trail is less than 150 feet away from the property. The addition of one unit³ will have a negligible impact on the neighborhood.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

The existing house contains three (3) bedrooms thereby impacting the city water and sewer system with approximately 330 gpd of water and sewer usage. Both units contain 4 bedrooms. The additional impact would be an additional 550 gpd impact on the water and sewer system. The additional possible 550 gpd use of the water and sewer system will not have a detrimental impact on the public water or sewer system.⁴ This addition to the public infrastructure is negligible. As a result, the public systems will not be overloaded and nothing about the increased use on site will pose a hazard to the public health of safety.

Further, all stormwater runoff created by the construction will remain on site and not drain into the city storm water infrastructure.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for a two-family use exist in the Ordinance.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

³ The Applicant recognizes in total there will be three units if you include 21 Hancock. However, the same argument applies as the impacts will be de minimis on pedestrian and traffic safety given existing conditions.

⁴ Newburyport treats approximately 2.1 million gpd of water and treats 2.4 million gpd for sewer. Therefore the impact on water and sewer system is negligible of the current usage of the system.

The creation of a two-family use is consistent with the zoning district and the integrity and character of the neighborhood. Hancock Street currently includes a mixture of single and two family homes. 1-1.5 Hancock, 11 Hancock, 6 Hancock, 10 Hancock and 28 Hancock (directly across the street) are all two family homes. Otherwise there are single family homes and a “club” use at the easterly end of the street. Indeed, this will be one of the least dense lots in the neighborhood even with a two family use. The proposed two-family use is consistent with the neighborhood generally and it will not impair the integrity or character of the district or adjoining districts.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, the two-family use is consistent in the varied housing types in neighborhood and in the vicinity generally. As noted in 6 above, the addition of a two family to the neighborhood will be entirely consistent with the surrounding uses in the area and will not cause an excess of this particular use or be detrimental to the neighborhood.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the two-family use is allowed by special permit in the R-2 District. The R-2 district is the second most dense residential districts in the City and therefore allowing the two-family use is in harmony with the purpose and intent of the Ordinance – particularly where the lot area and frontage, open space and lot coverage, are in full compliance with the dimensional requirements of the Ordinance.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

The construction and thereafter use of a two family will not itself create hazardous materials and transmissions. Proposed construction will be completed in a manner that is not dangerous, noxious or injurious, and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution

Special Permit for Use
21 Hancock Street

The existing use at 21 Hancock industrial services / commercial. It is a non-conforming use and is now entirely out of character with the R-2 district. The proposal to eliminate that use and construct a two family home, on the other hand, is consistent with the R-2 district and the existing uses in the neighborhood. Indeed, the elimination of this “intrusion” into the district will be a benefit to the neighborhood. A two-family use is allowed in accordance with section V-D of the Ordinance with a Special Permit from the Board. Referencing Section X-H(7) of the NZO, I note the following, required “general conditions” for the issuance of a special

permit for a two-family use together with an explanation of the Applicant's compliance with each such requirement:

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.

As noted above, the Property is located in an R-2 zoning distraction where a two-family use is allowed by special permit.

2. The requested use is essential and/or desirable to the public convenience or welfare.

Again, the use as a two family is allowed by special permit in the R-2 district and therefore, by its very nature, has been determined by the City to be desirable. This portion of the R-2 district is a more dense district in the city, having once been the R-3 district. The City includes the two-family use in the R-2 which recognizes that it is appropriate to allow more dense developments in various appropriate properties. The proposed elimination of a non-conforming industrial services/commercial use to a two family certainly keeps with in the intent of the Ordinance and is an improvement over the existing use. Here the lot area and frontage are more than sufficient for a two-family use, something that is unusual in this area of the district. It is appropriate and desirable, where there is sufficient area and frontage and where there are similar uses on the street to allow a two-family use to provide a diversity of housing in the City.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The creation of a two family use on the Property will not create undue traffic congestion or unduly impair pedestrian safety. Both units will be served by Leavitt Court. There will be no new curb cut on Hancock Street. The elimination of the commercial use will eliminate commercial traffic using Hancock Street which is predominantly residential in nature. There is a sidewalk which runs along Hancock Street. Additionally, the rail trail is immediately adjacent to 21 Hancock Street. The elimination of the industrial services/commercial use and the substitution of a two family use⁵ will have a negligible impact on the neighborhood. Indeed the "quality" of traffic if you will, will be residential as opposed to commercial for the current use and will be more consistent with the neighborhood than the current use.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

The proposed structure will include a total of eight (8) bedrooms which will result in total increase of 880 gpd of impact on the water and sewer system. The additional possible 880 gpd use of the water and sewer system

⁵ The Applicant recognizes in total there will be three units if you include 27 Hancock. However, the same argument applies as the impacts will be de minimis on pedestrian and traffic safety given existing conditions.

will not have a detrimental impact on the public water or sewer system.⁶ This addition to the public infrastructure is negligible. As a result, the public systems will not be overloaded and nothing about the increased use on site will pose a hazard to the public health or safety.

Further, all stormwater runoff created by the construction will remain on site and not drain into the city storm water infrastructure.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for a two-family use exist in the Ordinance.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The creation of a two-family use is consistent with the zoning district and the integrity and character of the neighborhood. Hancock Street currently includes a mixture of single and two family homes. 1-1.5 Hancock, 11 Hancock, 6 Hancock, 10 Hancock and 28 Hancock (directly across the street) are all two family homes. Otherwise there are single family homes and a “club” use at the easterly end of the street. Indeed, this will be one of the least dense lots in the neighborhood even with a two family use. The proposed two-family use is consistent with the neighborhood generally and it will not impair the integrity or character of the district or adjoining districts.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, the two-family use is consistent in the varied housing types in neighborhood and in the vicinity generally. As noted in 6 above, the addition of a two family to the neighborhood will be entirely consistent with the surrounding uses in the area and will not cause an excess of this particular use or be detrimental to the neighborhood.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the two-family use is allowed by special permit in the R-2 District. The R-2 district is the second most dense residential districts in the City and therefore allowing the two-family use is in harmony with the purpose and intent of the Ordinance – particularly where the lot area and frontage, open space and lot coverage, are in full compliance with the dimensional requirements of the Ordinance. Importantly the proposed two family use is exactly in line with the purpose and intent of the Ordinance whereas the existing use which is proposed to be eliminated is not.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous,

⁶ Newburyport treats approximately 2.1 million gpd of water and treats 2.4 million gpd for sewer. Therefore the impact on water and sewer system is negligible.

noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

The construction and thereafter use of a two family will not itself create hazardous materials and transmissions. Proposed construction will be completed in a manner that is not dangerous, noxious or injurious, and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution.

