

**2 Jackson Street,
Newburyport**

Request for
Demolition Delay Plan Approval

January 28, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

2 Jackson Street, Newburyport Background

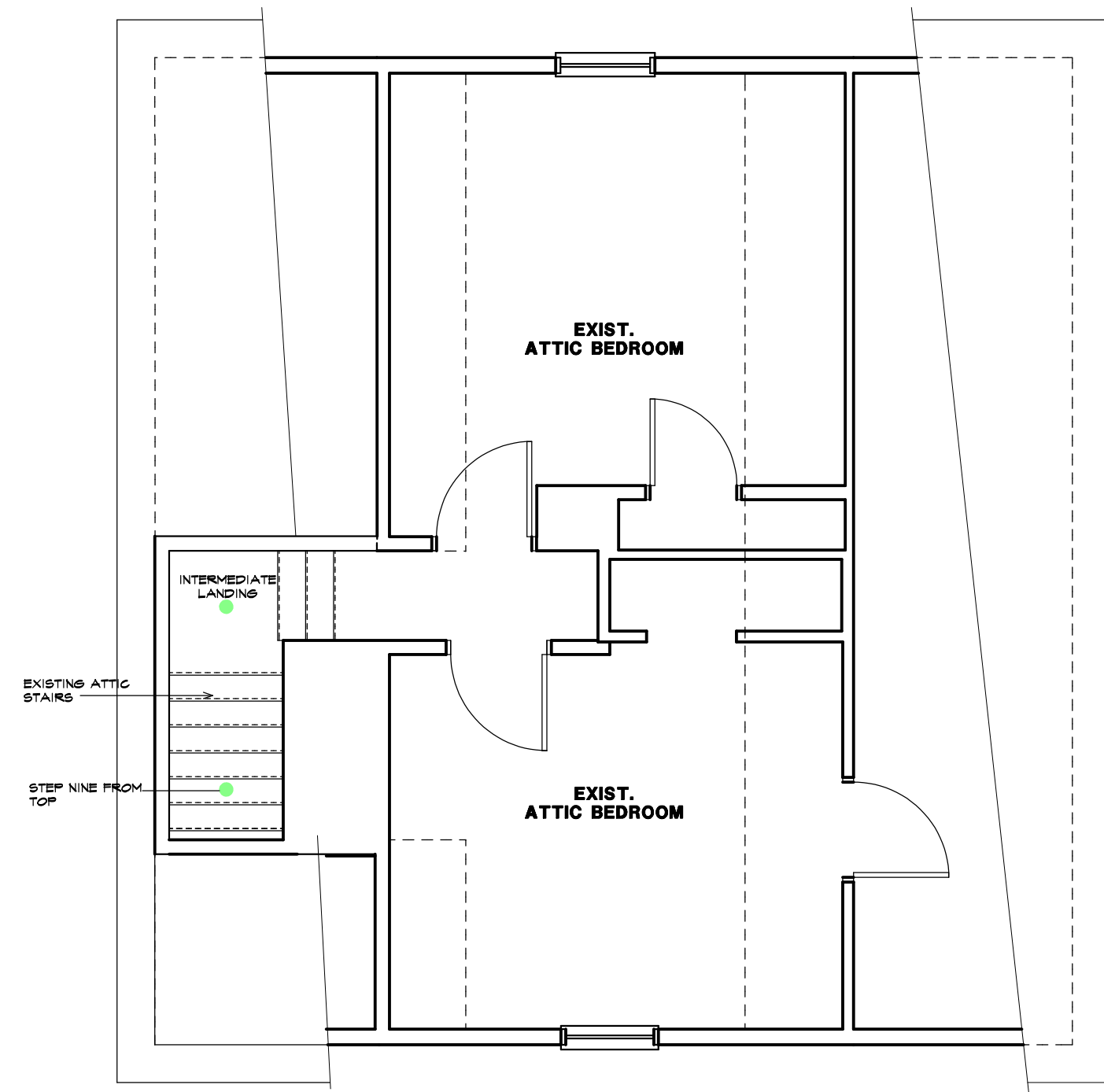
Background

- Commission viewed prior plans on November 12, 2020 meeting:
 - Commission discussed proposed dormer;
 - Requested applicant review existing plans to see if they could either bring dormer into compliance or closer to compliance with city Ordinance; and
 - Instituted demolition delay.
- Purpose of dormer is to obtain safer access to third floor of home and make use of space within a small footprint.
- Home has 1,338 square feet of living area on a 1,848 square foot lot.
- Cannot meet all guidelines and obtain safe access to third floor.

