

2 Neptune Street - Updated Dormer Plans

Continuation of Application for Special Permit for Non-Conformities

September 28, 2021

**Summarize Discussion with Greg Earls,
Newburyport Building Inspector**

**Comparison of Historic Code and State
Building Code (regarding this project)**

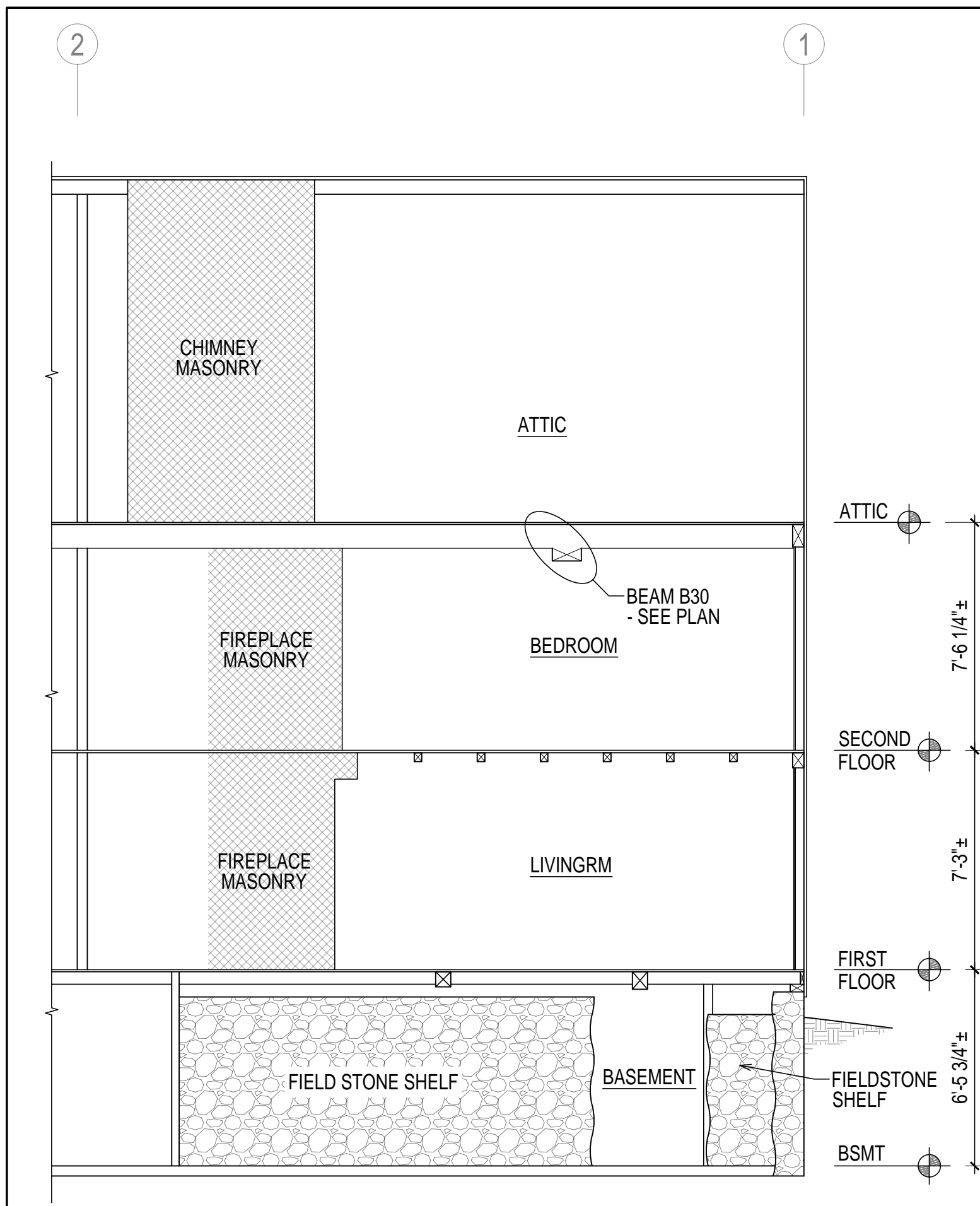
**Requirements from the Building
Department for Project**

2 Neptune Street - Updated Plans

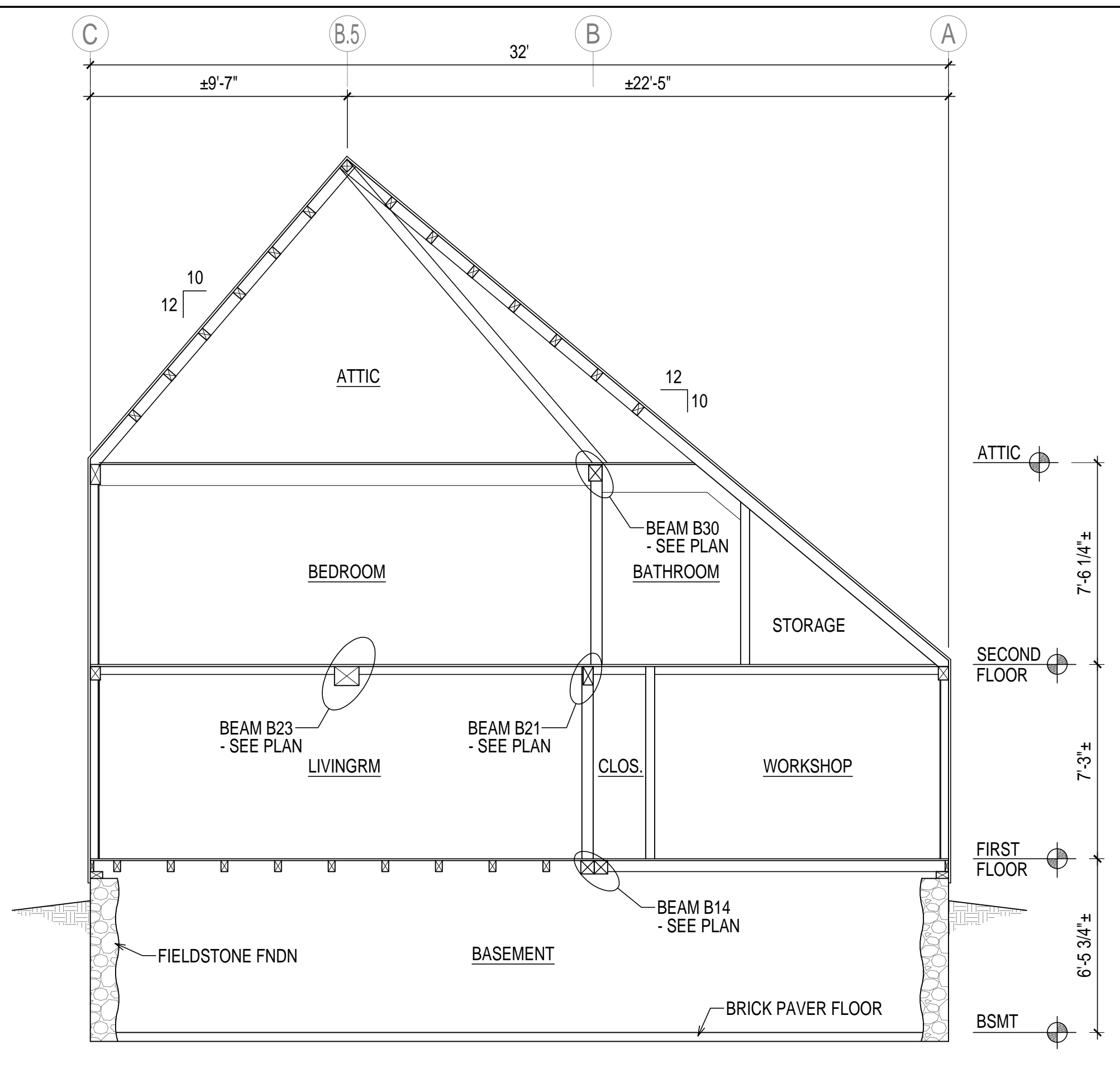
***Reduction in overall size of Proposed Dormer**

***Dormer size reduced to Proposed By-Right or As-Right Dormer, with exposed roof 3'6" on each side per Newburyport Guidelines**