Finally, under section X-H.7.B.10, the Board can find that it is not “appropriate” to add sidewalks along Hancock Street as they currently exist and are in good condition. Further, the Applicant will install trees in accordance with the direction of the Department of Public Services

As a result, the applicant requests the Board find;

- For 27 Hancock, that the proposed alterations to the existing structure are not substantially more detrimental than the existing structure. Additionally, that the Board grant a special permit to allow the two-family use.
- For 21 Hancock, that the Board grant a special permit for two-family use on the Property.

Respectfully submitted,
Caswell Development, LLC
By His Attorney



Lisa L. Mead

EXHIBIT A

Newburyport Historic District District Data Sheets

*Status Code: The contributing status of structures has been assigned based on the retention of pre-1930 designs.

- C – Buildings which clearly have major identifiable elements of their original (pre-1930) designs.
 INT – Those structures built after 1930 have been designated as intrusions.
 MC – Structures which appear to pre-date 1930 and which are similar in scale and materials to their neighbors, but which have undergone major alterations such that their period of origin cannot be readily determined, designated minor contributing structures.

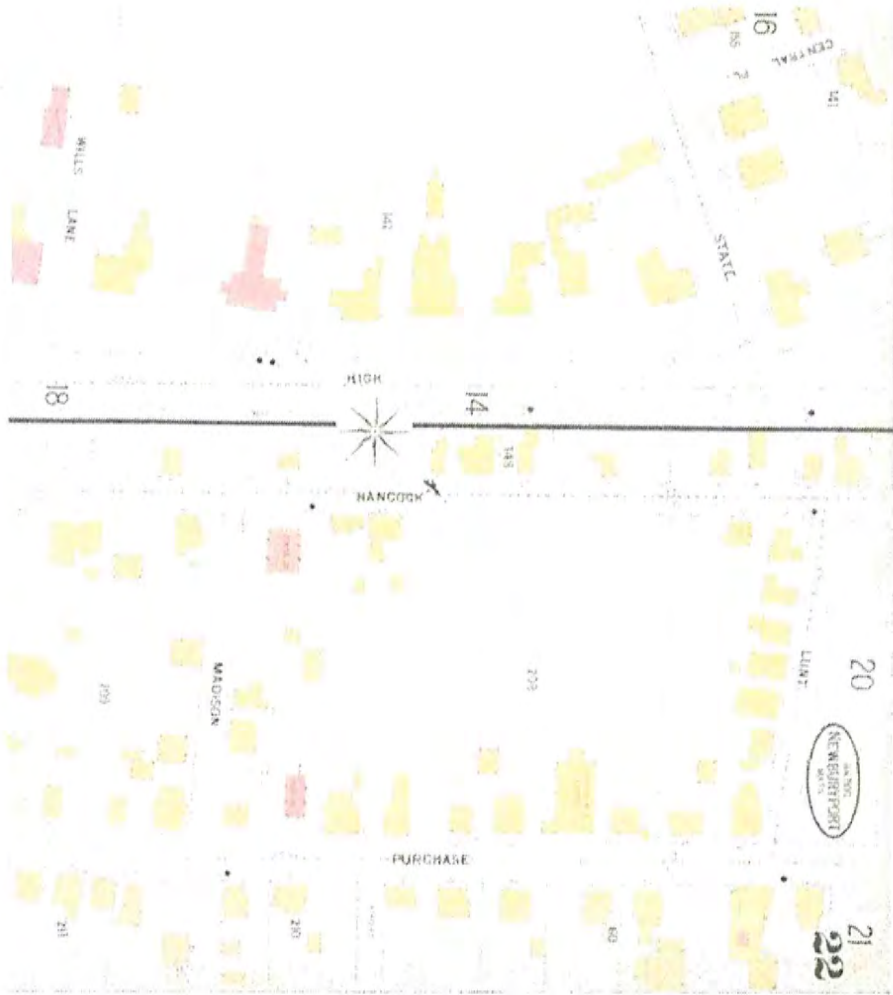
Hancock Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1	25-34		Pre-1800	Timber frame gambrel	C
3	25-35		Pre-1800	Central-chimney vernacular	C
5	25-36		Ca 1800	Central-chimney vernacular	C
7-9	25-37		Ca 1870	Italianate/Double House	C
11-13	25-38		Ca 1870	Italianate/Double House	C
15	25-39		Pre-1800	Timber frame half house	C
17	25-40; 25-41		Pre-1800	Timber frame half house	C
----- -	----- -	Newburyport City	RR -----	-----	----- -
21-25	25-42		Ca 1930-1950	Utilitarian garage	INT
27	25-43		Ca 1870-1880	Astylistic Victorian	C
29	25-44		Ca 1850	Greek Revival/House and work shop	C
31	25-45		Pre-1825	Timber frame vernacular	C
35	27-35		Ca 1890	Queen Anne	C
37 ----- -	----- ---	----- See 36	Marlborough	Street -----	----- -
2 ----- -	----- ---	----- See 55-1/2	Bromfield Street	-----	----- -
6-8 ----- -	25-55	-----	Vacant Lot -----	-----	----- -
10-12	25-54		1825; ca 1910	Vernacular; alterations	C
14	25-53		Pre-1825?	Timber frame vernacular	MC
16	25-52		Ca 1850	Gothic/Greek Revival	C
20 ----- -	25-51 ----- ---	-----	Vacant Lot -----	-----	----- -
22	25-50		Pre-1890	Astylistic	MC
----- -	----- ---	B & M RR-----	-----	-----	----- -
24			Ca 1875	Sidehall Italianate cottage	C
26			Ca 1870?	Astylistic	MC
28	25-47	Demolished 2010, Replaced with New	Pre-1800	Timber frame vernacular	C

30	25-46		Ca 1890?	Astylistic	MC
34	25-73		Ca 1875	Italianate	C
36	25-73		Ca 1960	Contemporary	INT

[Home](#)