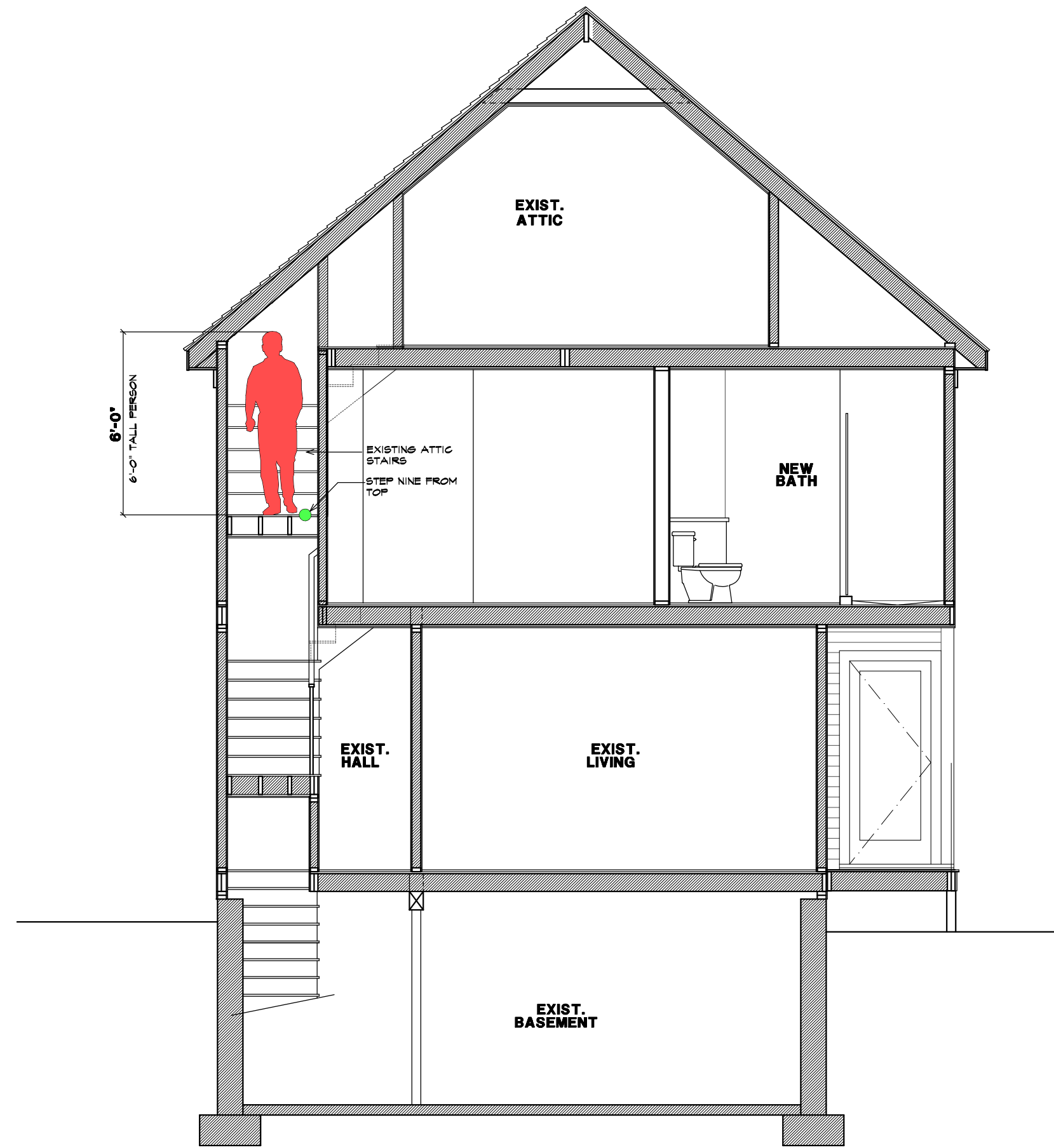
2 Jackson Street, Newburyport Updated Plans