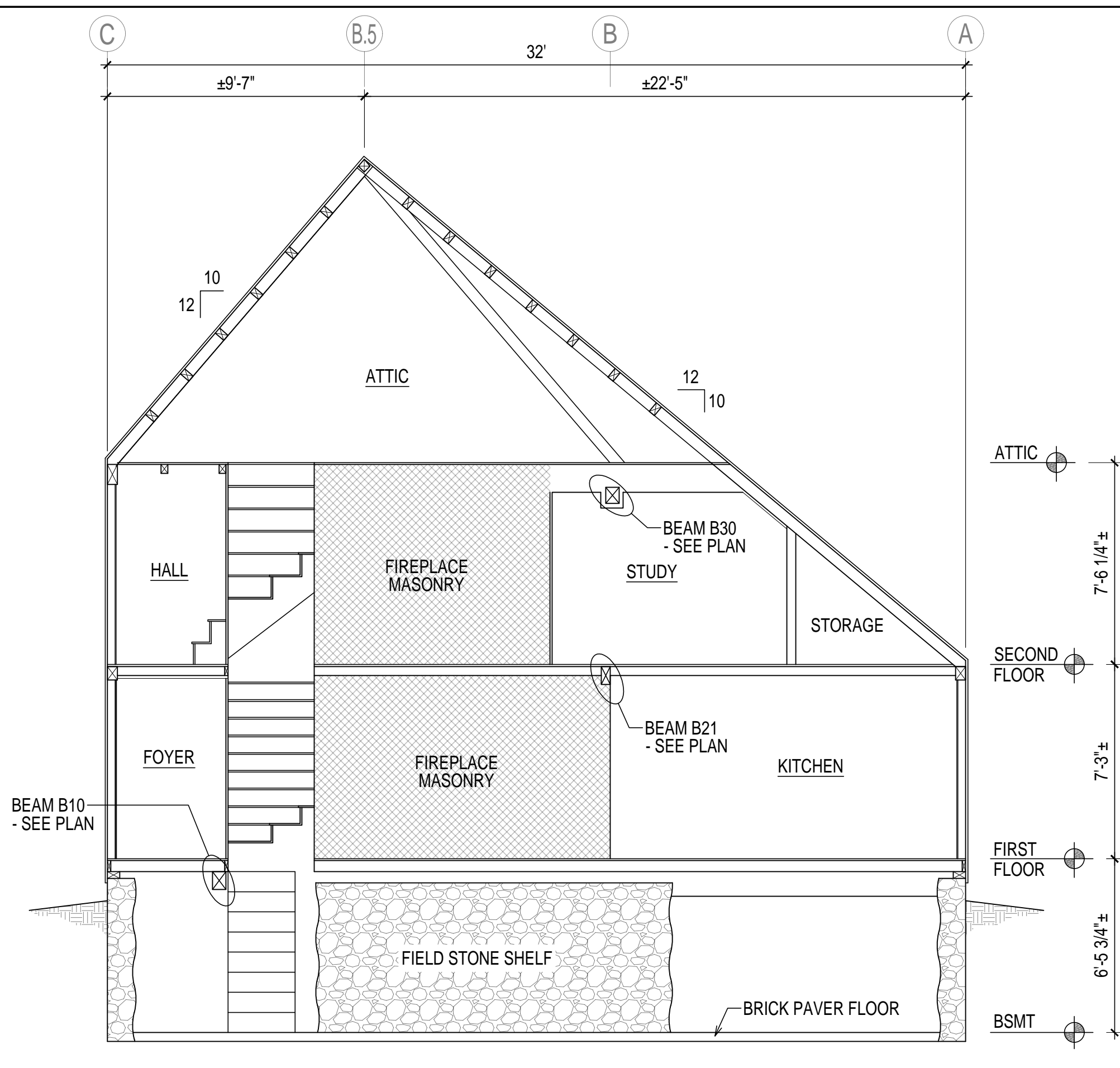
This proposal shall not be more detrimental to the neighborhood, as there will be NO NEW non-conformities added to the existing non-conforming lot, and the structures footprint and front elevation will remain the same



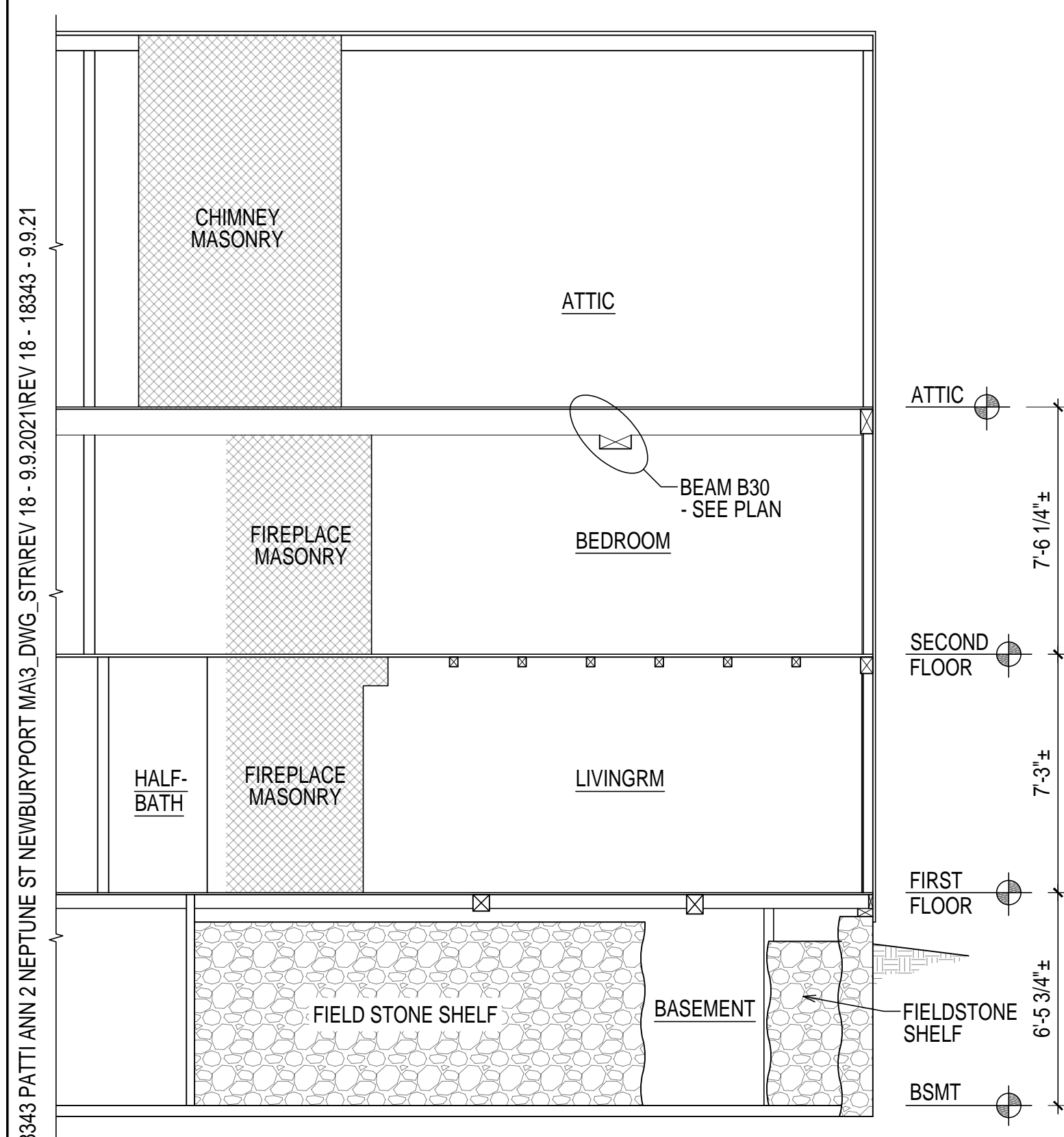
EXISTING SECTION C-C
SCALE: 1/4"=1'-0"