EXHIBIT B





26

27

29



MANCOCK

28

PURCHASE

MADISON

NEPTUNE

HARRISON

WATER

AVENUE

30

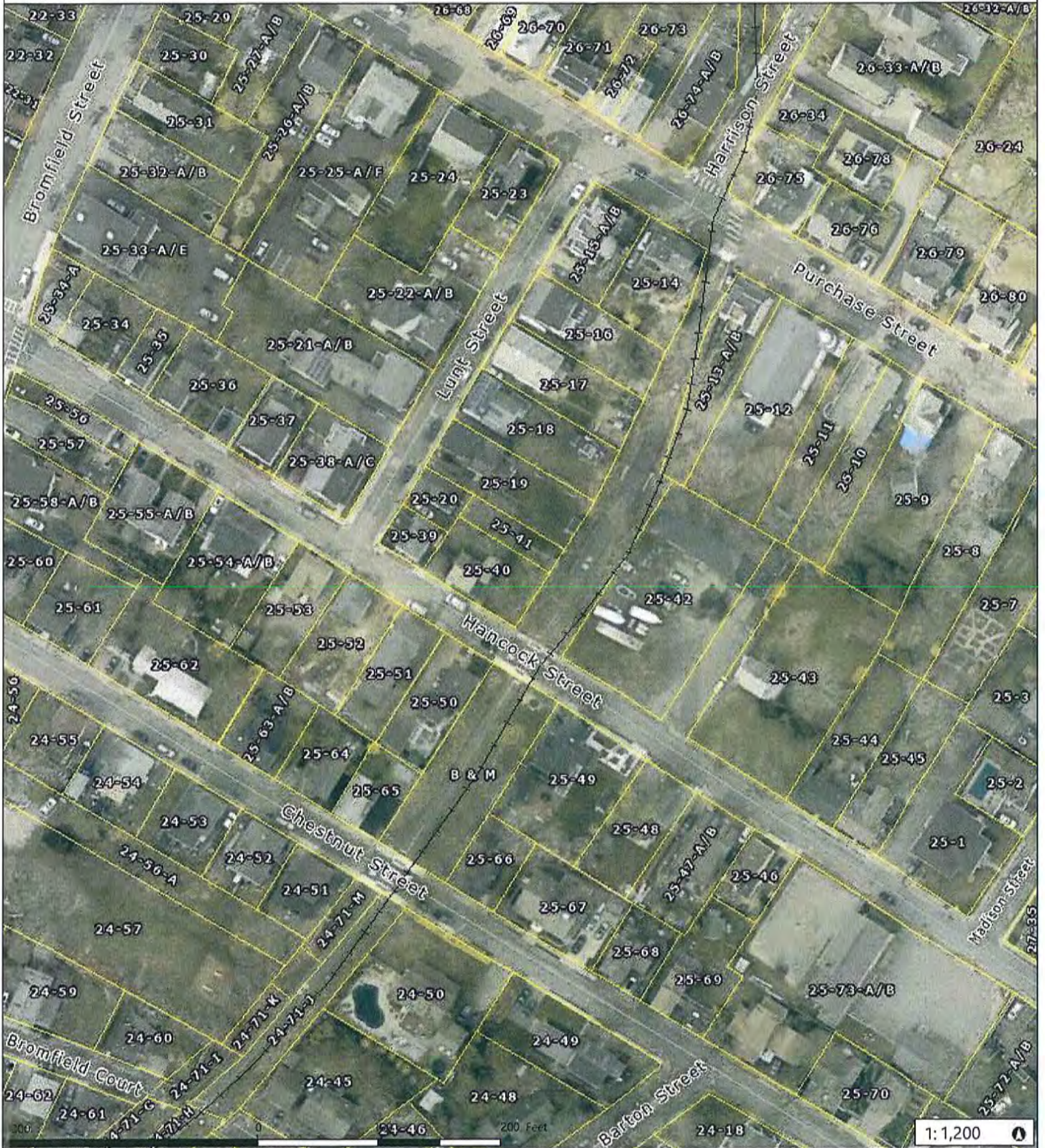
SCALE

NEW BURYPORT MASS

EXHIBIT C

City of Newburyport

01/24/2021



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & 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
- Parcels (on aerial)
- Roads**
 - Interstate
 - Major Road
 - Local Road
 - Railroad

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2021-007

Name: Caswell Development, LLC c/o Lisa Mead, MTC LLC

Address: 21 Hancock Street Zoning District(s): R2/DCOD

Request: Construct a 2 family dwelling complying to all dimensional controls requiring a Special Permit. Added residential unit triggers tree and sidewalk provision.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Other

Special Permit

- Table of Use Regulations (V.D) #: 102
- 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)
 - 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)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Tree and Sidewalk Provision triggered

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet 01/26/21
Newburyport Zoning Administrator Date

City of Newburyport Zoning Board of Appeals Application for a SPECIAL PERMIT

Petitioner: Caswell Development LLC, c/o Lisa Mead, Mead, Talerman & Costa

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 21-25 Hancock Street

Map and Lot(s): 25/42 Zoning District: R2/DCOD

Book and Page(s): 34044/272

Owner(s) Name: Robert Doughty and Sharon Doughty, Trustees, G&S Massachusetts RT

Mailing Address (if different): 3 Merrimac Street, Merrimac, MA 01860

The applicant is requesting a Special Permit under section(s):


- Special Permit for Use (V.D) – Use # 102
- Spacing (VI.D)
- In-Law Apartment (XIIA)
*Include In-Law Apartment Attachment
- Bonus Provisions for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Brief description of request:

Remove existing industrial services building and construct two family home.

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)

21-25 HANCOCK ST

Location 21-25 HANCOCK ST

MBLU 25/ 42/ 11

Owner DOUGHTY ROBERT E &
SHARON L TRS

Assessment \$292,500

PID 1352

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$59,200	\$233,300	\$292,500

Owner of Record

Owner DOUGHTY ROBERT E & SHARON L TRS
Co-Owner G & S MASSACHUSETTS REALTY TRUST
Address 3 MERRIMAC ST
 MERRIMAC, MA 01860

Sale Price \$0
Certificate
Book & Page 34044/0272
Sale Date 05/11/2015
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DOUGHTY ROBERT E & SHARON L TRS	\$0		34044/0272	1F	05/11/2015
DOUGHTY ROBERT E	\$148,750		09471/0518	1B	04/14/1988
BAKER RICHARD	\$33,050		07166/0372	1A	07/20/1983
HUDSON CRAIG C SR	\$0		6126/0692		02/05/1975

Building Information

Building 1 : Section 1

Year Built: 1929
Living Area: 4,253

Building Attributes	
Field	Description
Style:	Comm l whse

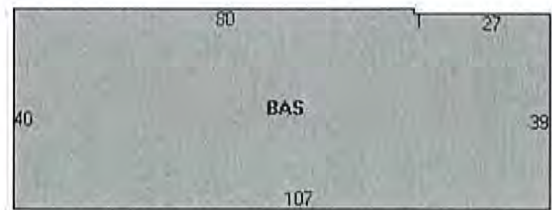
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Concr Abv Grad
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	COMM WHSE
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
1st Floor Use:	3160
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	LIGHT
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/A01\00\08\17.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/1352_14)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,253	4,253
		4,253	4,253