Updated Plans

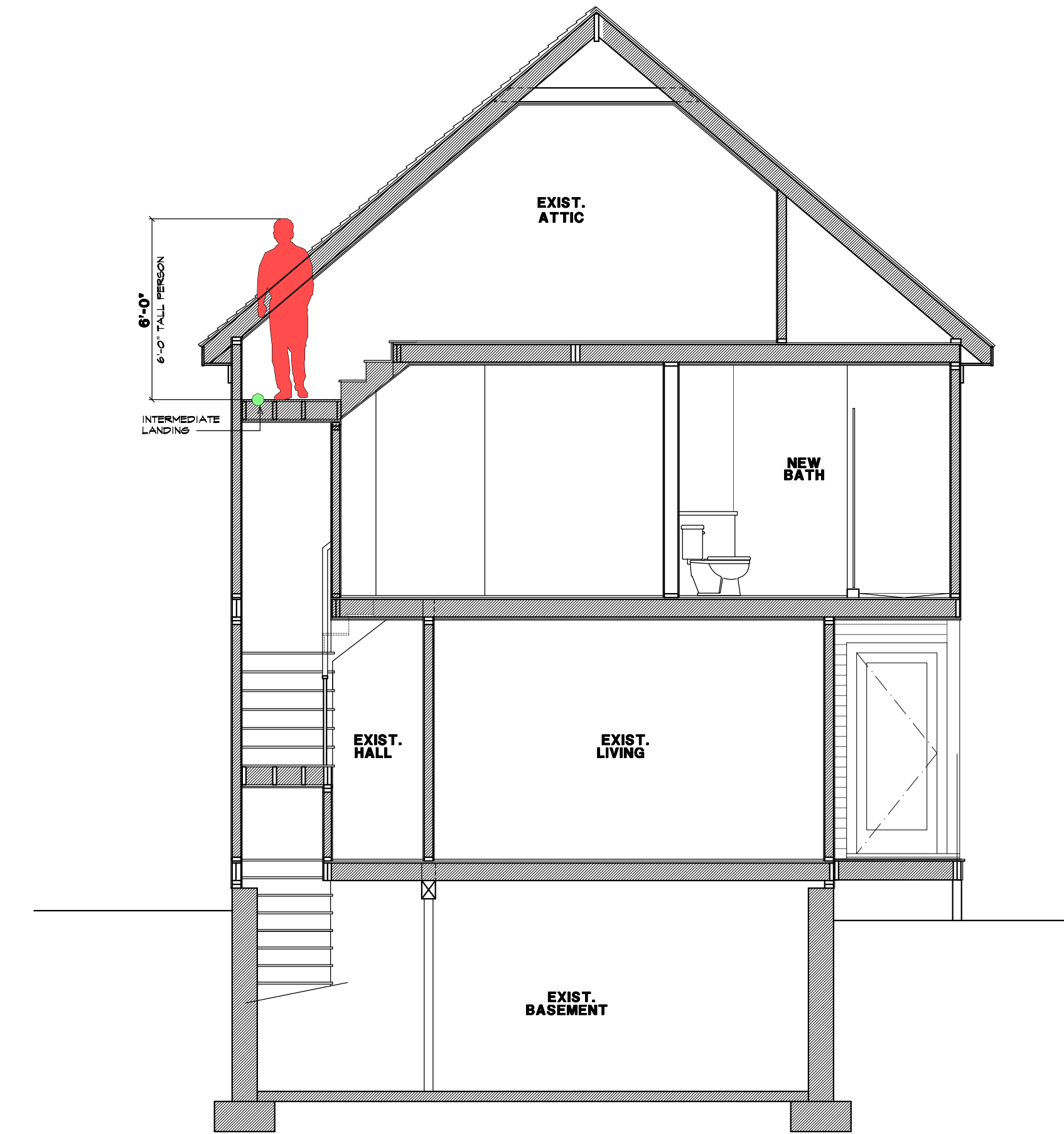
- Balance of achieving safer access to third floor and a modest increase in living space with the least impactful means.
- Original proposal was a shed dormer even with roof ridge and plane of wall.
- Compare with currently proposed dormer:
 - Top is dropped 1 foot below roof ridge;
 - Dormer is now setback 5'1/2" from the front elevation of the house and not detracting from the original form of the front gable; and
 - Also dropped exposed front of dormer from 5'3/4" to 4'7" to provide lower exposure to the street.
- Chimney will remain. Will appear in all drawings.