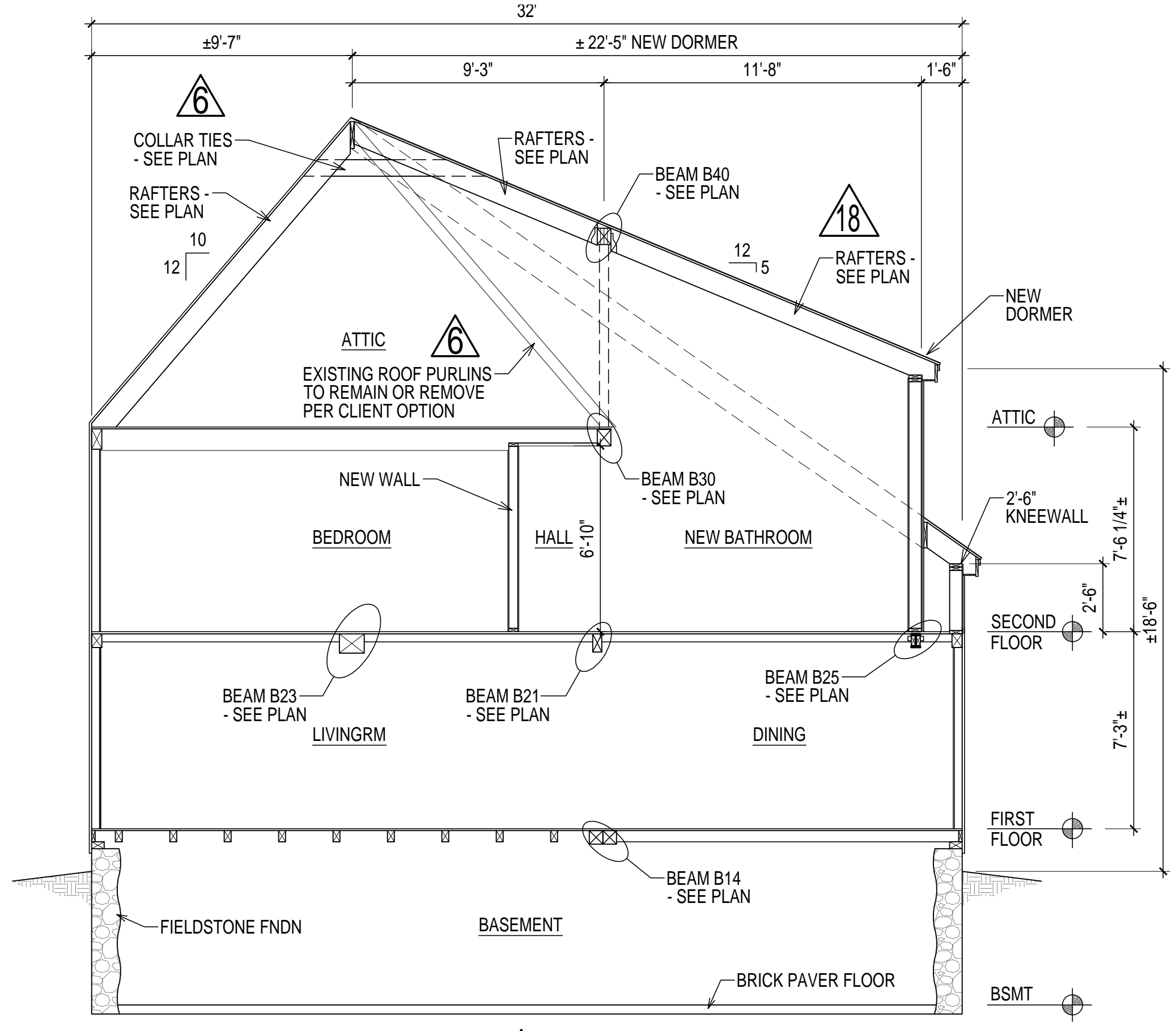
EXISTING SECTION A-A
SCALE: 1/4"=1'-0"



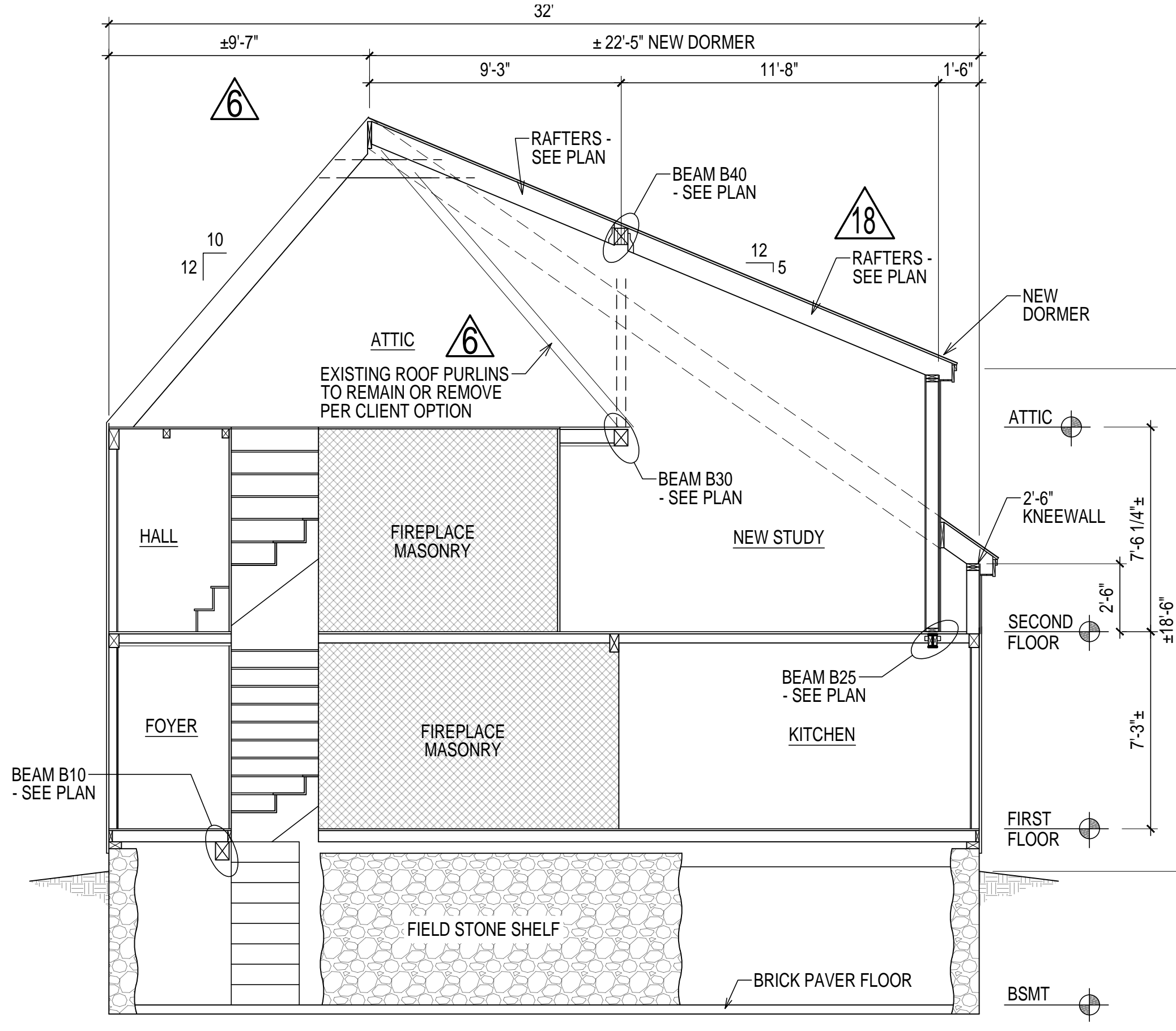
EXISTING SECTION B-B
SCALE: 1/4"=1'-0"



PROPOSED SECTION C-C
SCALE: 1/4"=1'-0"




PROPOSED SECTION A-A
SCALE: 1/4"=1'-0"



PROPOSED SECTION B-B
SCALE: 1/4"=1'-0"