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3160
Description COMM WHSE

Land Line Valuation

Size (Acres) 0.49
Depth 0
Assessed Value \$233,300

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			10000.00 S.F.	\$5,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$59,200	\$233,300	\$292,500

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2021-008

Name: Caswell Development, LLC c/o Lisa Mead, MTC LLC

Address: 27 Hancock Street Zoning District(s): R2/DCOD

Request: Construct a 2 family dwelling on lot with existing 'Contributing' non conforming single family structure. Existing nonconformity at court frontage is improved in setback, but extended along frontage. DCOD is NOT triggered. Tree and Sidewalk provision is triggered.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Other

Special Permit

- Table of Use Regulations (V.D) #: 102
- 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)
 - 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)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Tree and Sidewalk Provision triggered

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

01/26/21

Newburyport Zoning Administrator

Date

City of Newburyport Zoning Board of Appeals Application for a SPECIAL PERMIT

Petitioner: Caswell Development LLC, c/o Lisa Mead, Mead, Talerman & Costa

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 27 Hancock Street

Map and Lot(s): 25/43 Zoning District: R2/DCOD

Book and Page(s): 7229/301

Owner(s) Name: William Colby

Mailing Address (if different): 27 Hancock Street, Newburyport

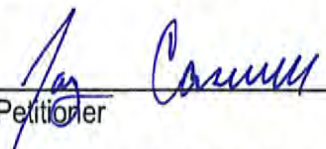
The applicant is requesting a Special Permit under section(s):

- Special Permit for Use (V.D) – Use # 102
- Spacing (VI.D)
- In-Law Apartment (XIIA)
*Include In-Law Apartment Attachment
- Bonus Provisions for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Brief description of request:
Renovate and add onto existing home to convert to two family use.

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)

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

Petitioner: Caswell Development LLC, c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 27 Hancock Street

Map and Lot(s): 25/43 Zoning District: R2/DCOD

Book and Page(s): 7229/301

Owner(s) Name: William Colby

Mailing Address (if different): 27 Hancock Street, Newburyport

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 type="checkbox"/> Plum Island Overlay District (XXI-G) |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input checked="" type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input checked="" type="checkbox"/> Front Yard | |

Description of request:
Ronovate and add on to existing home to convert to a two family home.

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

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	15,000	15,400	15,400
Frontage	120	95.92	267.40
Height*	35	22	25
Max. Lot Coverage (%)**	25	5	24.7
Min. Open Space (%)***	40	90.7	64.7
Primary Front Setback	25	58.1	11.7
Side A Setback/Secondary Front Setback	25/20	5.7	31.5
Side B Setback	20	50.7	24.5
Rear Setback	25	91.1	25.6
Parking Spaces	4	2+	4
FAR****	na	na	na

*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)

27 HANCOCK ST

Location 27 HANCOCK ST

MBLU 25/ 43/ 11

Owner COLBY WILLIAM F

Assessment \$450,100

PID 1353

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$167,500	\$282,600	\$450,100

Owner of Record

Owner COLBY WILLIAM F
Co-Owner JOYCE E J/T
Address 27 HANCOCK STREET
NEWBURYPORT, MA 01950

Sale Price \$40,000
Certificate
Book & Page 07229/0301
Sale Date 09/29/1983
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLBY WILLIAM F	\$40,000		07229/0301	1A	09/29/1983
COLBY ARTHUR M	\$0		3313/0163		

Building Information

Building 1 : Section 1

Year Built: 1916
Living Area: 1,100

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1

Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//01\01\18\75.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1353_14)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	704	704
TQS	Three Quarter Story	528	396
CRL	Crawl Space	176	0
FOP	Porch, Open	158	0
UBM	Basement, Unfinished	528	0
		2,094	1,100

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

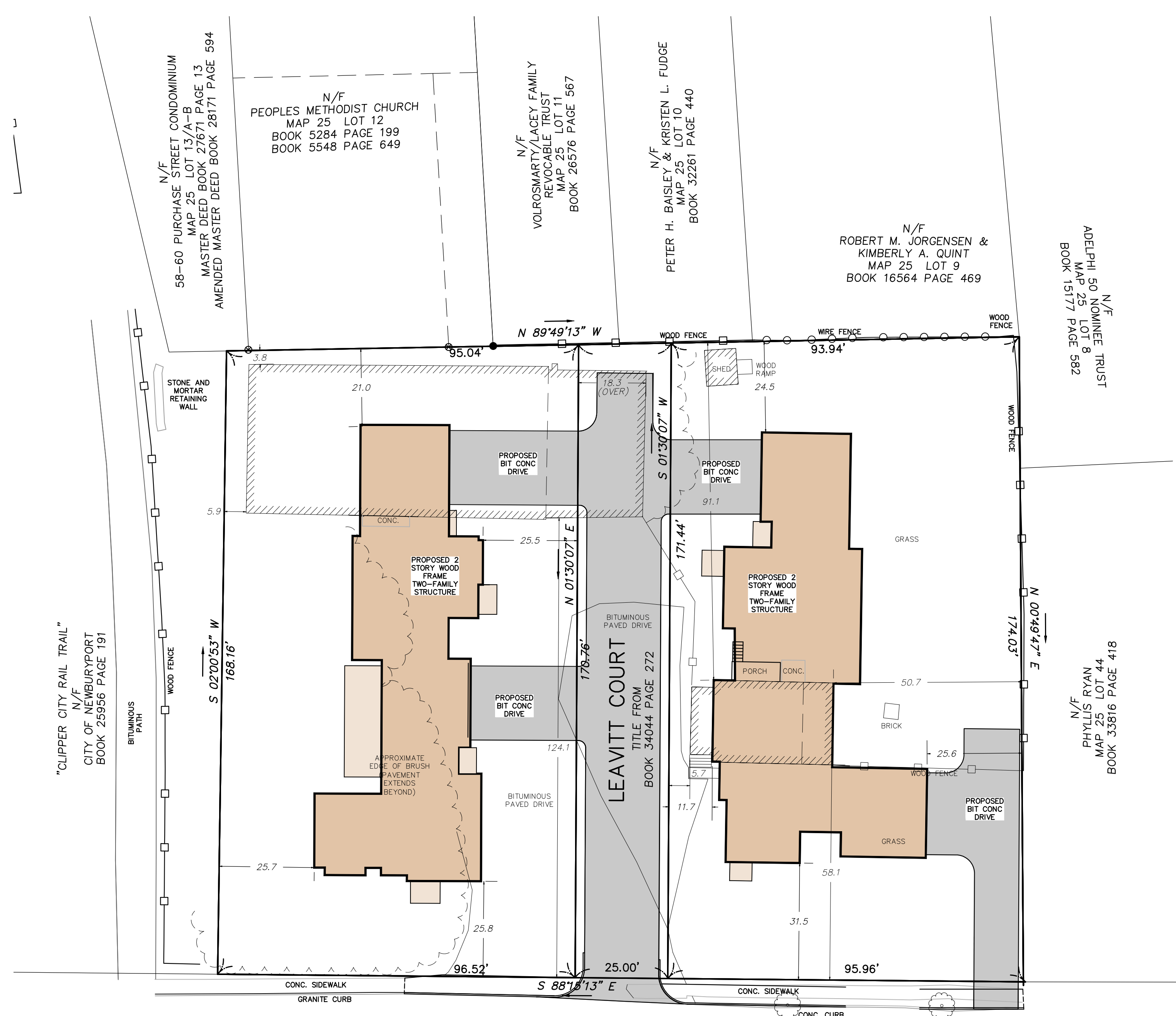
Size (Acres) 0.39
Depth 0
Assessed Value \$282,600

