

2 Neptune Street - Updated Plans

Continuation of Application for Special Permit for Non-Conformities, Upward Extension

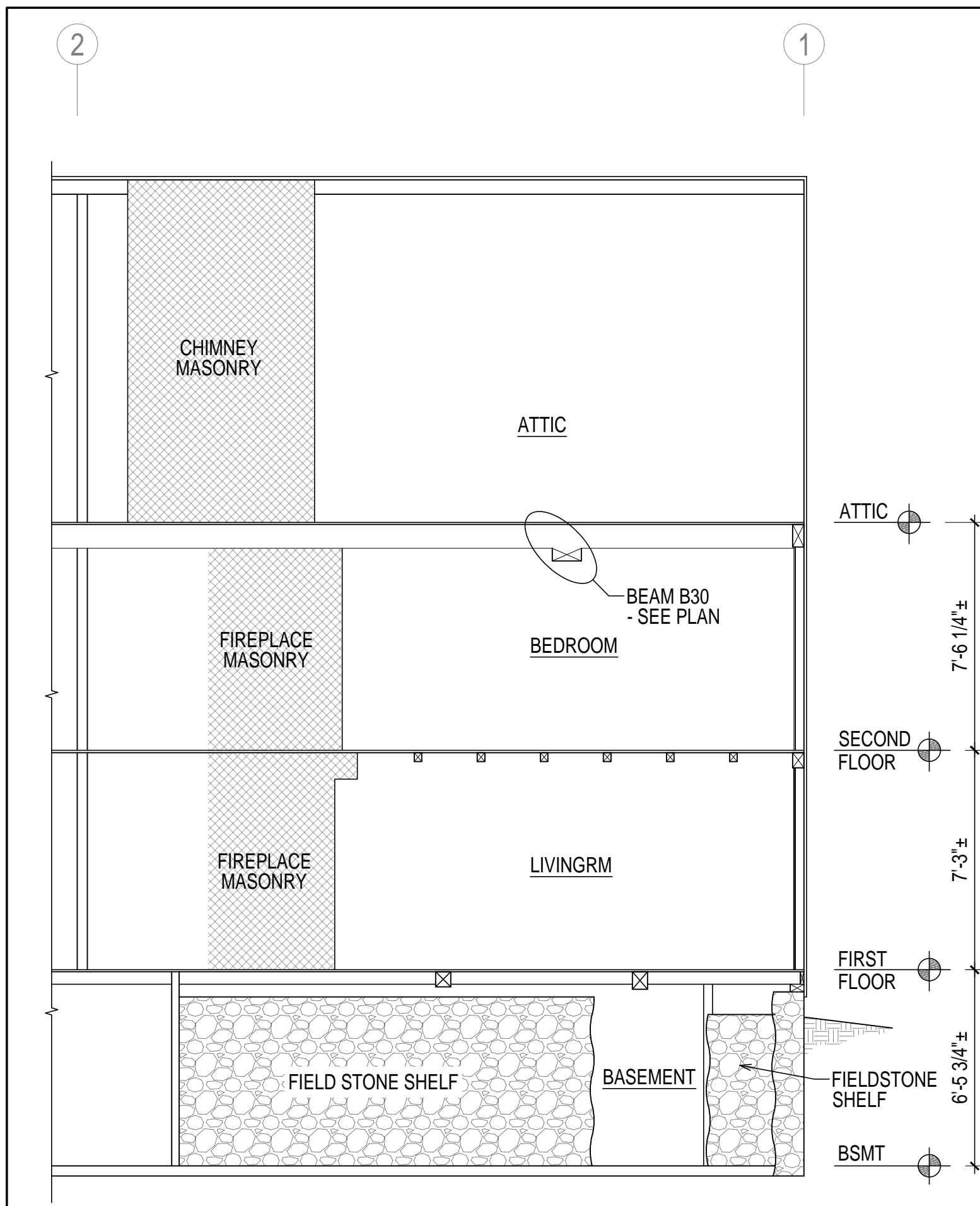
November 23, 2021

***Entire dormer removed from plans**

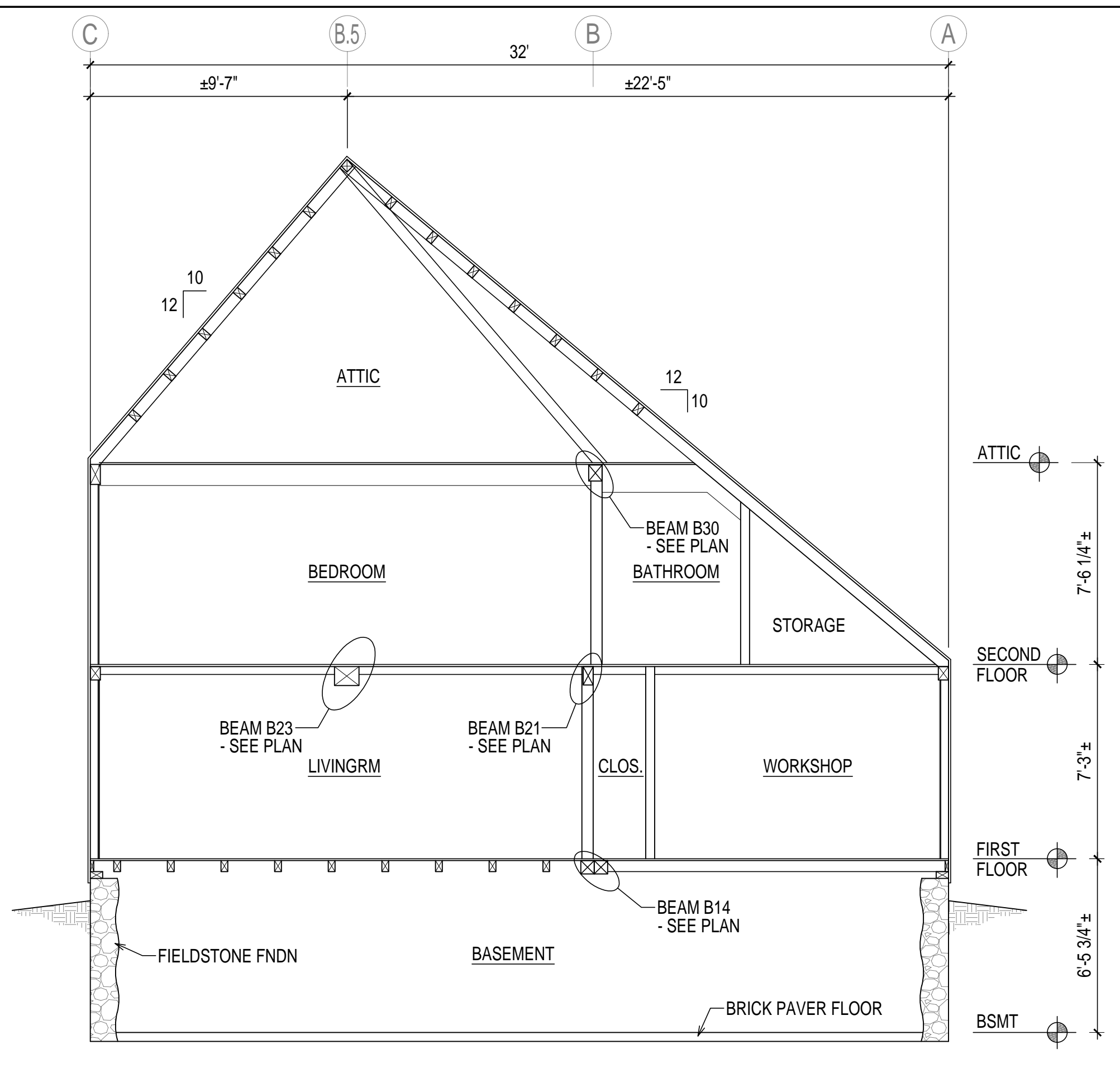
***Only upward extension of roof line,
resulting in roof pitch change**