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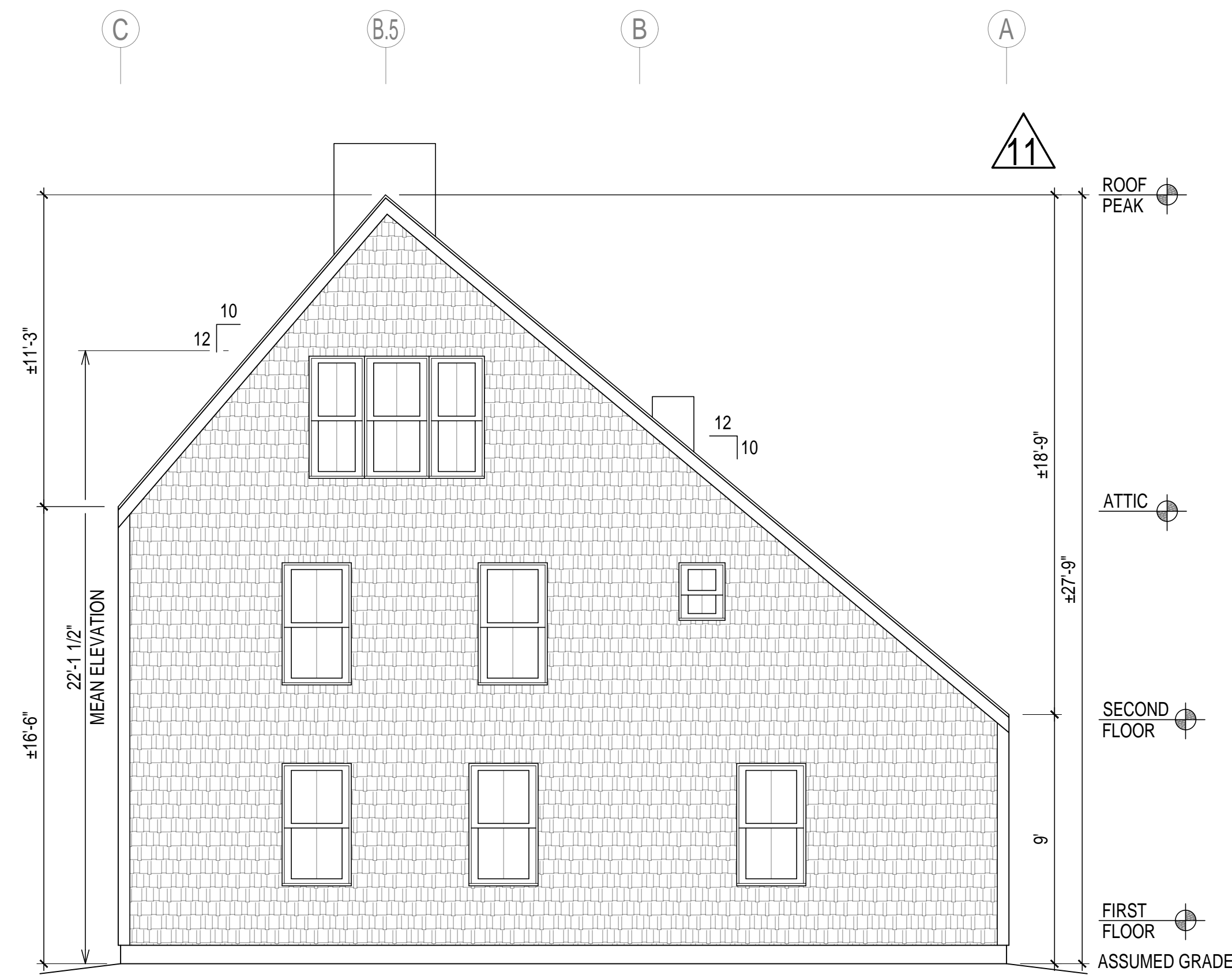
PREPARED FOR:
PATTI-ANN BAMPOS

PROJECT NAME:
**2 NEPTUNE ST RESIDENCE
NEWBURYPORT MA**

REV	DATE	DESCRIPTION
13	6.30.21	2FLR DORMER AND BATHRM CHANGES
14	7.7.21	2FLR DORMER AND BATHRM CHANGES
15	7.21.21	ADDED DIMENSIONS TO SG-11
16	7.23.21	ADDED DIMENSION TO SS-11, REMOVED SHEET SWS-4
17	8.7.21	DORMER MODIFICATION FOR WIDTH
18	9.9.21	DORMER MODIFICATION FOR HEIGHT

