

# VANCEarchitects

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South Hamilton, MA 01982  
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May 6th, 2020

Renee Bourdeau, Chair  
Zoning Board of Appeals  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

**Re: Revision to request for a Special Permit for Non-Conformities;  
30 Howard Street, Newburyport, MA 01950  
Assessor's Map: 64 Lot 13**

Dear Chair and Members of the Board,

The following memorandum is in reference to the above to the matter. The Petitioner's, Michael and Denisa Traister made some small modifications to the original plans and elevations submitted on March 26<sup>th</sup>, 2020. The revisions include the addition of two windows on the rear elevation of the second floor. The windows were added to provide additional natural light and ventilation to the bedroom (labeled 'bedroom 1'). The second change was to simplify the structural framing system. The rear second floor wall was bumped out one foot six inches to align with the first floor exterior wall. The two changes are do not impact the non-conforming wall and are not visible from the public way.

Please contact us with any questions.

Sincerely,

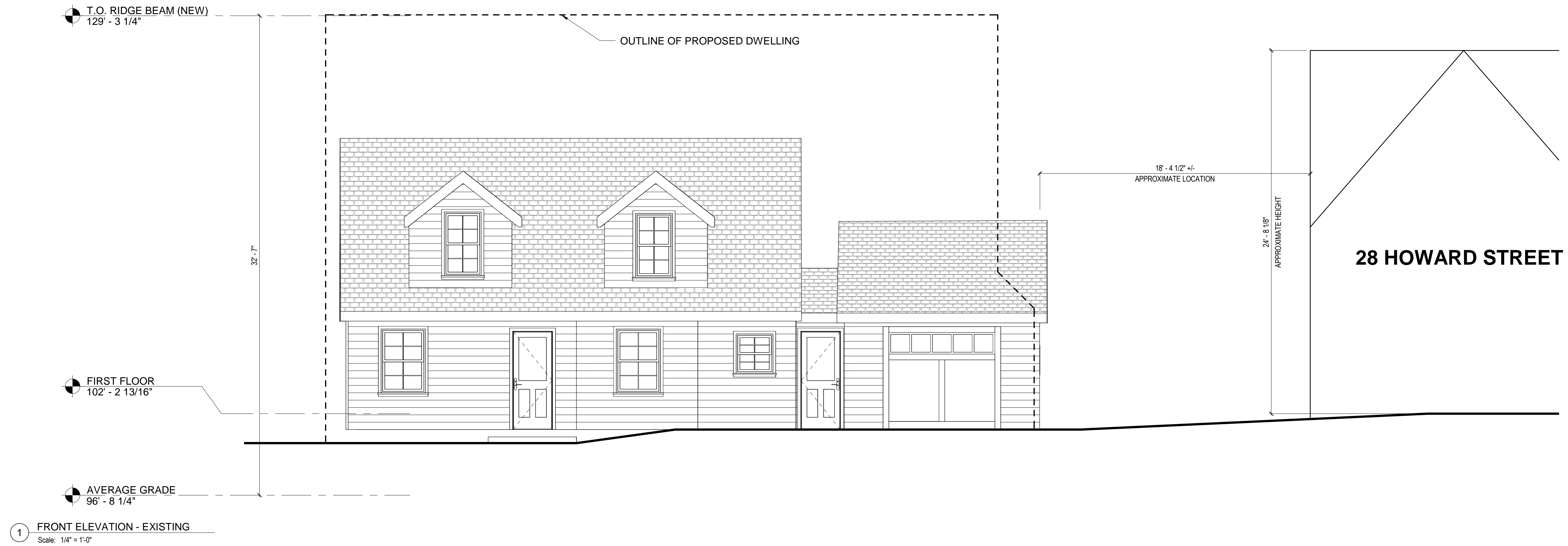
A handwritten signature in black ink that reads "Christopher Vance". The signature is written in a cursive, flowing style.