***This will provide some useable ceiling
height under skylights**

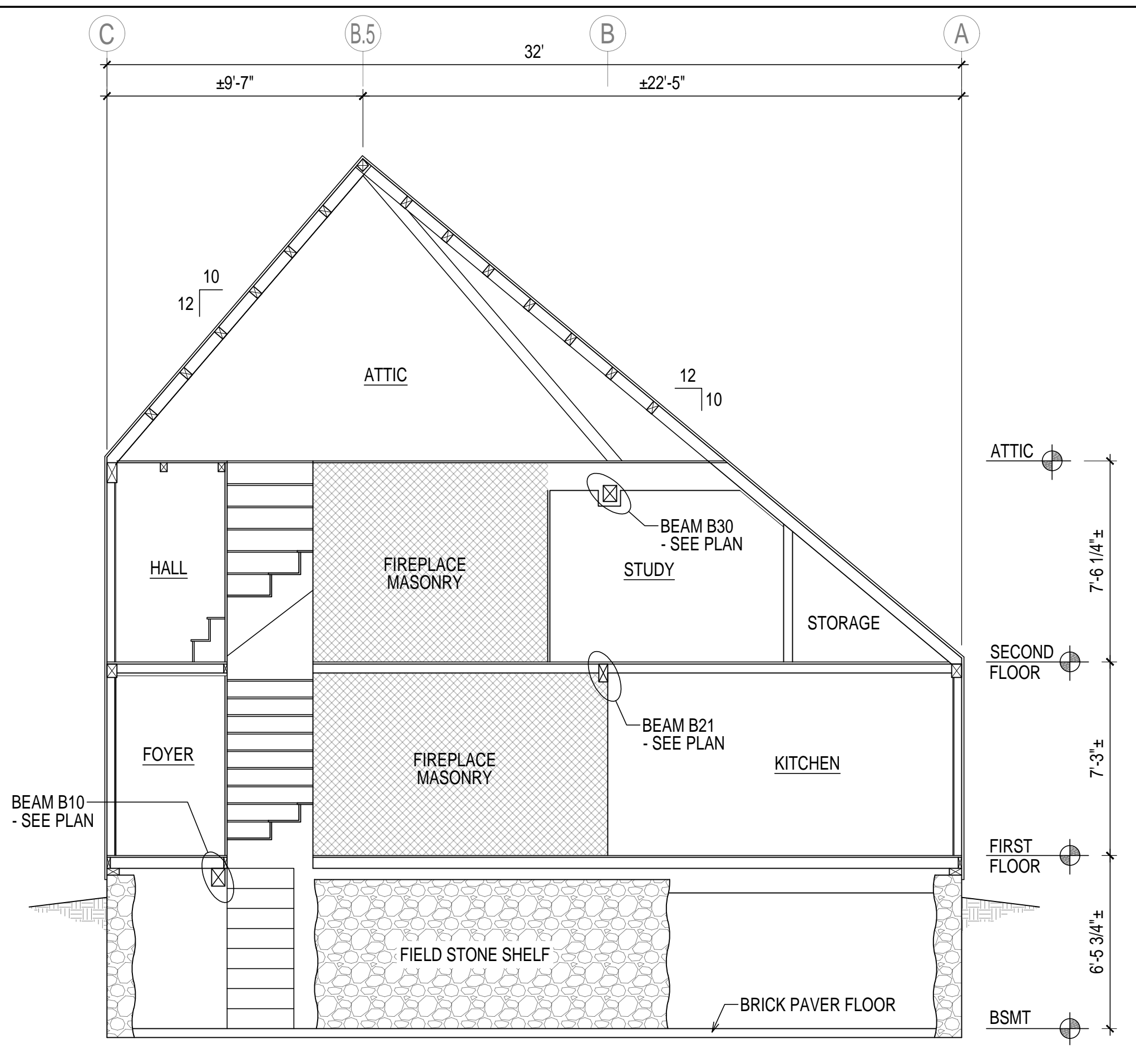
**This proposal shall not be more detrimental to
the neighborhood, as there will be NO NEW
non-conformities added to the existing
non-conforming lot, and the structure footprint
will remain the same**



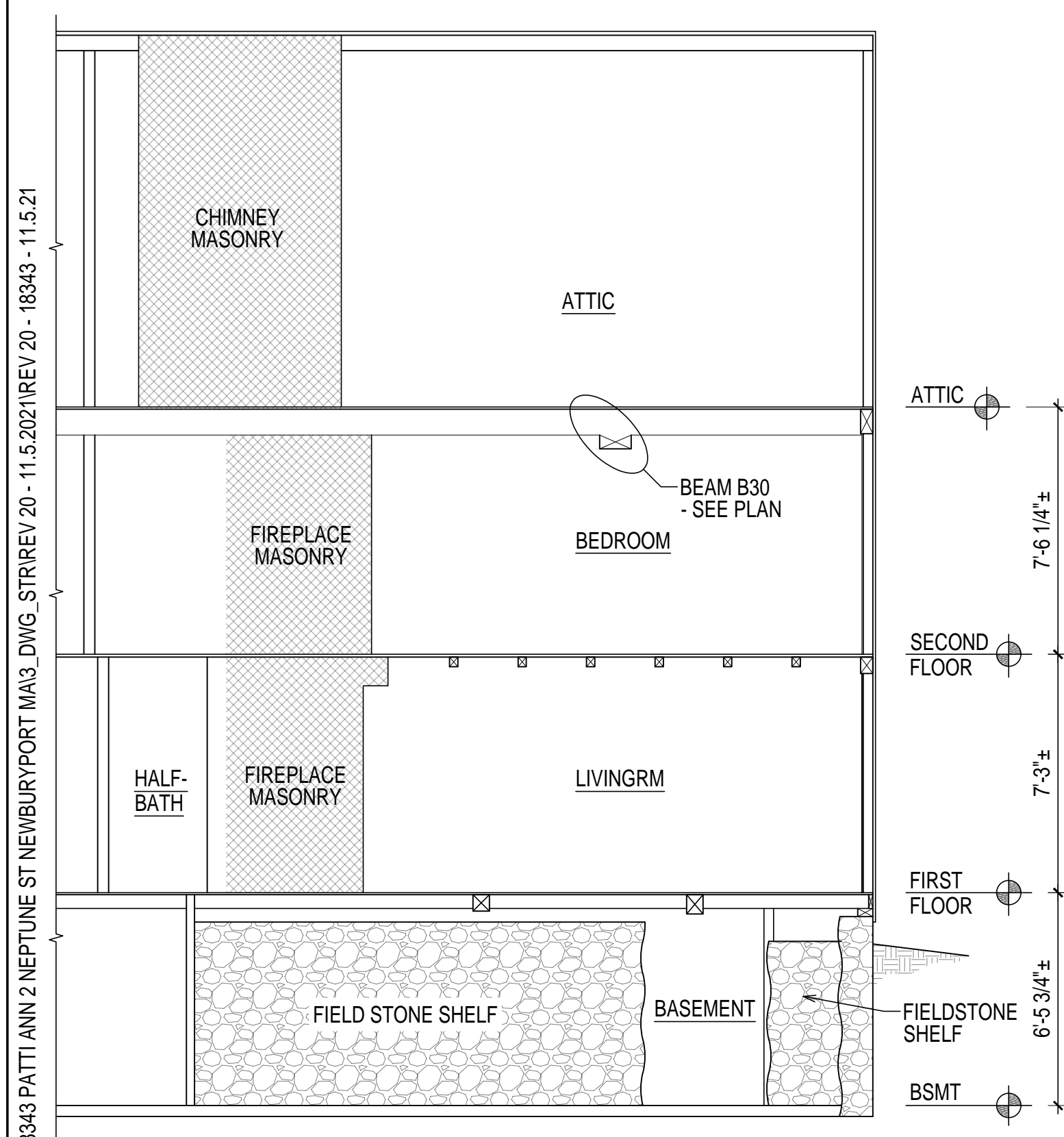
EXISTING SECTION C-C
SCALE: 1/4"=1'-0"



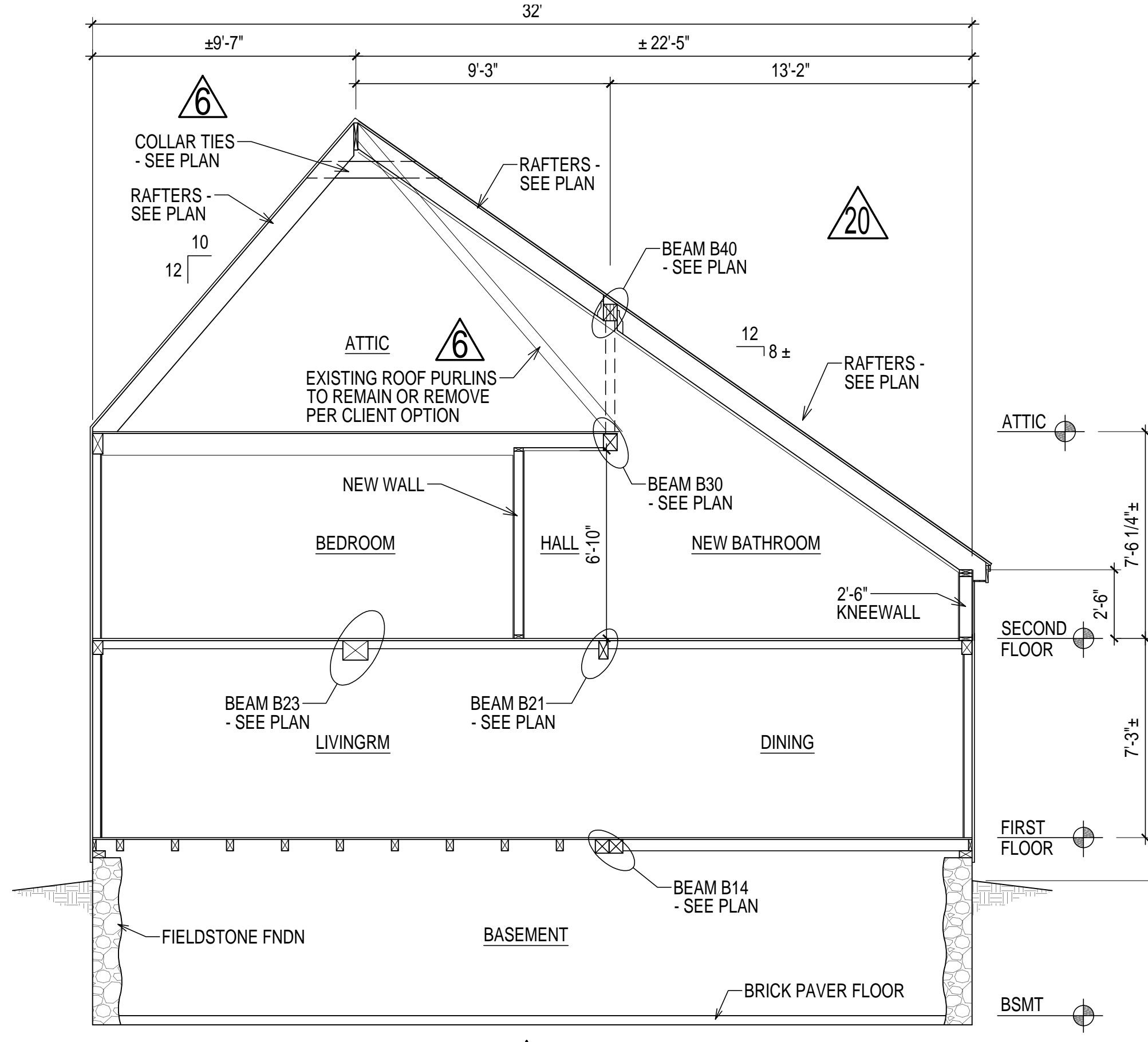
EXISTING SECTION A-A
SCALE: 1/4"=1'-0"