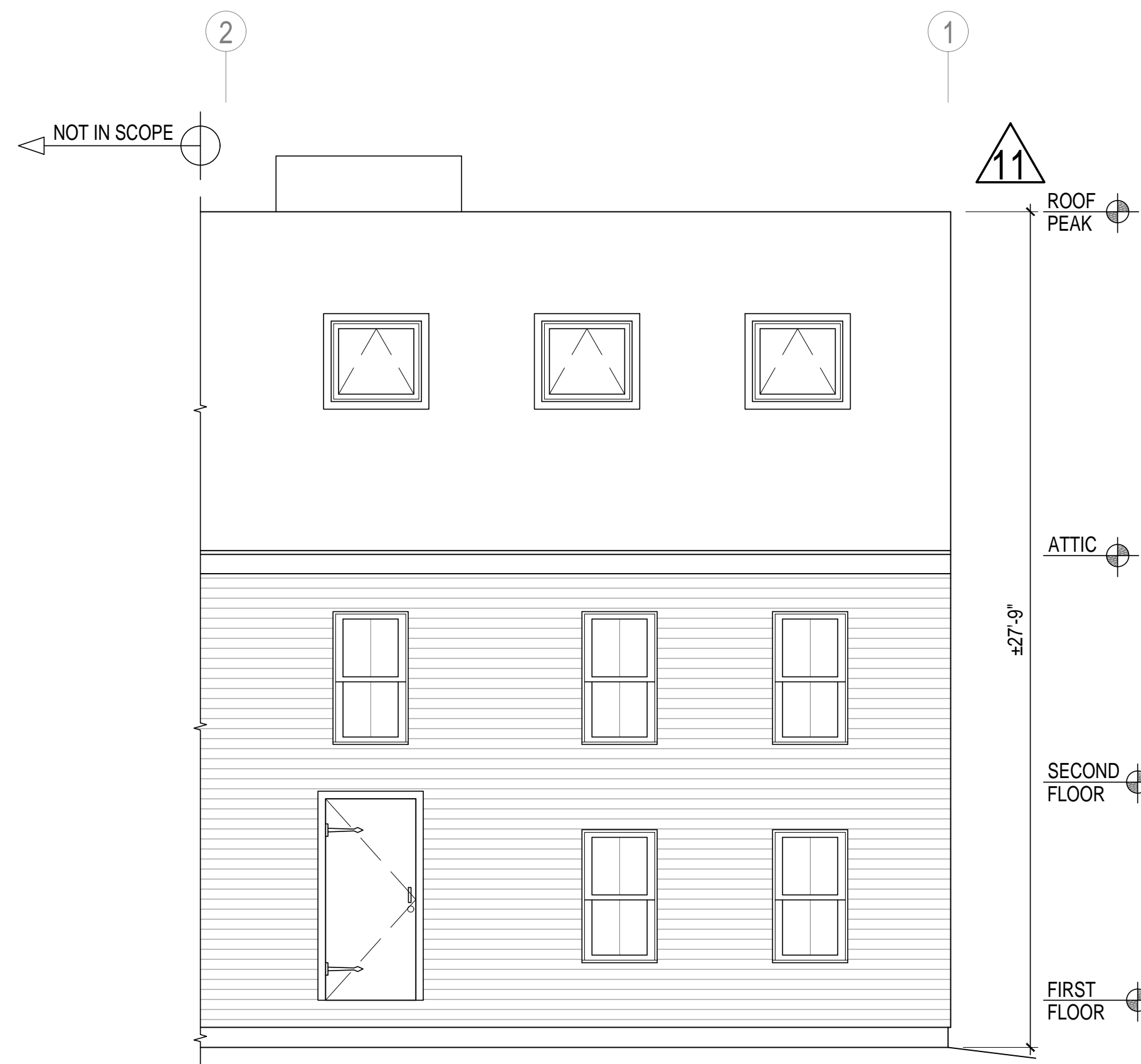
JOB NO. 18343

SHEET NO. **SG-10**



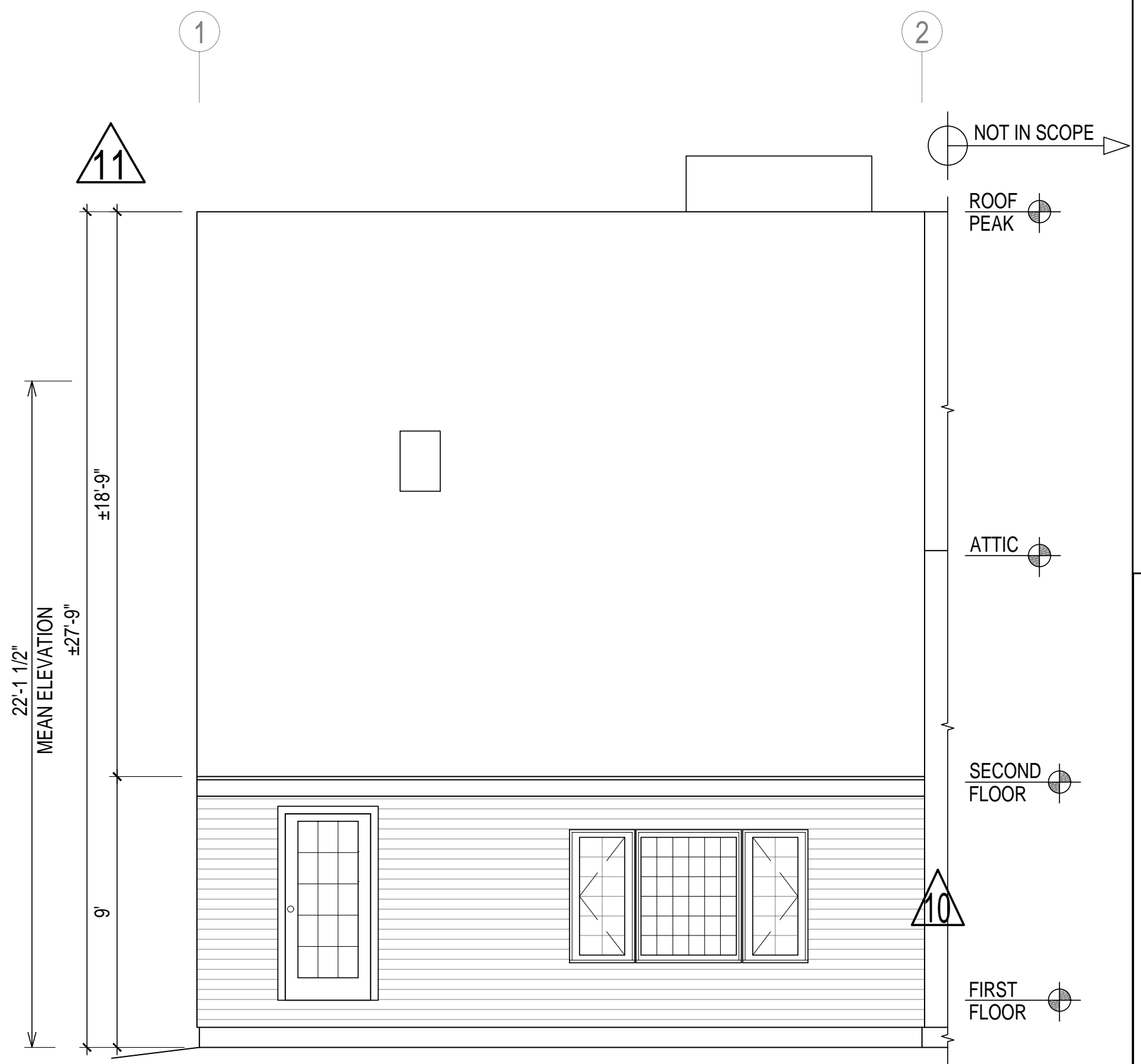
EXISTING RIGHT ELEVATION

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



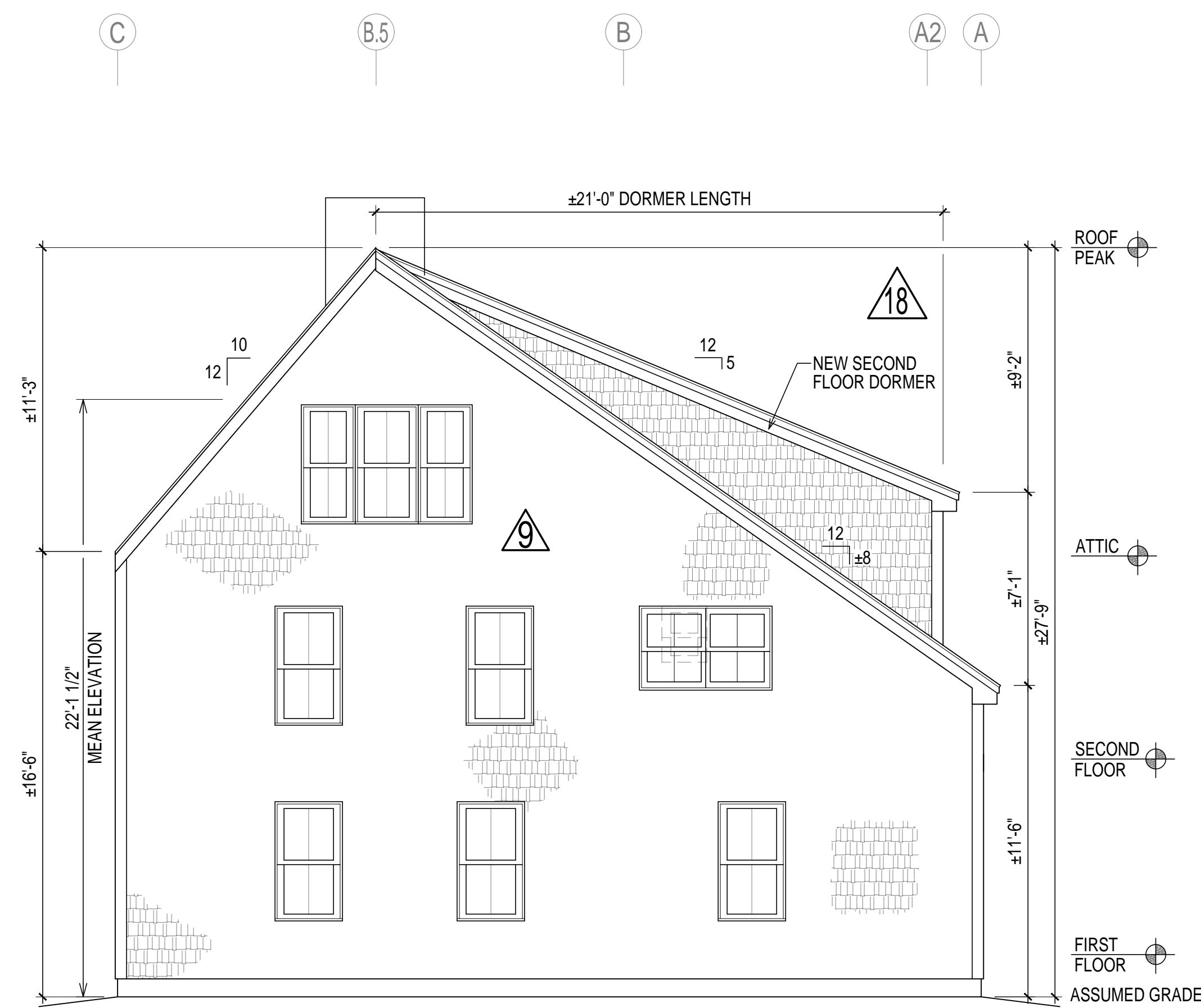
EXISTING FRONT ELEVATION