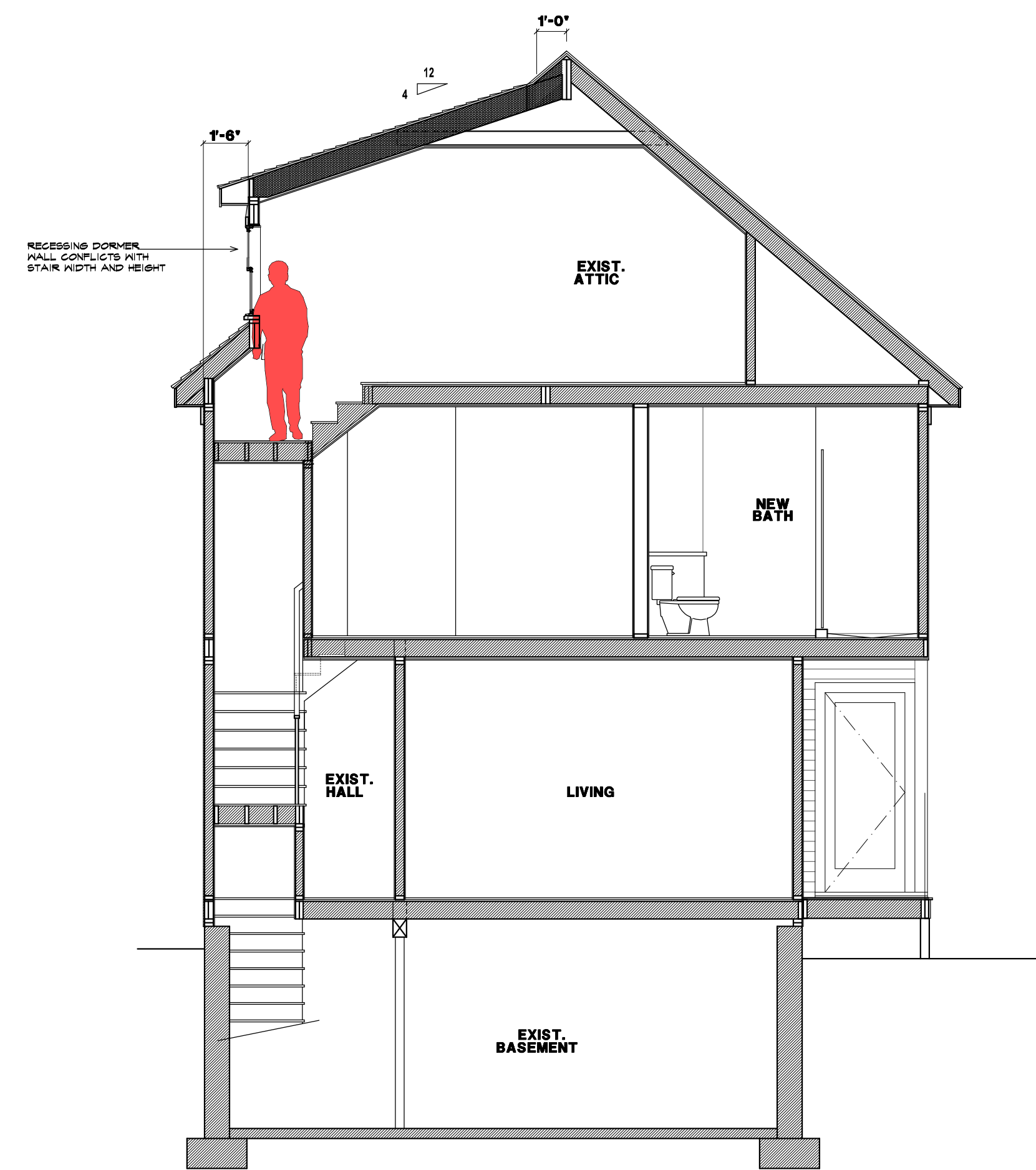
EXISTING ATTIC PLAN



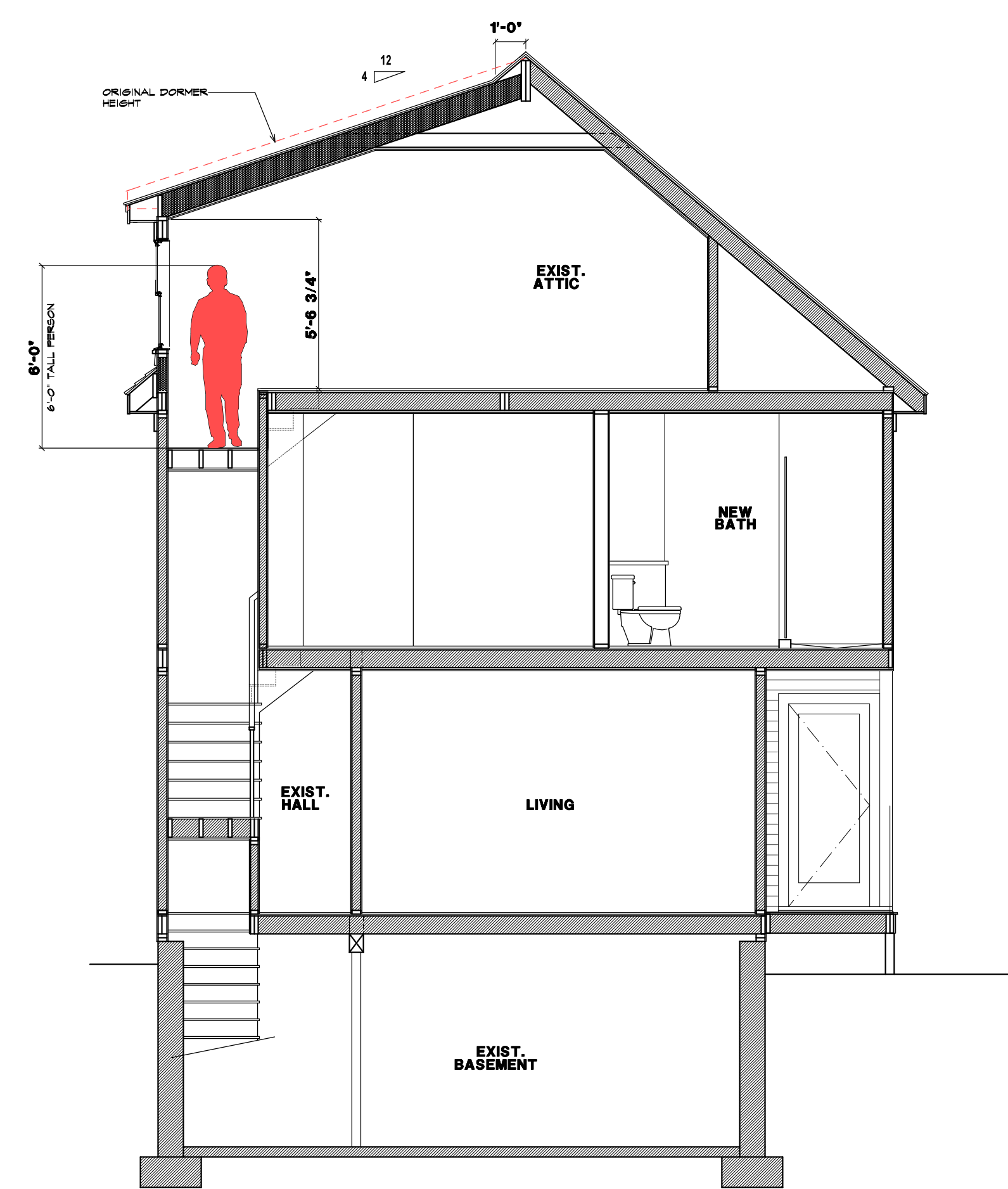
1 EXISTING SECTION @ STEP NINE



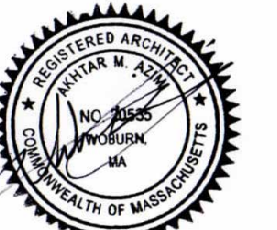
2 EXISTING SECTION @ INTERMEDIATE LANDING