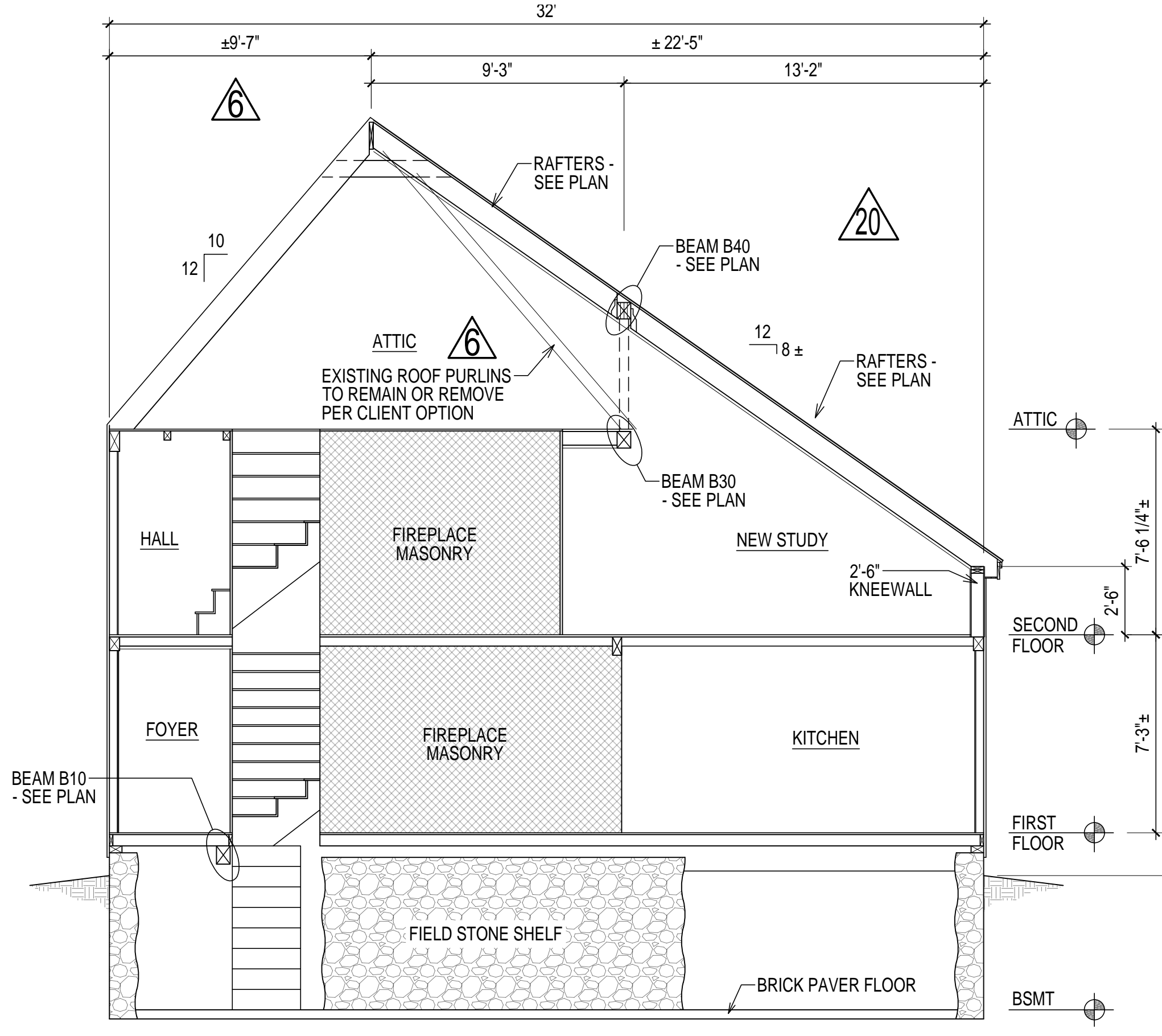
EXISTING SECTION B-B
SCALE: 1/4"=1'-0"