Christopher Vance, AIA, NCARB LEED AP  
Principal

Cc: Michael and Denisa Traister



**EXISTING VS. PROPOSED ELEVATION**



1 FRONT ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"

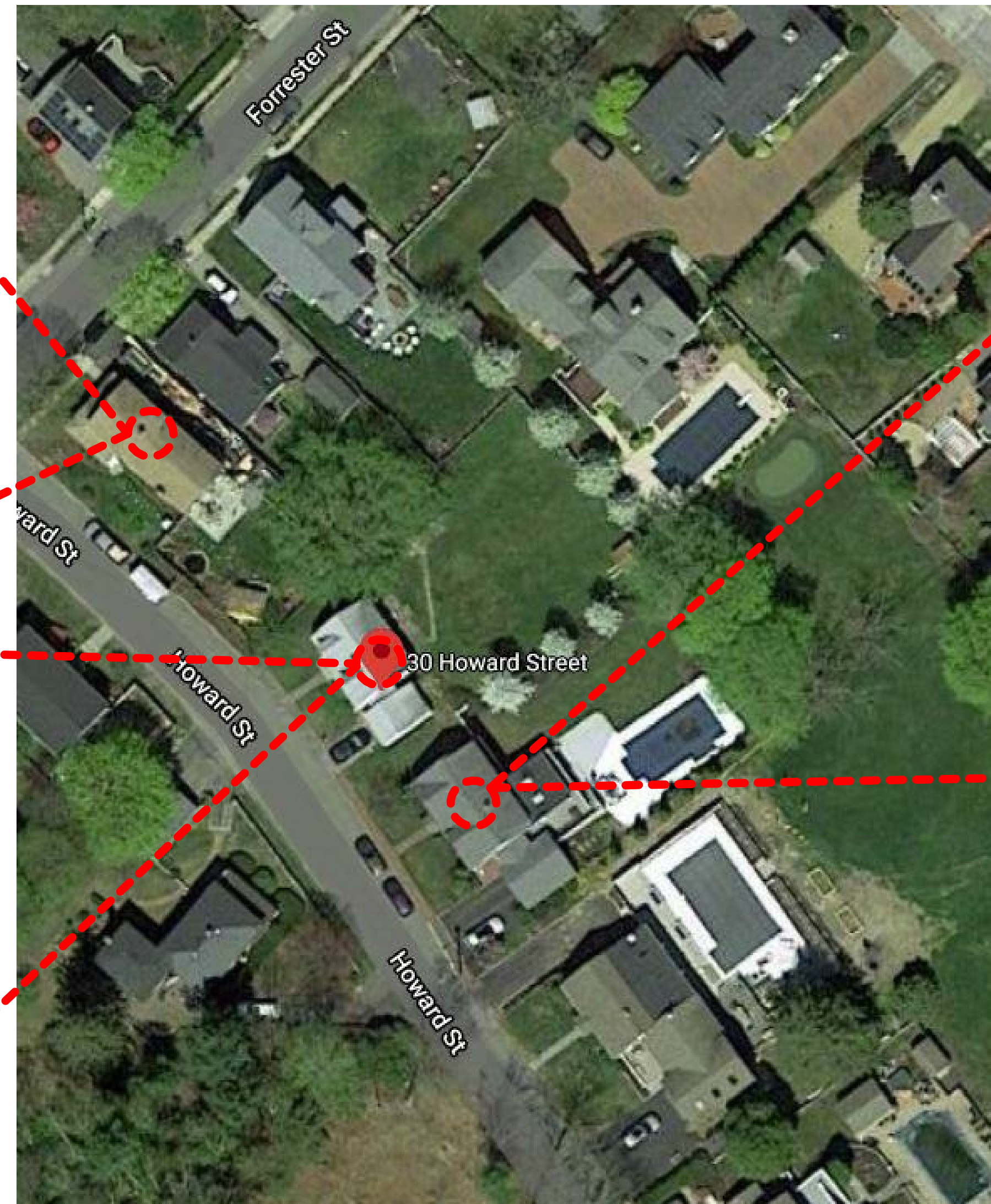
**SITE CONTEXT**



7 FORRESTER STREET



30 HOWARD STREET



28 HOWARD STREET



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REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
April 3rd, 2020  
REVISED 5/6/2020