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



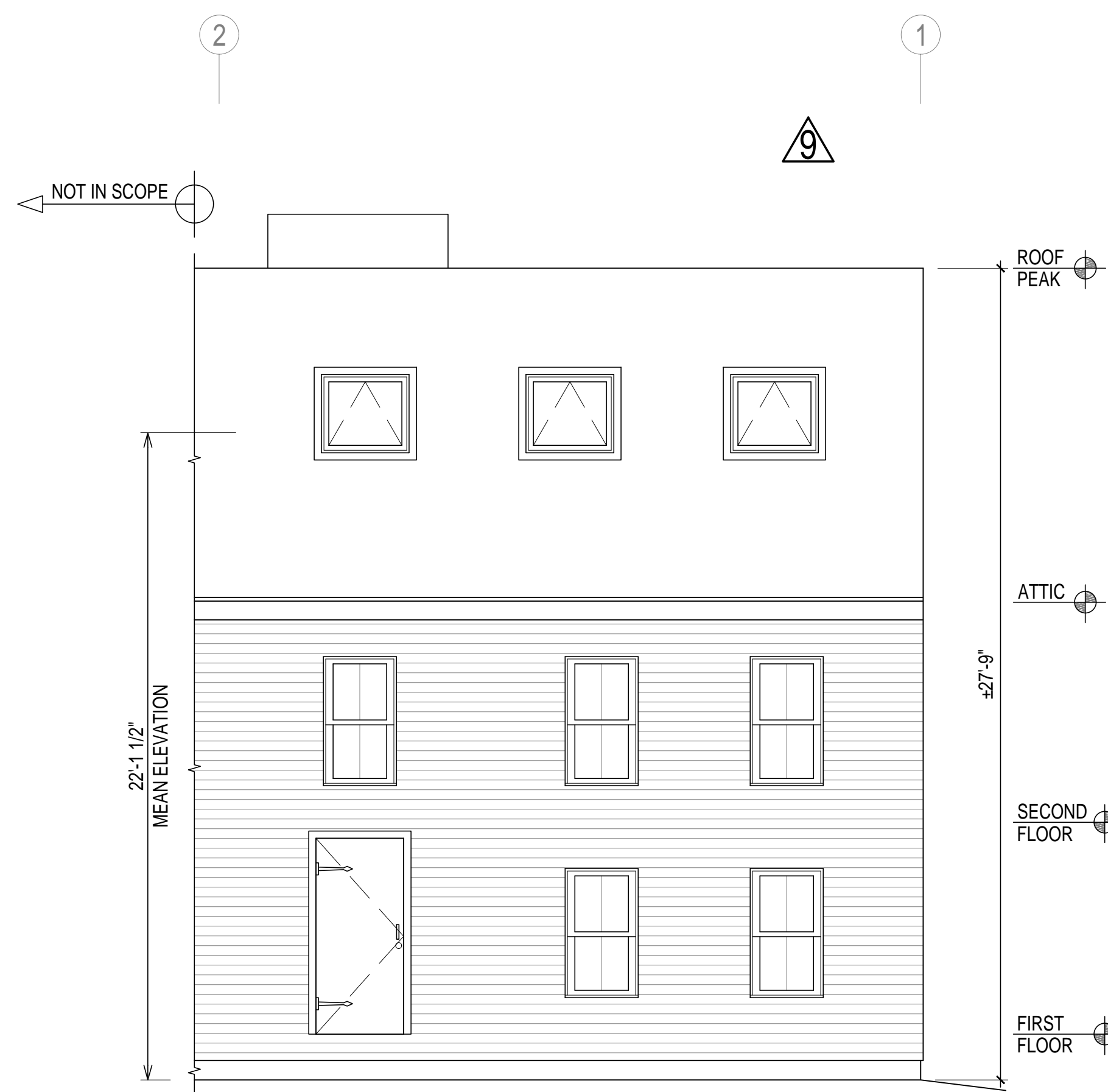
EXISTING REAR ELEVATION

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



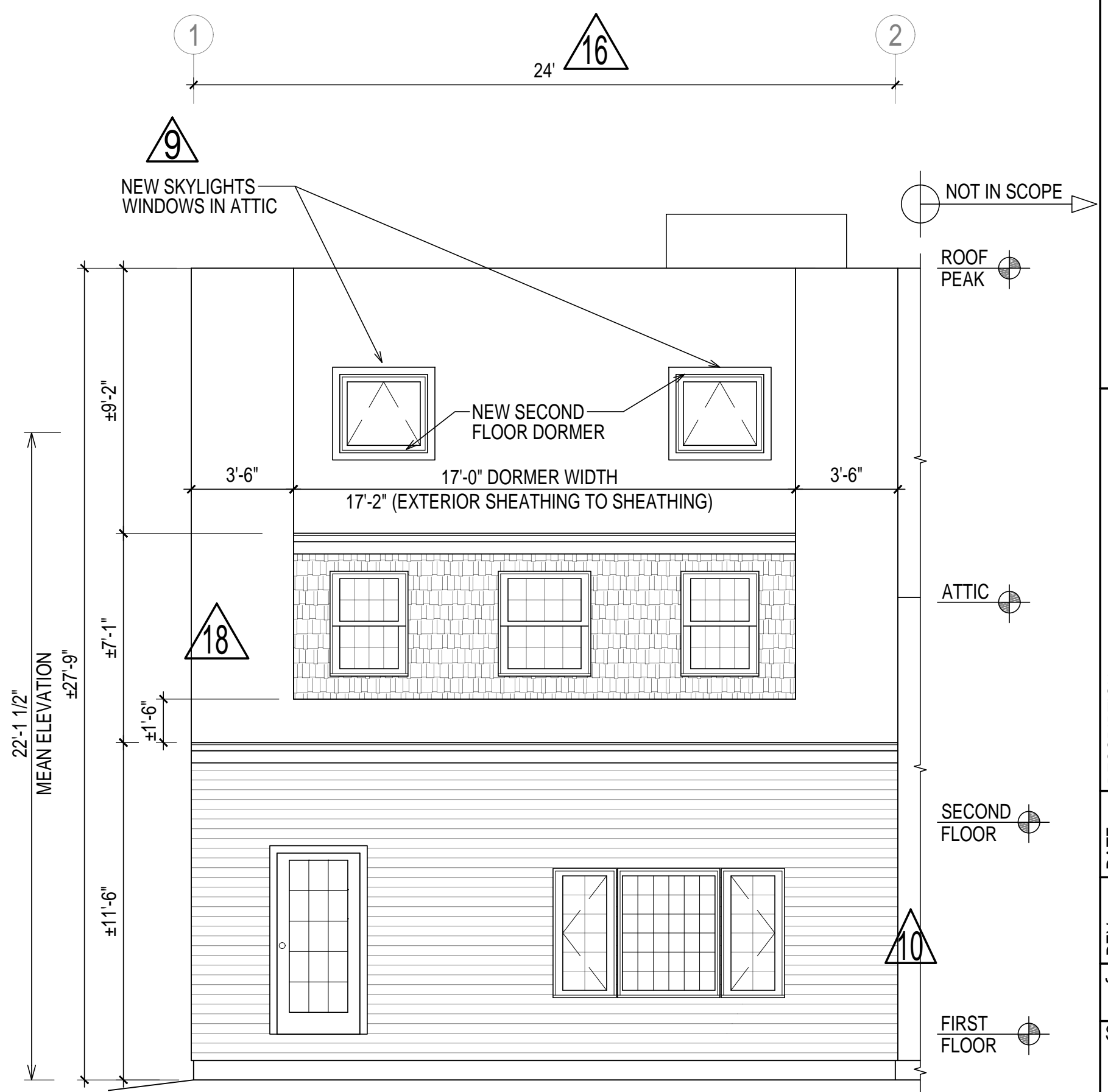
PROPOSED RIGHT ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