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

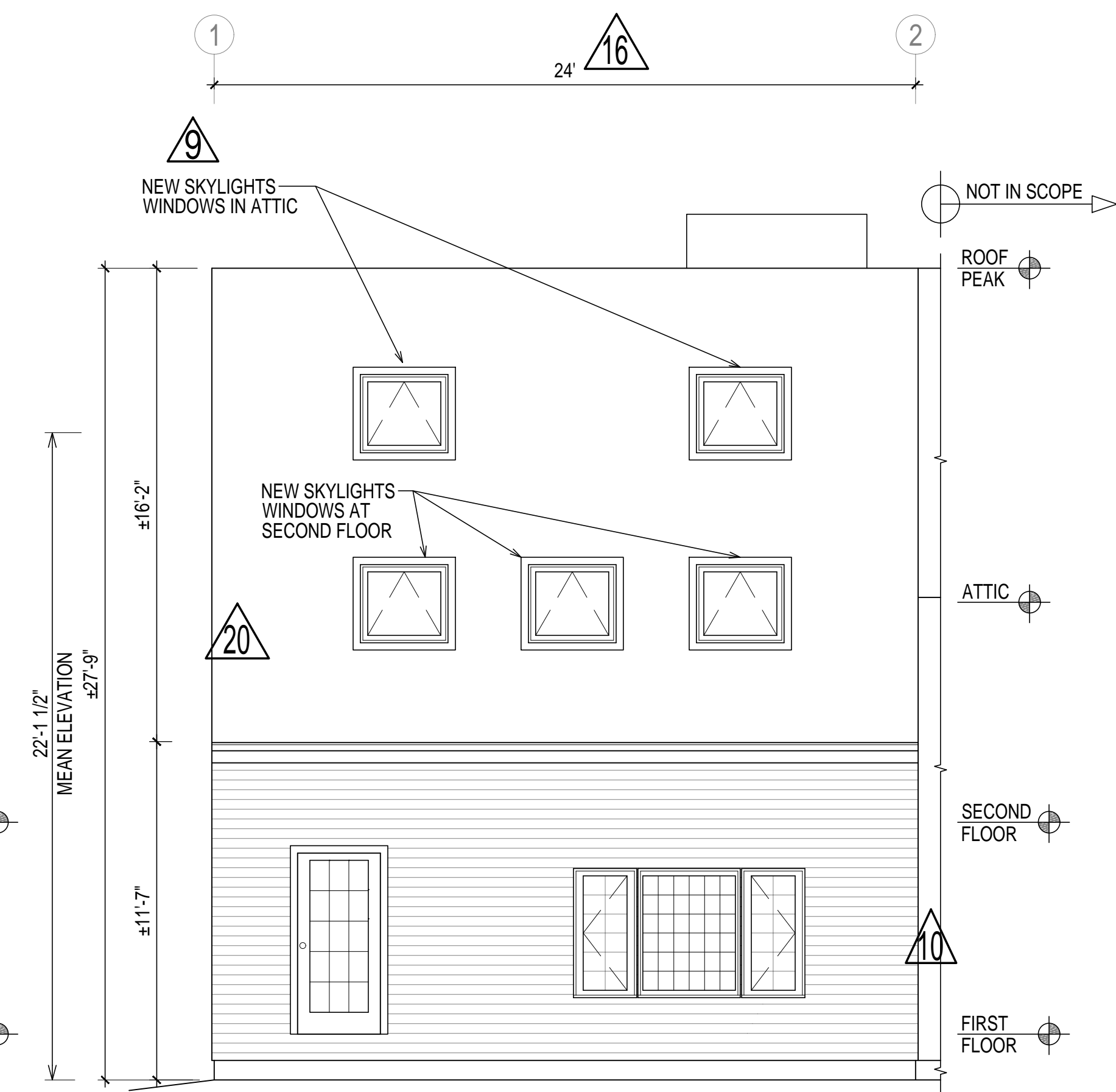
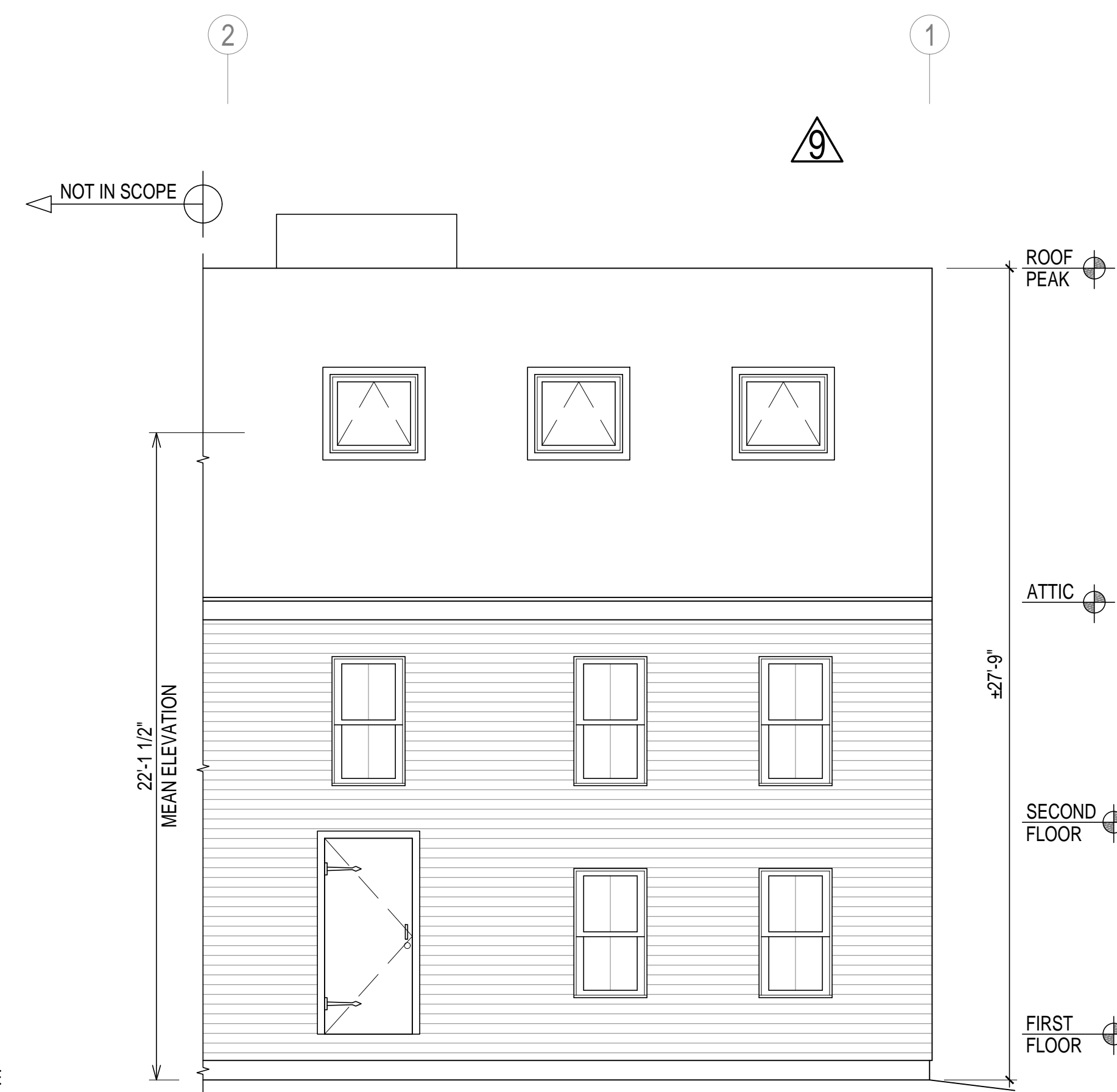
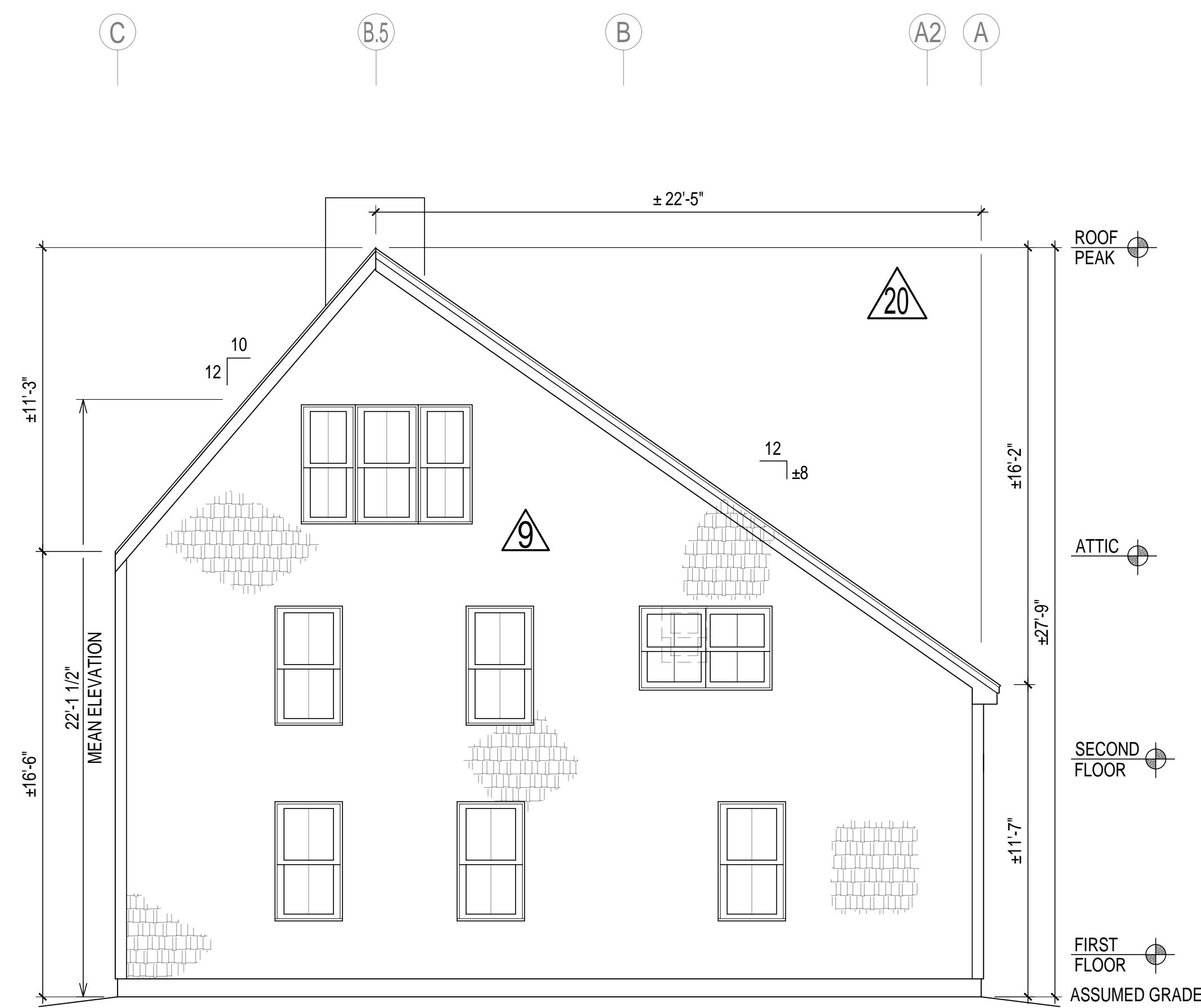
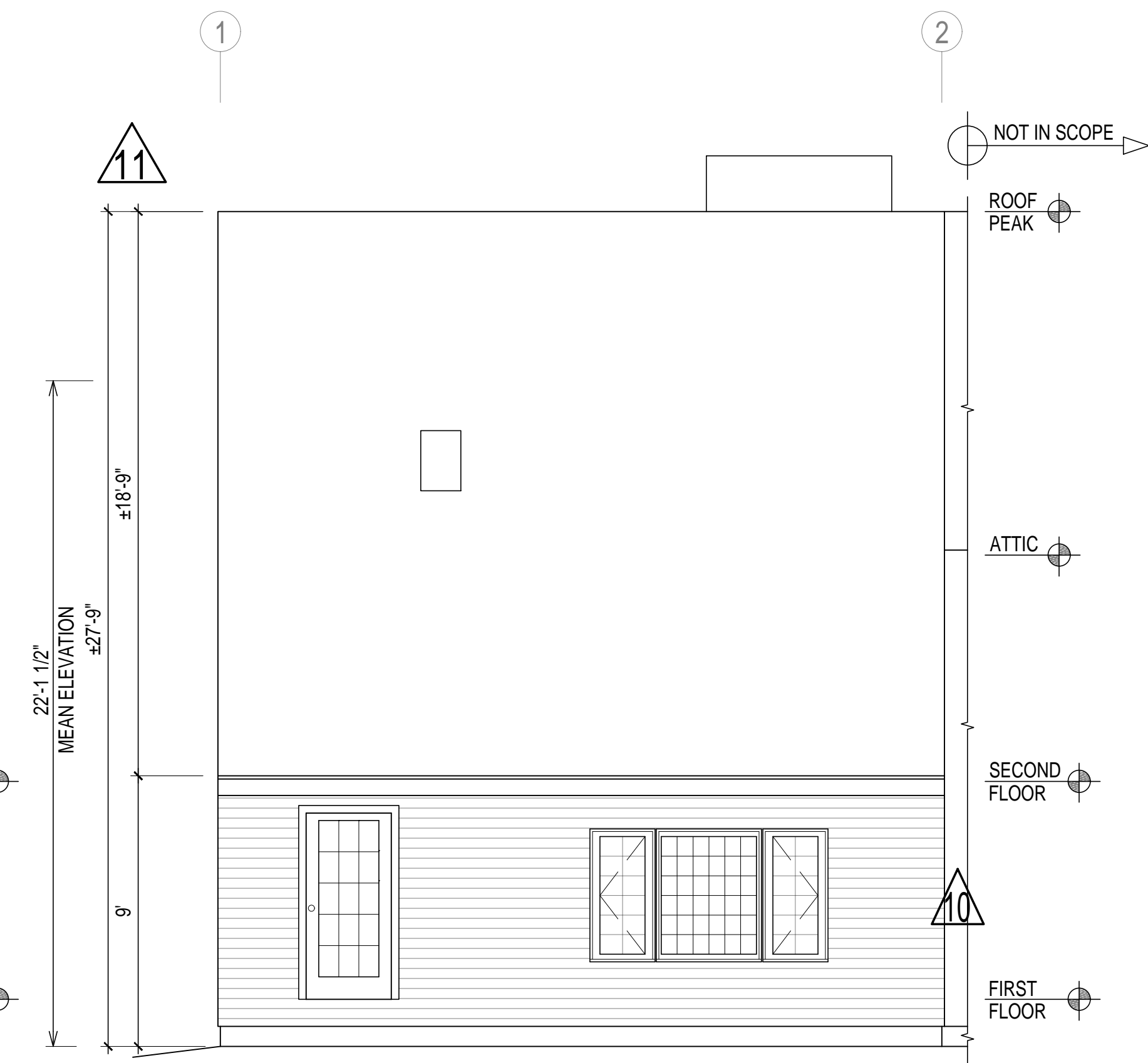
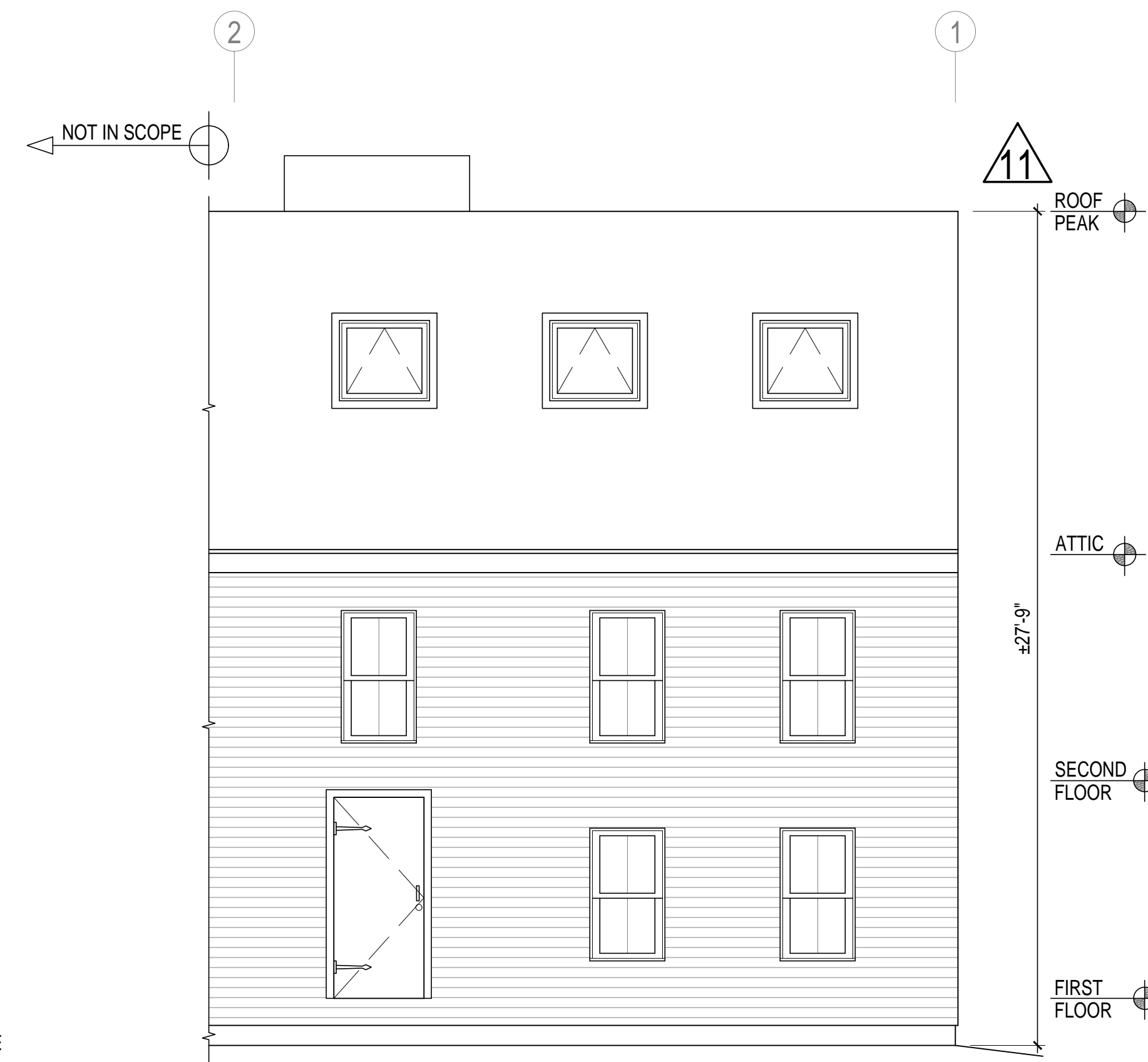
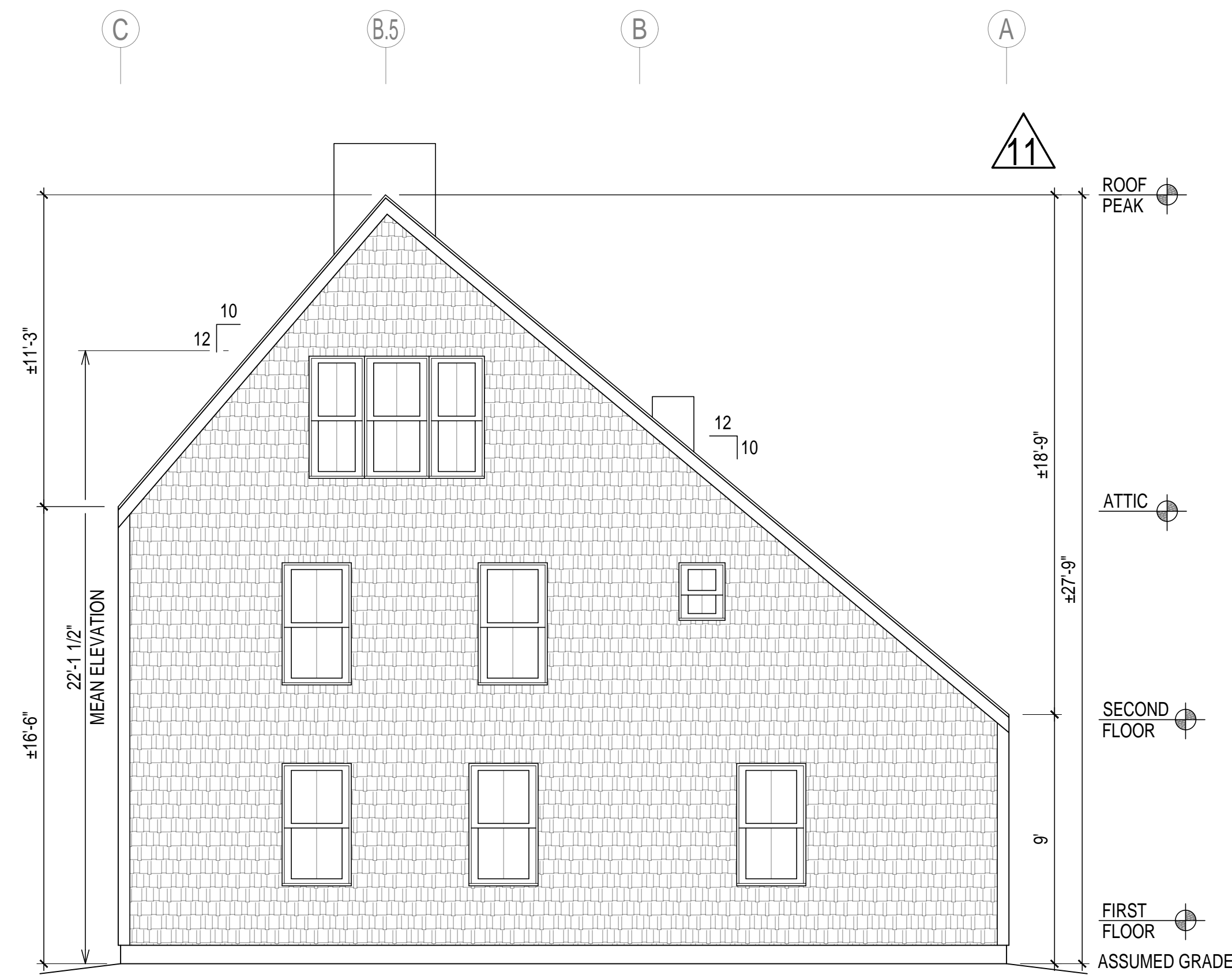
REV	DATE	DESCRIPTION
15	7.21.21	ADDED DIMENSIONS TO SS-11
16	7.23.21	ADDED DIMENSION TO SS-11, REMOVED SHEET SKS-4
17	9.7.21	DORMER MODIFICATION FOR WIDTH
18	9.9.21	DORMER MODIFICATION FOR HEIGHT
19	10.25.21	NO DORMER OPTION
20	11.5.21	REAR SECOND FLR 2'6" WALL REVISION