Outbuildings

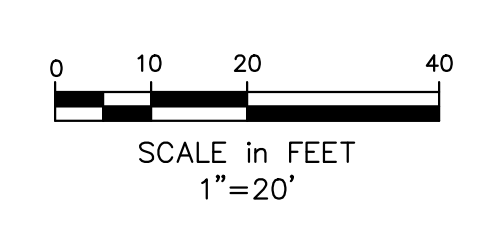
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$145,300	\$282,600	\$427,900



HANCOCK STREET



ZONING

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	96.52 FEET	120 FEET	267.28 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.5 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%
MINIMUM PARKING REQUIRED	?	4+	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

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.

ZONING

27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.5 FEET
SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	24.5 FEET
REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMUM PARKING REQUIRED	2	0	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

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 DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEAVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 15 AND 20, 2020.

DESIGN FEATURES HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT AND ENGINEER.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

LOCUS TITLE INFORMATION

21 HANCOCK STREET
OWNER: G&S MASSACHUSETTS REALTY TRUST
DEED REFERENCE: BOOK 34044 PAGE 272
ASSESSORS: MAP 25 PARCEL 42
PLAN REF: LOTS 1, 3, 5, 7 & LEAVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

27 HANCOCK STREET
OWNER: WILLIAM F. & JOYCE E. COLBY
DEED REFERENCE: BOOK 7229 PAGE 301
ASSESSORS: MAP 25 PARCEL 43
PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE:					FIELD: N/A CALCS: EC CHECKED: EJC APPROVED: EJC	ZONING PLAN 21 & 27 HANCOCK STREET	PLAN OF LAND IN NEWBURYPORT, MA SURVEYED FOR CASWELL DEVELOPMENT, LLC	PROJECT NO. 2020-21-27HANCOCK
	HORIZ: 1"= 20'								DATE: JAN 20, 2021
	VERT:								SHEET NO.
									1 OF 1
		NO.	DATE	BY	REVISIONS				

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

FIRST FLOOR PLANS - UNITS A+B

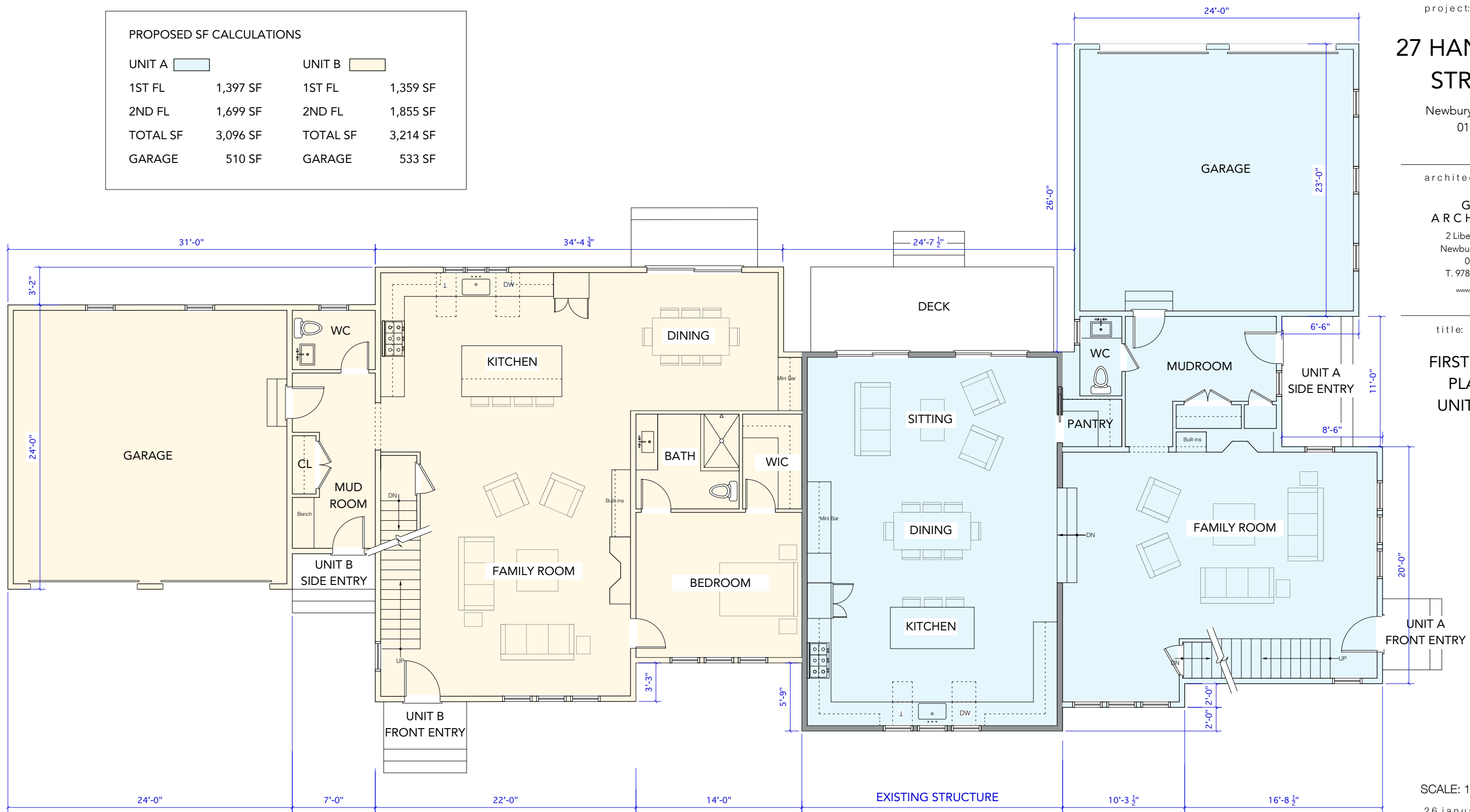
SCALE: 1/8" = 1'-0"