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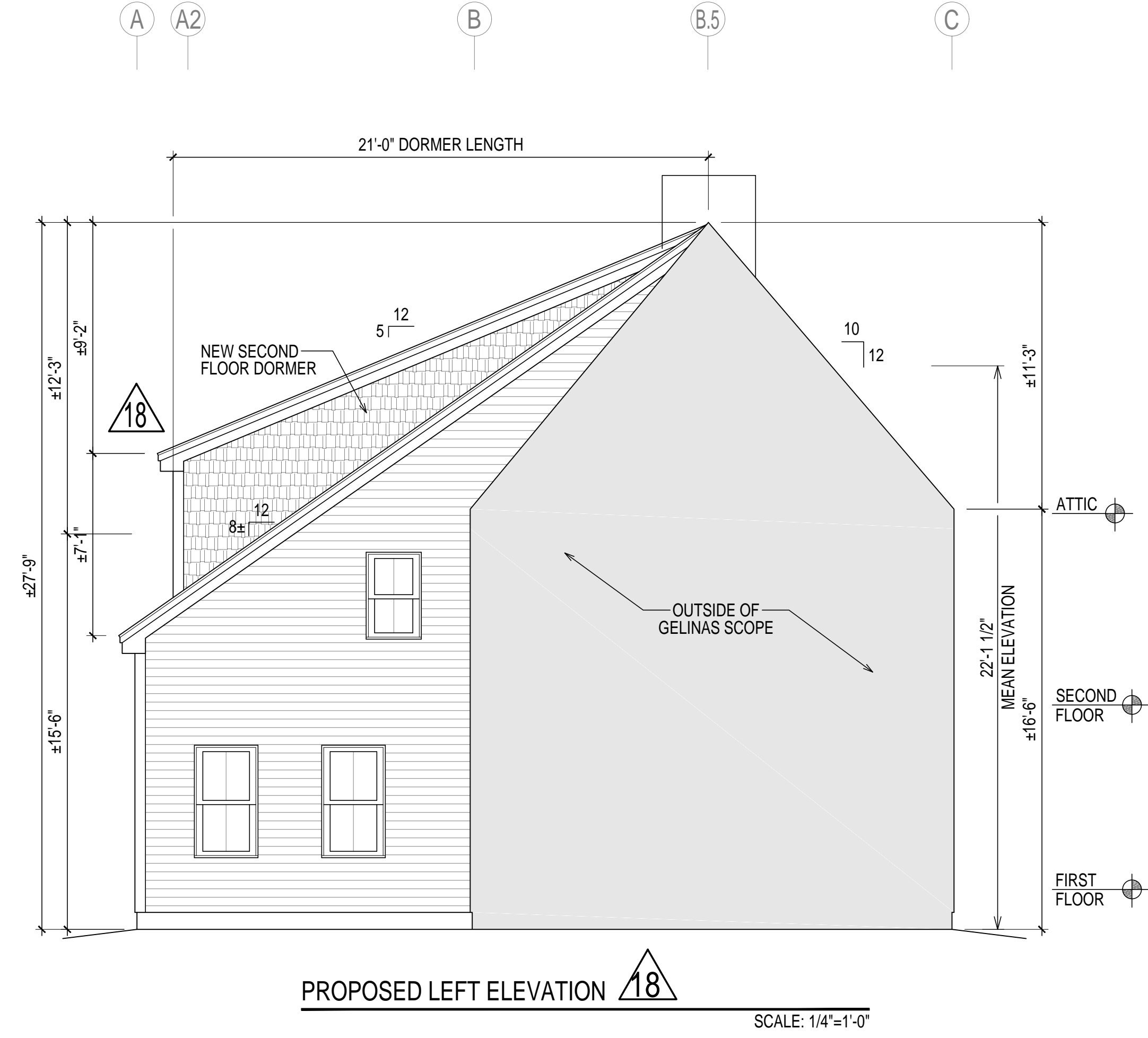
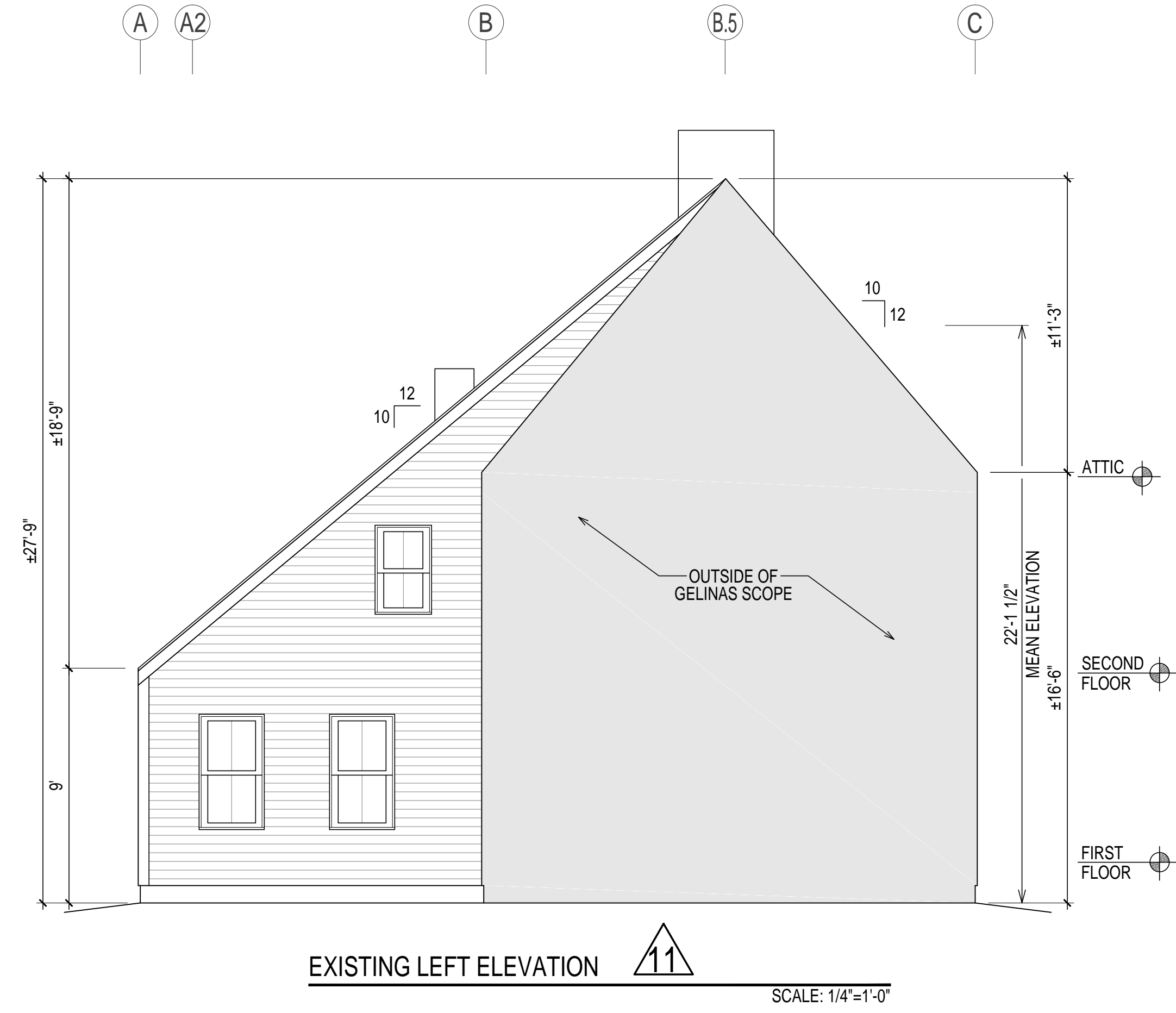
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SHEET NO.