JOB NO. 18343

SHEET NO.

SG-10

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579A North End Blvd. | Salisbury, MA 01952-1738 | 978-465-6436
www.ceinasstructural.com | daniel@ceinasstructural.com

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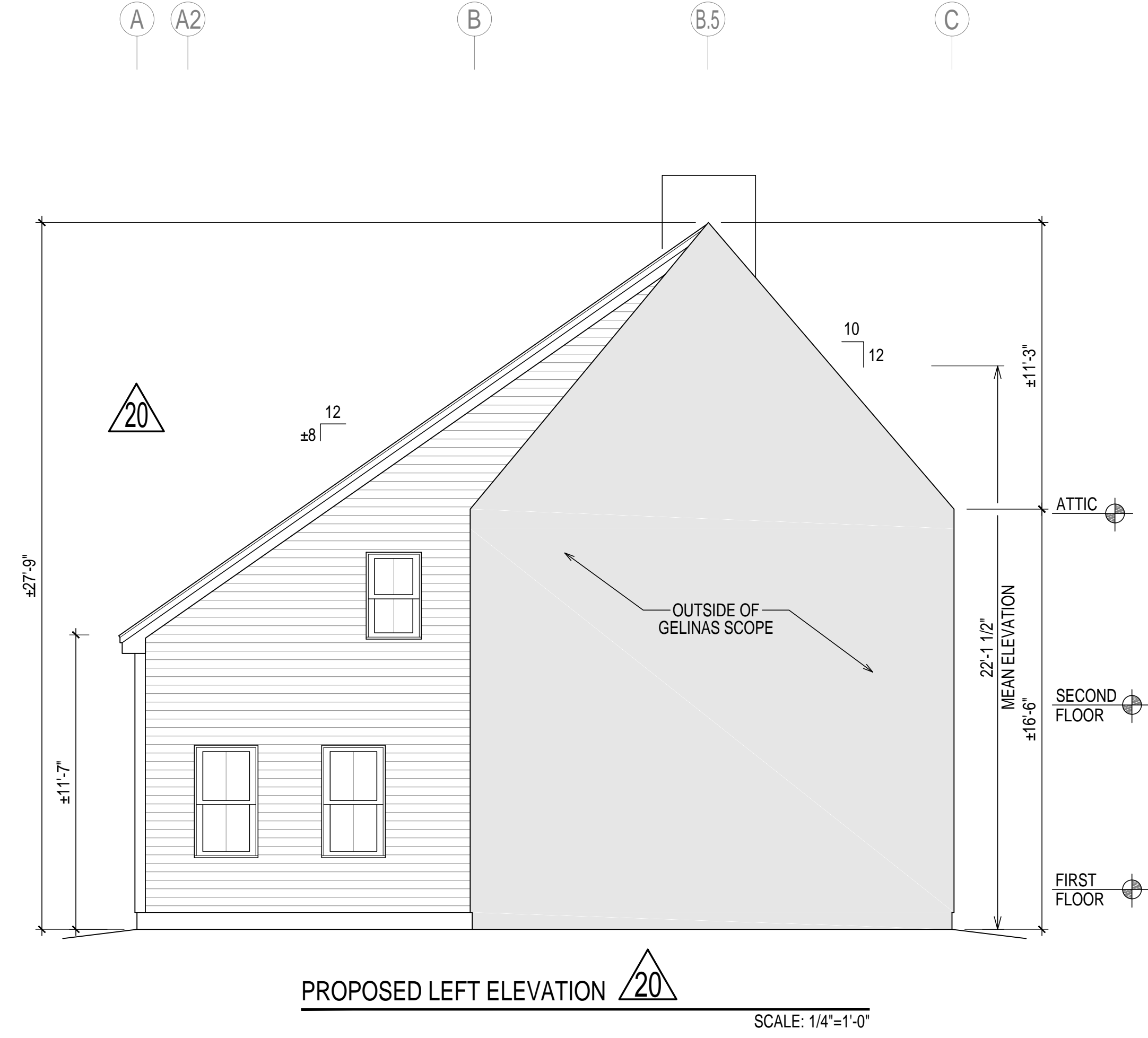
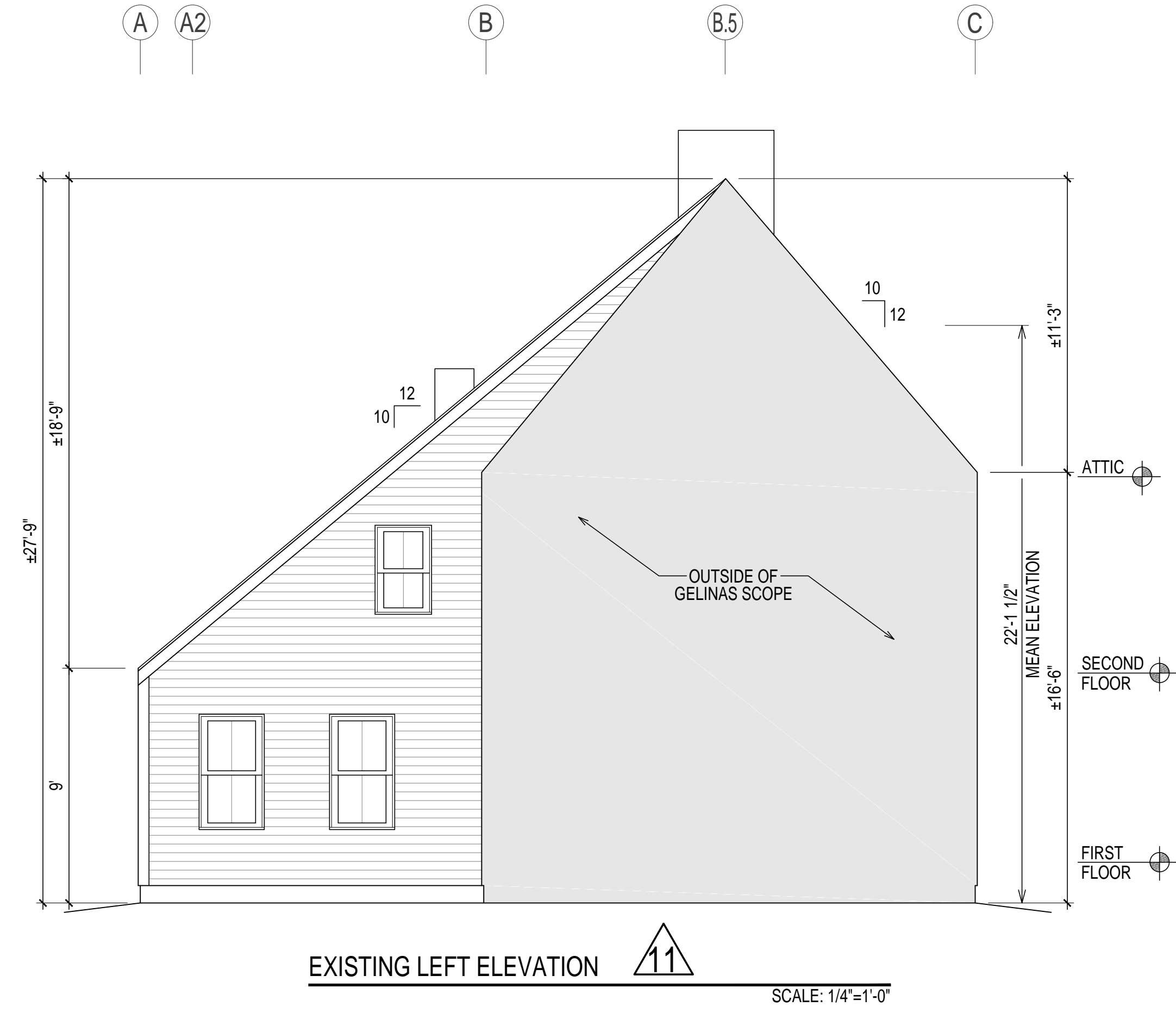
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19	10.25.21	NO DORMER OPTION
20	11.5.21	REAR SECOND FLR 26" WALL REVISION

JOB NO. 18343

SHEET NO.