26 january 2021

A01

PROPOSED SF CALCULATIONS

UNIT A		UNIT B	
1ST FL	1,397 SF	1ST FL	1,359 SF
2ND FL	1,699 SF	2ND FL	1,855 SF
TOTAL SF	3,096 SF	TOTAL SF	3,214 SF
GARAGE	510 SF	GARAGE	533 SF



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

project:

27 HANCOCK STREET

Newburyport, MA
01950

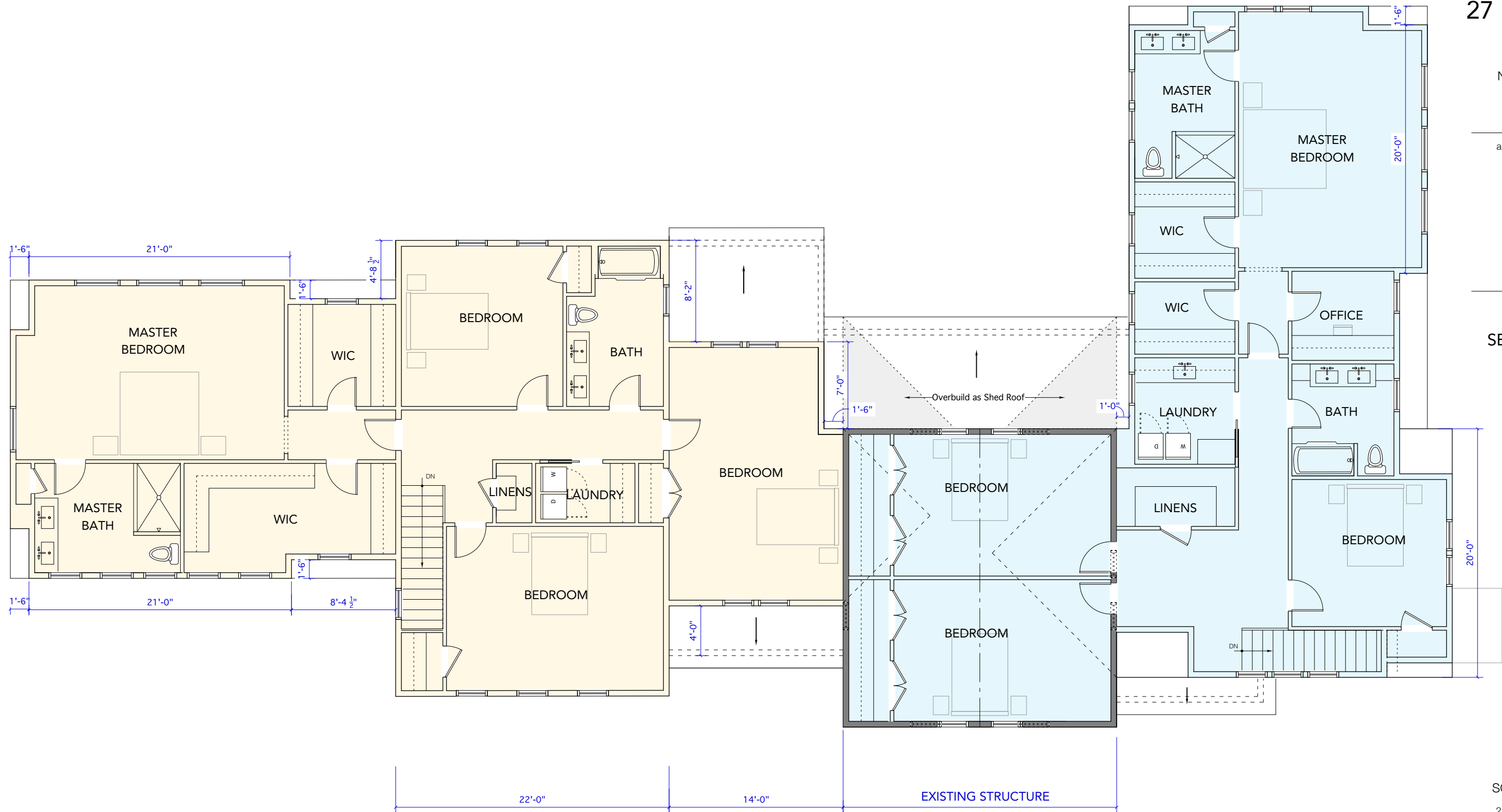
architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

SECOND FLOOR PLANS - UNITS A+B



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

26 january 2021

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

A02

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

**GRAF
ARCHITECTS**

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS A+B

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

26 january 2021



① Exterior Elevation - UNIT A (HANCOCK ST)
SCALE: 1/8" = 1'-0"



② Exterior Elevation - LEAVITT COURT
SCALE: 1/8" = 1'-0"

A03

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS A+B

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

26 january 2021



EXISTING HOUSE TO REMAIN

UNIT A UNIT B

A04

project:

21-25 HANCOCK STREET

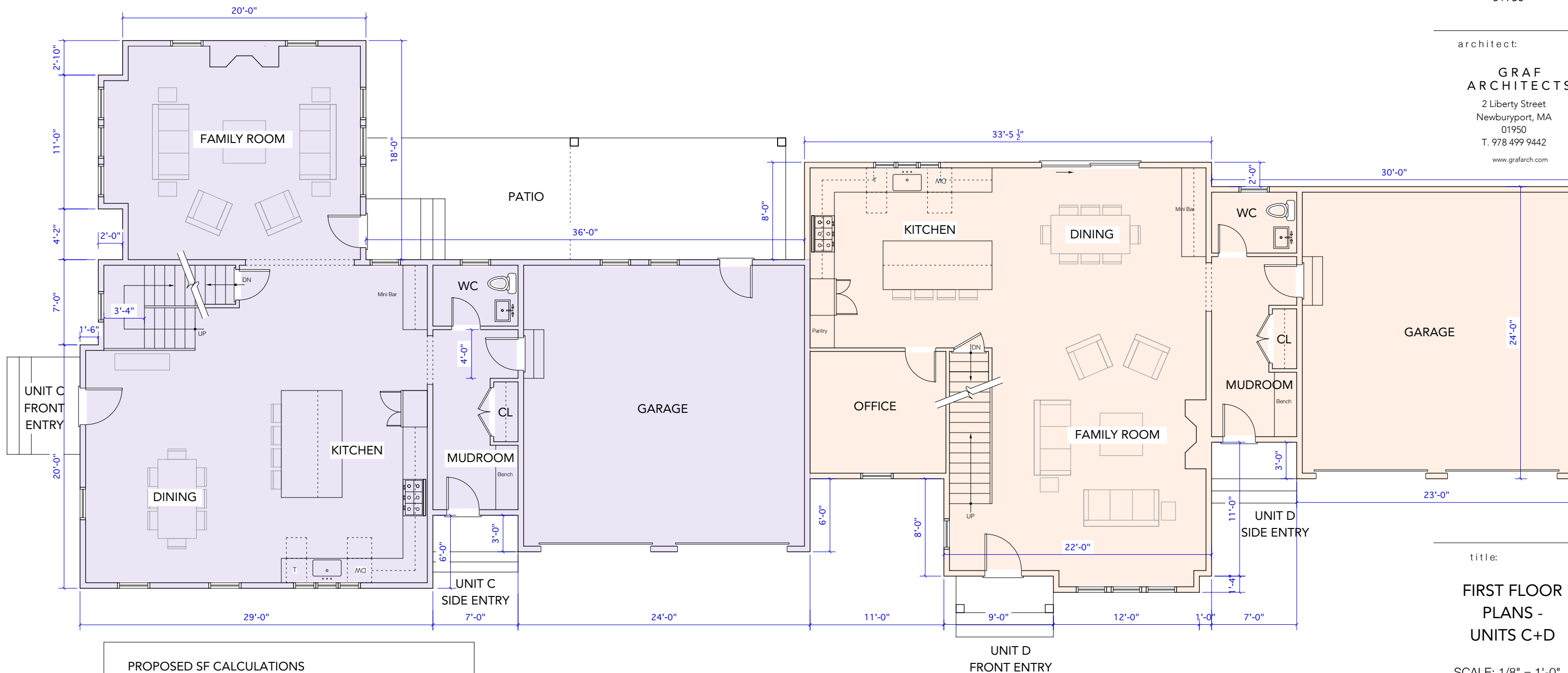
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com



title:

FIRST FLOOR PLANS - UNITS C+D

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

26 january 2021

PROPOSED SF CALCULATIONS

UNIT C		UNIT D	
1ST FL	1,235 SF	1ST FL	1,151 SF
2ND FL	1,701 SF	2ND FL	1,513 SF
TOTAL SF	2,936 SF	TOTAL SF	2,664 SF
GARAGE	533 SF	GARAGE	510 SF

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

A05

project:

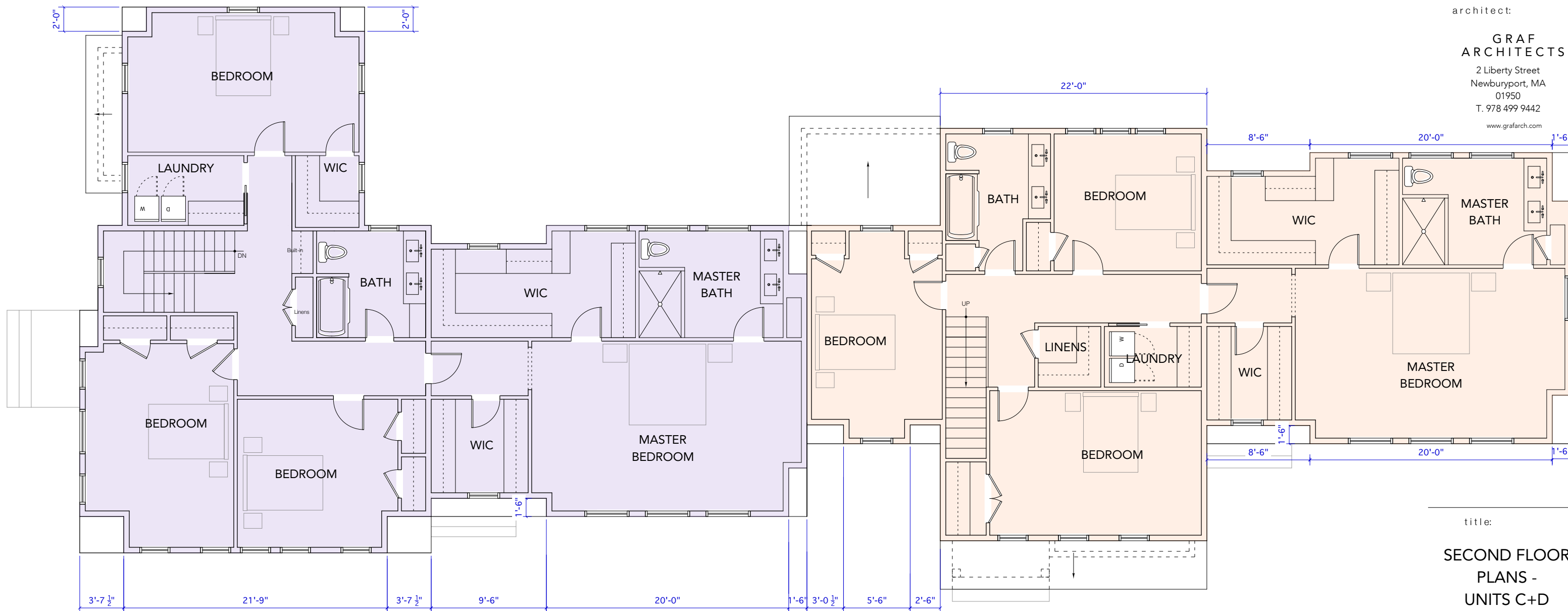
21-25 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com



title:

SECOND FLOOR PLANS - UNITS C+D

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

26 january 2021

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

A06

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS C+D

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

25 january 2021



① Exterior Elevation - UNIT C (HANCOCK ST)
SCALE: 1/8" = 1'-0"



② Exterior Elevation - LEAVITT COURT
SCALE: 1/8" = 1'-0"