SG-11



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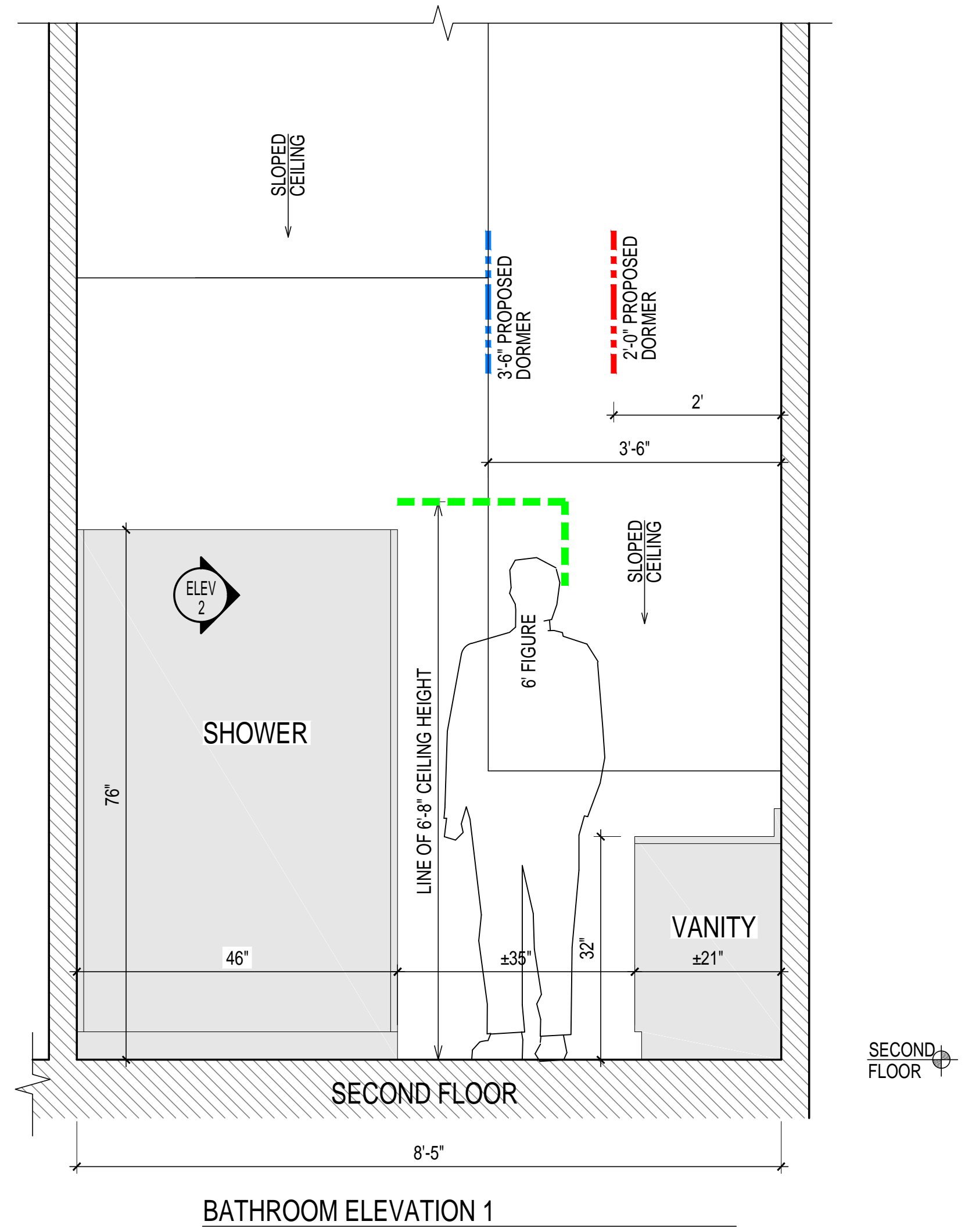
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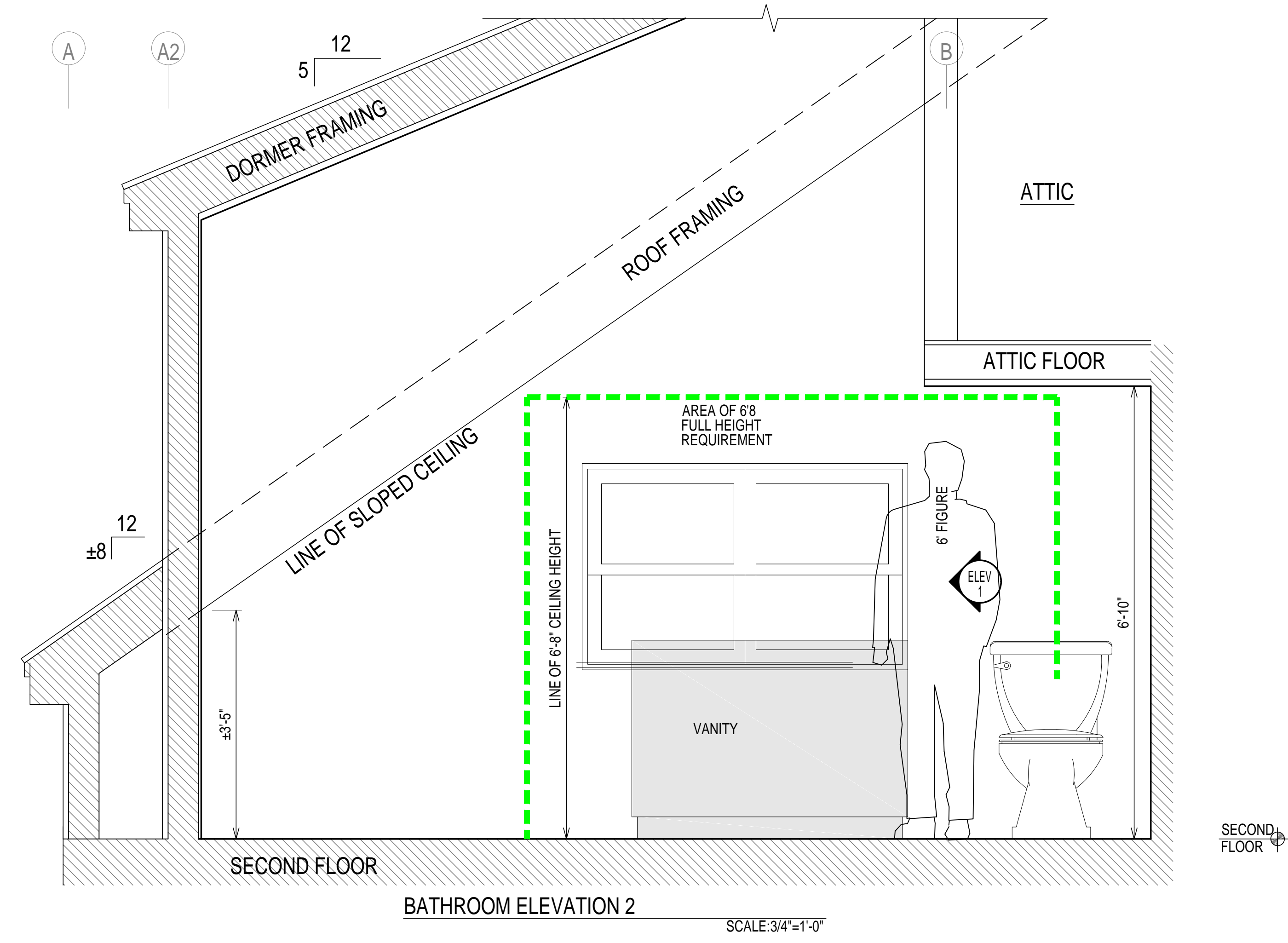
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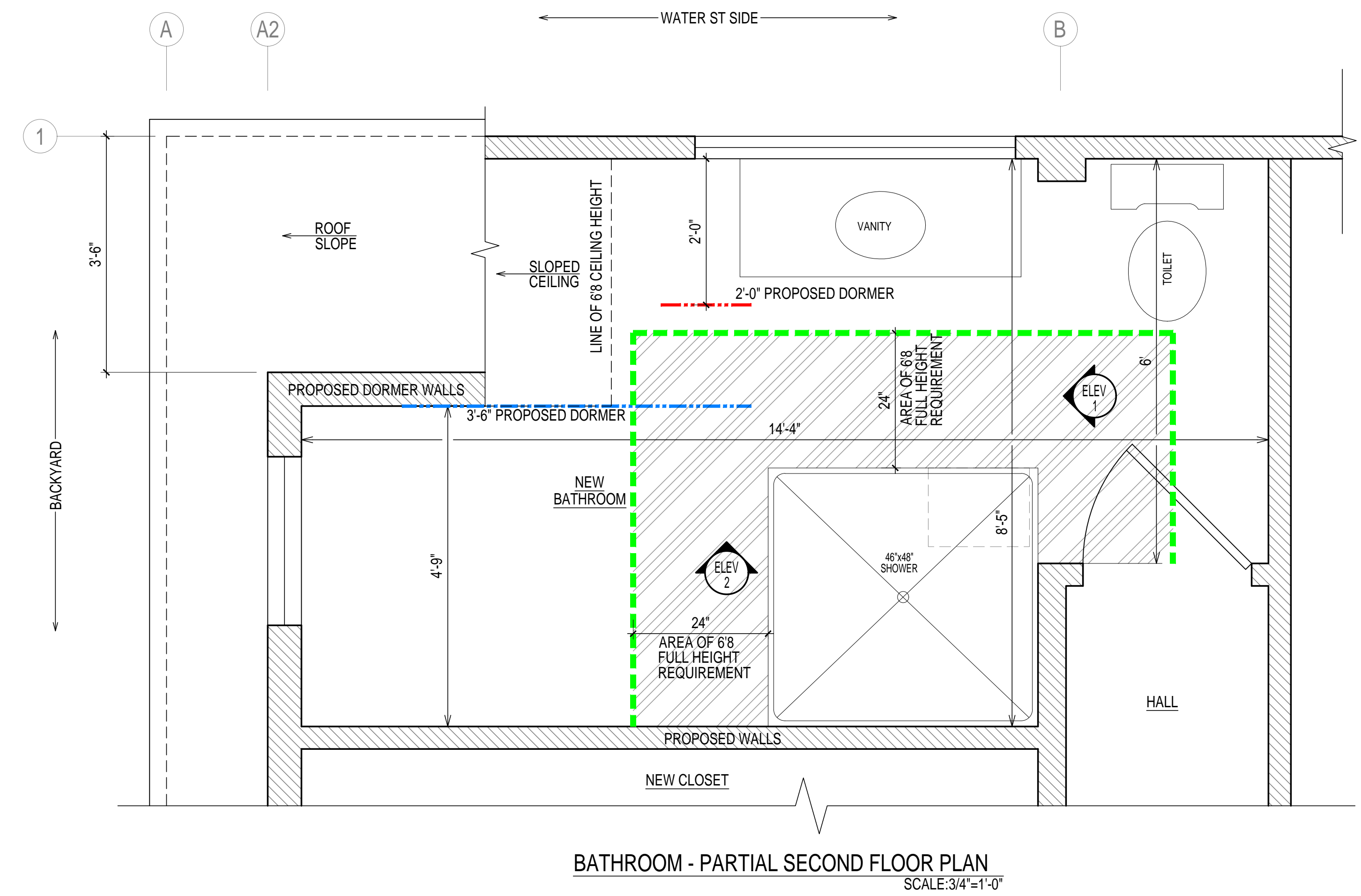
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BATHROOM ELEVATION 1



BATHROOM ELEVATION 2
SCALE: 3/4"=1'-0"



BATHROOM - PARTIAL SECOND FLOOR PLAN
SCALE: 3/4"=1'-0"



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SHEET NO.

SG-INT

THREE REASONS WHY THIS PROJECT IS **NOT** MORE DETRIMENTAL TO THE NEIGHBORHOOD

***Overwhelming neighborhood support**

- *16 letters of support for this project filed
- *11 on Neptune Street and cross streets - Immediate vicinity,
Immediate neighbors

- *Second highest number of support letters for projects
reviewed in last 2 years

***The total square footage increase is less than 500 Sq. Ft.**

Closest buildings around 2 Neptune St. are *as tall or taller than
2 Neptune Street, and this dormer will not increase the current height
of the home. Specifically 5 Neptune and 208 Water Street (3 stories)
and 198 and 200 Water Street 2 ½ stories