SG-11





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PATTI-ANN BAMPOS

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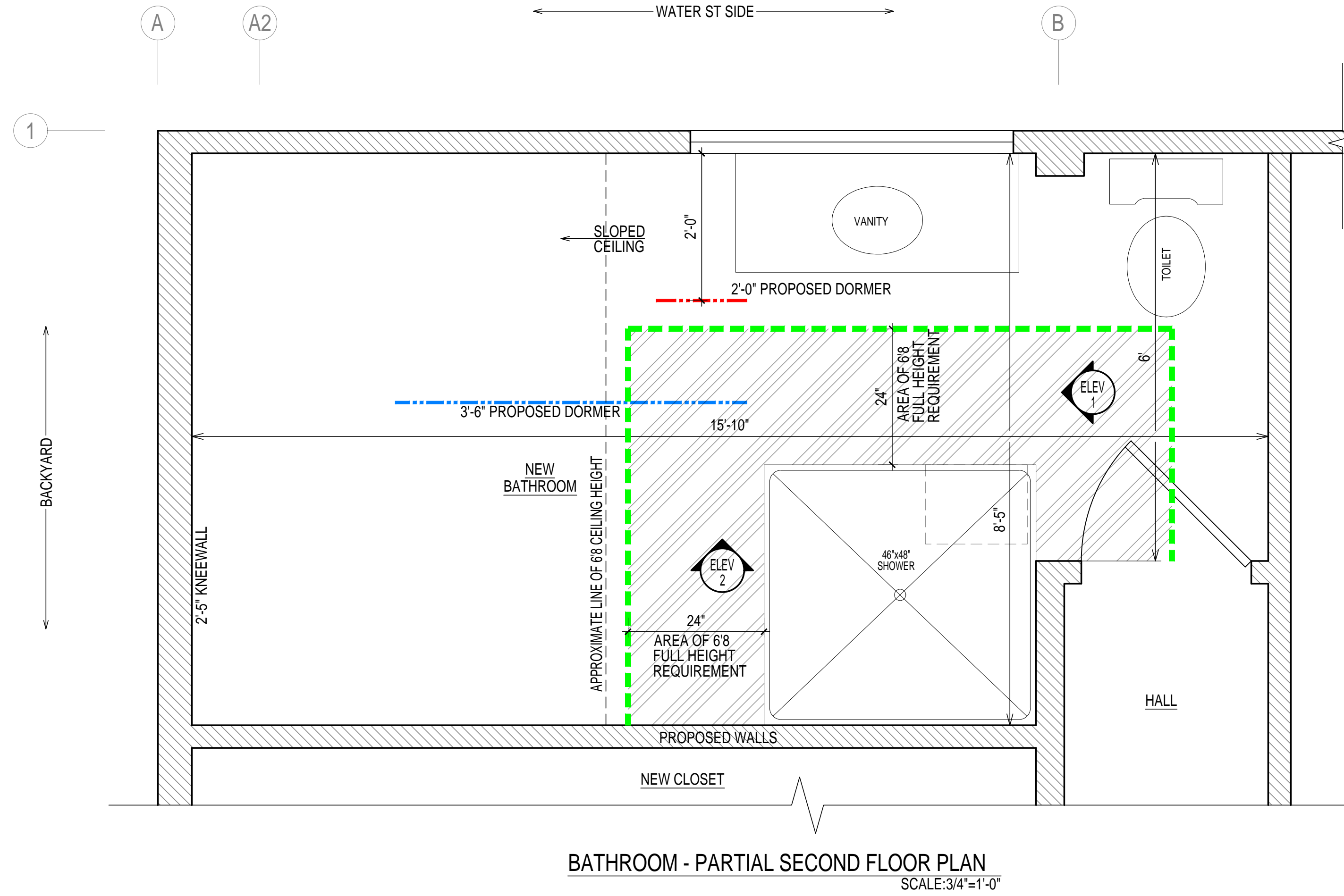
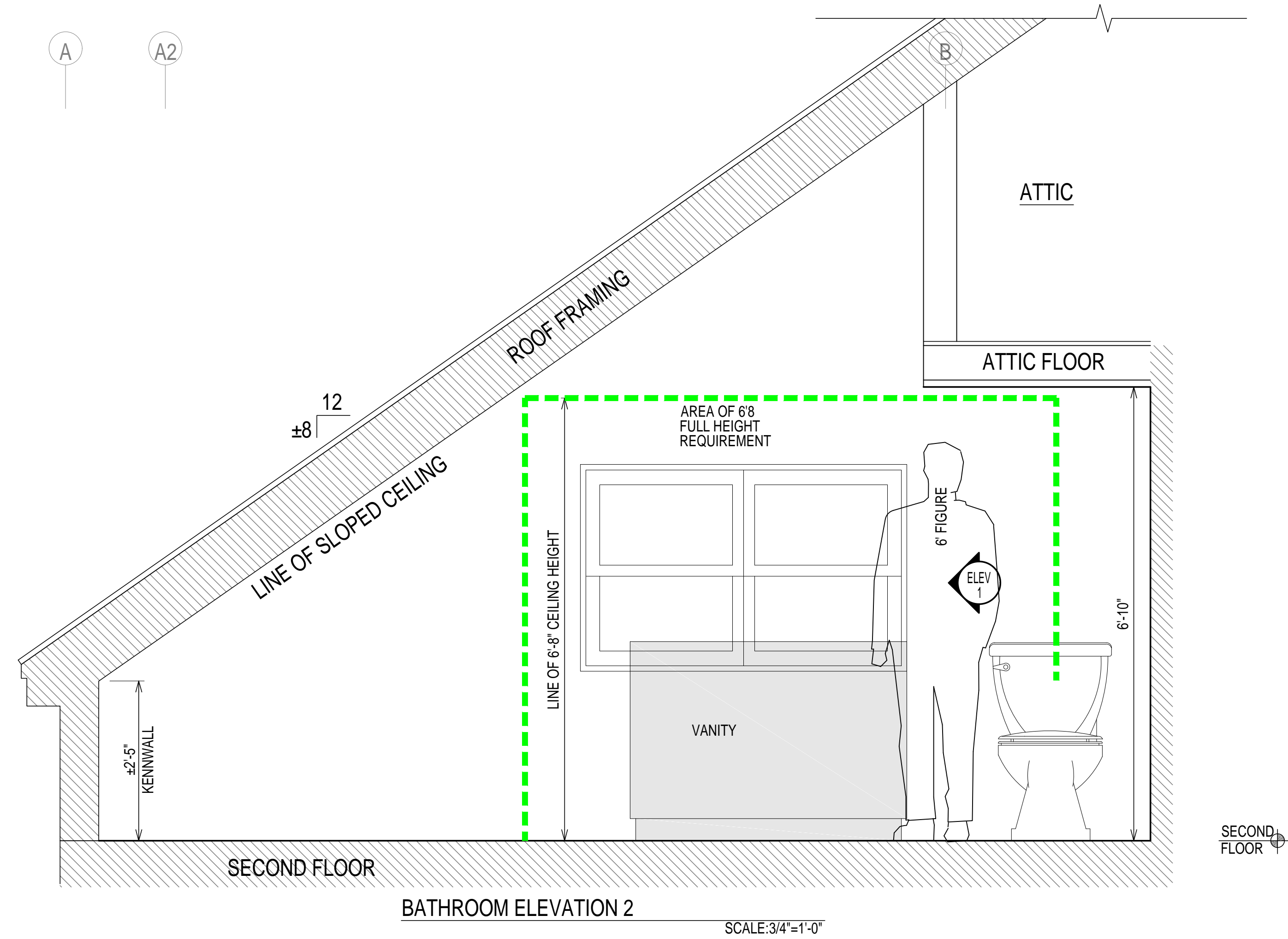
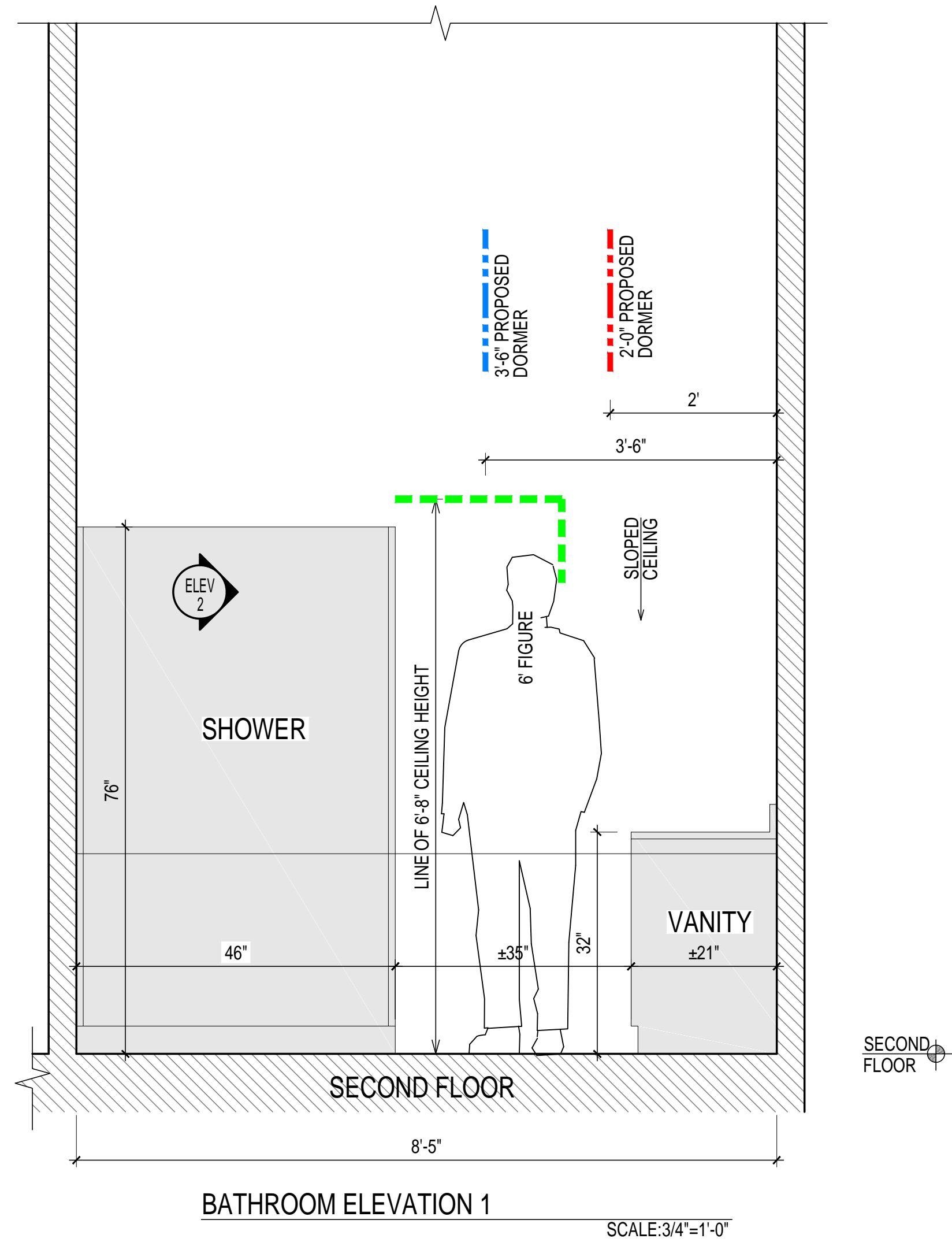
JOB NO. 18343