3 NEW DORMER PER NEWBURYPORT GUIDELINES



4 PROPOSED DORMER

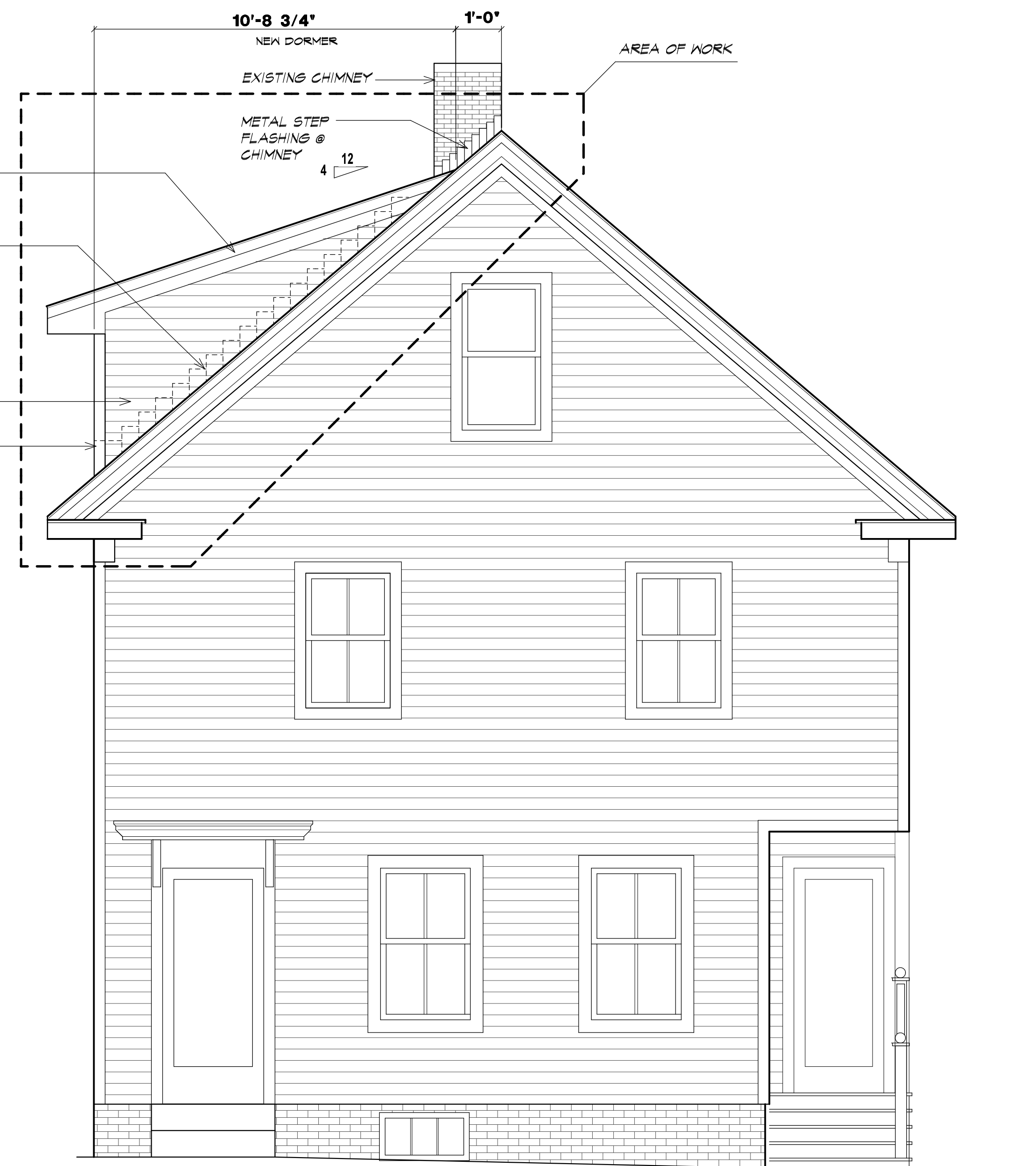
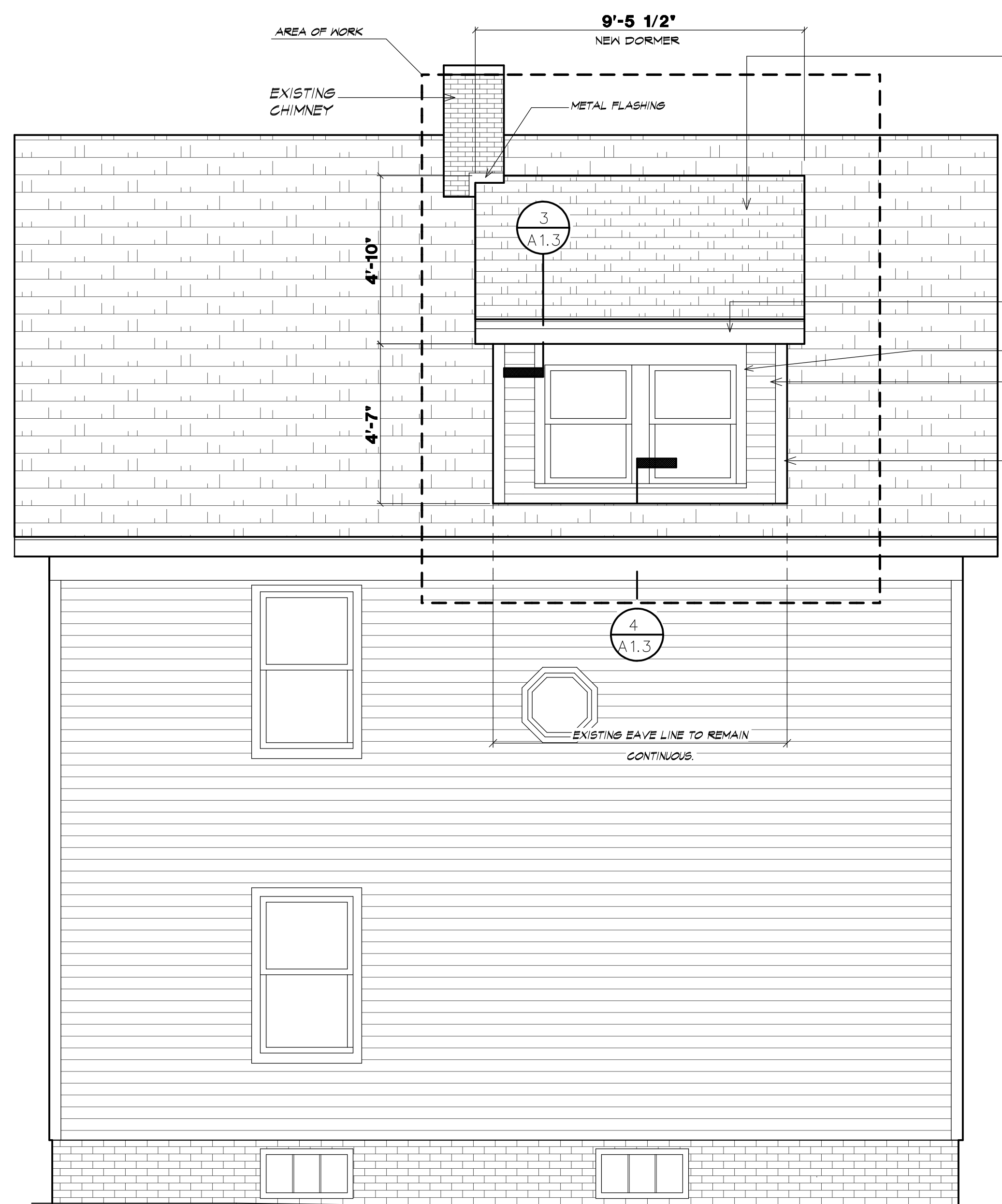


**JAMES RESIDENCE - DORMER ADDITION
2 JACKSON STREET, NEWBURYPORT MA**

**SHEET TITLE
SECTIONAL DIAGRAMS AT
ATTIC STAIRS**

**SHEET NO.
Ex1.1**

DATE: 12/28/20



1 NEW SIDE ELEVATION
A1.2 3/8" = 1'-0"

2 NEW FRONT ELEVATION
A1.2 3/8" = 1'-0"



JAMES RESIDENCE - DORMER ADDITION
2 JACKSON STREET, NEWBURYPORT MA

SHEET TITLE
NEW EXTERIOR ELEVATIONS

SHEET NO.
A1.2

DATE: 12/28/20