UNIT C UNIT D

A07

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

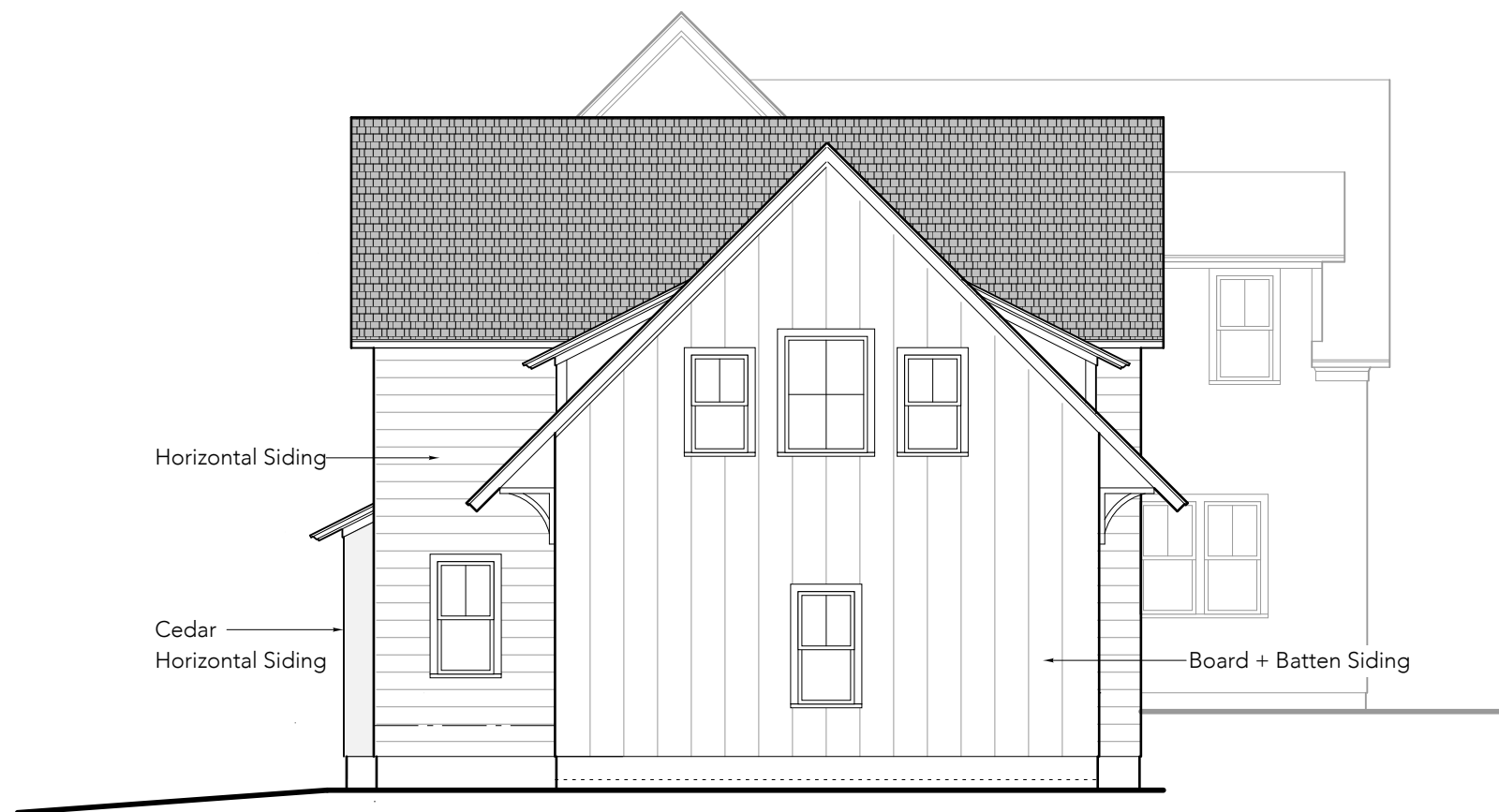
architect:

GRAF ARCHITECTS

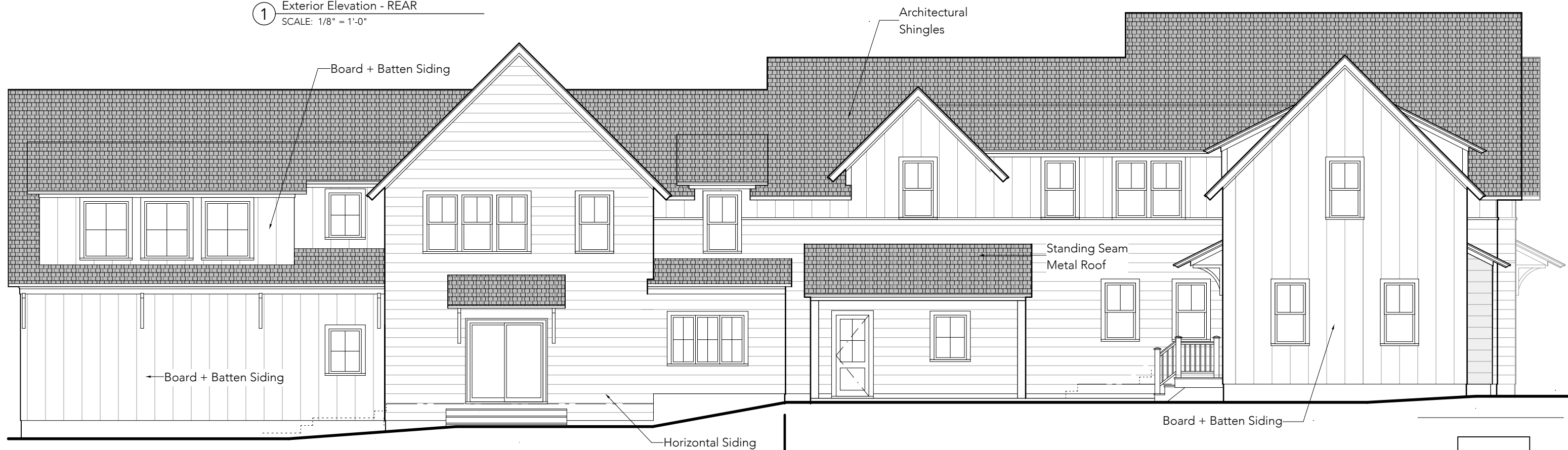
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS C+D



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



③ Exterior Elevation - RAIL TRAIL
SCALE: 1/8" = 1'-0"

A08



27 Hancock Street



View from Hancock Street/end of driveway

21-25 Hancock Street as
viewed from Rail Trail





Side and rear of 21-25
Hancock Street



Front of 21-25
Hancock Street