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www.gelmastructural.com | daniel@gelmastructural.com

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JOB NO. 18343

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SG-INT

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ZBA SPECIAL PERMIT FOR NON-CONFORMITIES
APPROVED

(this list is NOT all inclusive, but a selection based on variance/upward extension/corner lot)

1850	18 Strong St.	upward extension, add 2nd floor
1894	17 Barton St.	upward extension, 2 story addition
1916	27 Hancock St.	single family converted to two family, *Preservation Trust did not support
1957	10 Reilly Ave.	upward extension, demo single story build 2 story w/garage
1850	9 Woodland St.	variance modification- add shed dormer over garage
1953	5 Truman Way	upward extension, add 1148 sq ft 2nd story addition
1850	7-9 Hancock St.	upward extension, 2nd story addition
1924	260 Northern Blvd.	246sq ft' addition for 3rd bedroom (PI), FAR increased
1939	14 Highland Ave. 17-21 State St.	upward extension of front yard set-back, roofline change, remove section and replace w/1.5 story addition, demo delay imposed Variance (Brine_, window change, great deal of local support *Preservation Trust did not support
1900	44 Oakland St.	2 story addition, <u>corner lot</u> , non conformity extended
1900	7 Harbor St.	upward extension, 2nd story addition (PI)
1740	316 High St.	SP and variance, construct addition in rear yard, <u>corner lot</u> , extend an existing non-conformity and <i>creates a new non-conformity</i>
1945	3 57thSt.	upward extension, 2nd story addition (PI), FAR increased
1930	10 Sylvester St.	upward extension, 3rd floor addition, garage, farmers porch
1962	10 Briggs Ave.	upward extension, 2nd story addition, corner lot
1850	86-88 Prospect St.	2 story addition + 2 bay garage, <i>located 2' from two streets</i>
1850	8 Coffins Court	construct in-law, connector and addition, front yard setback reduced to 31'

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- | | | |
|-------------|----------------------|--|
| 1750 | 19 Marlboro St. | 3 family reconfiguration, concerns from public/abutters |
| 1880 | 13 Bromfield St. | upward extension of pre-existing non-conforming side setback, remove roof deck replace to build closet |
| 1850 | 31 Dove St. | 2 story addition, extends pre-existing non-conforming side setback and lot coverage |
| 1831 | 210 High St. | add 1 story addition, <u>corner lot</u> , extends pre-existing non-conforming rear set-back |
| 1850 | 14-16 Purchase St. | upward extension, add 2 story addition, <i>roofline change 3rd floor</i> for stepped in shed dormer + garage
*Preservation Trust against |
| 1850 | 61 Purchase St. | upward extension, 1 and 2 story addition, <u>corner lot</u> |
| 1824 | 29 Hancock St. | one story addition, extends right side setback |
| 1920 | 12 54th St. | upward extension (PI), add 2nd floor + 1 story addition
<i>*3 abutters oppose project</i> |
| 1920 | 249-251 Water St | upward extension, convert 2 family back to 1 family,
<i>attic dormers on both sides</i>
*side yard and rear setback increased, lot coverage intensified |
| 1834 | 78 Middle St. | upward extension, demo 1story str. & build 2 story w/dormer |
| 1800 | 12 Harrison St. | upward extension, revert 2 fam to 1 fam, roofline change, front and rear yard setbacks would be extended upwardly, some public comments not in support |
| 1952 | 30 Howard St. | upward extension, demo Cape, build 2 story |
| 1850 | 37 Reservation Terr. | upward extension (PI), add 1st and 2nd floor additions, FAR increased |
| 1850 | 35 Oakland St. | upward extension, add 2.5 story addition to 2 family |
| 1964 | 8 Longfellow Dr. | upward extension, 2nd floor addition 960sq ft to accommodate family needs |

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1930	3 Q St.	upward extension, add 439 sq ft to 2nd floor, FAR increased
1981	4 68th St.	upward extension, demo single story build 2 story, FAR increased
1750	20 Union St.	remove 1 story replace w/2 story at back + garage + porch
1854	3 Plummer Ave	upward extension (PI), demo 1 story, add 2 story addition
1850	22 Munroe St.	upward extension, ½ house , demo 1 story, add 2 story
1960	4 Hart Rd.	upward extension, demo 1 story, add new house
1889	44 High St.	roofline change, demo 1 story, build 2 story, NHC review, extends pre-existing side yard setback
1920	11 Barker St.	upward extension (PI), add 2nd story above garage, connector, large project
1990	23 Moseley Ave.	upward extension over 500 sq ft, add 2nd story to single story
1850	35 Munroe St	demo more than 25% of walls, add larger 2 story addtn over 500 sq ft + roof deck, shed dormer, <u>corner lot</u> *Preservation Trust did not support
1952	28 Highland Ave	upward extension, add 900 sq ft second floor, corner lot
1850	21-23 Walnut St.	convert 2 fam to 1 fam+ new addition on larger footprint + <i>gable dormer that does not meet current exclusion requirements of ordinance</i> (to convert 3rd floor to living space)
1800	159 Water St.	upward extension, raise the roof at back of 2nd floor to create full head height , sits on sidewalk
1800	3 Hancock St.	upward extension, raise roof, demo delay imposed
1850	32 Franklin St.	upward extension, demo rear portion, rebuild same size Increase 2nd floor head height *Preservation Trust does not support