**Traster Residence**  
30 Howard Street, Newburyport, MA 01950

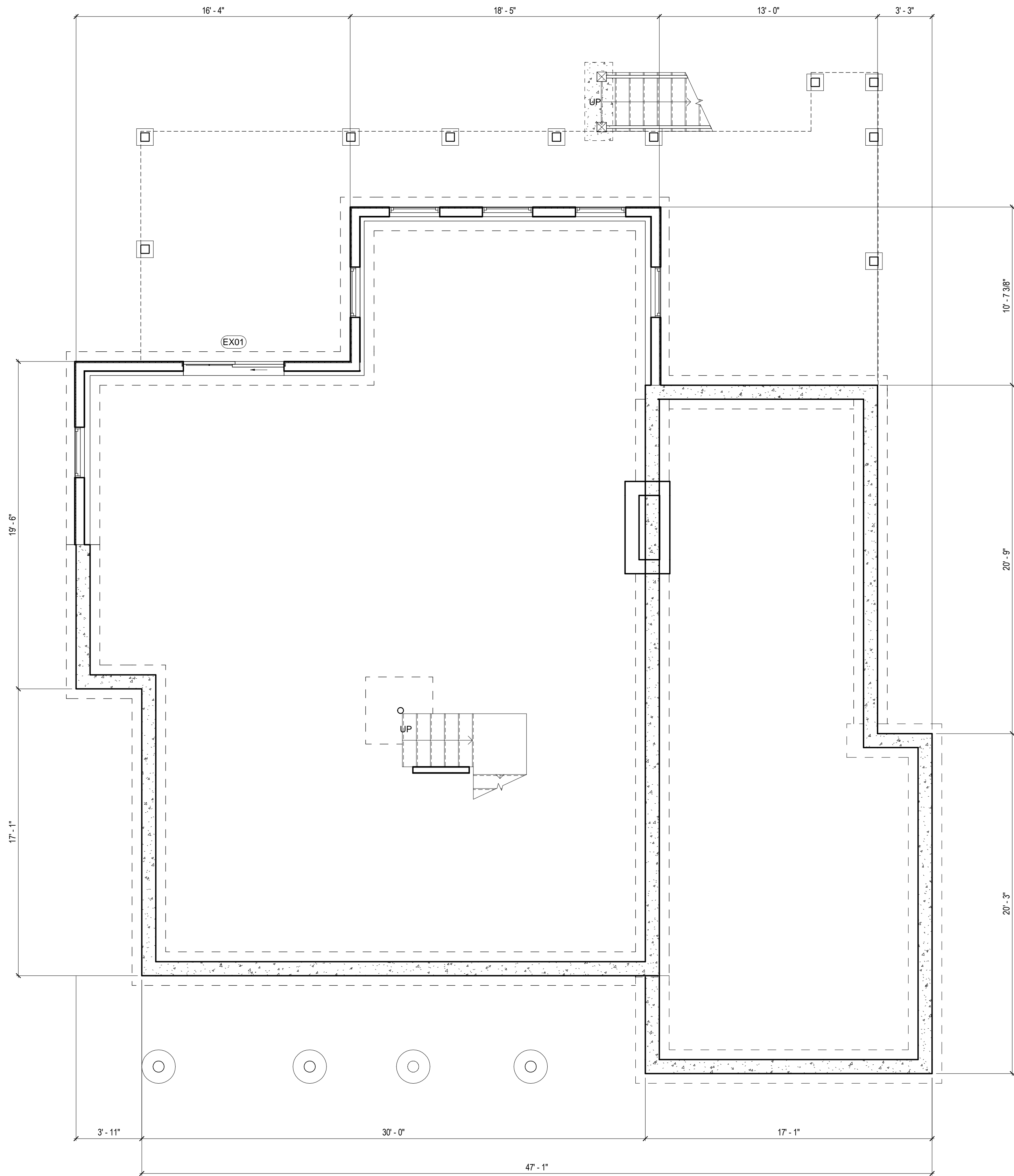
**EXISTING CONDITIONS**  
SCALE: 1/4" = 1'-0"

DRAWING NUMBER **A01**  
JOB NUMBER R133

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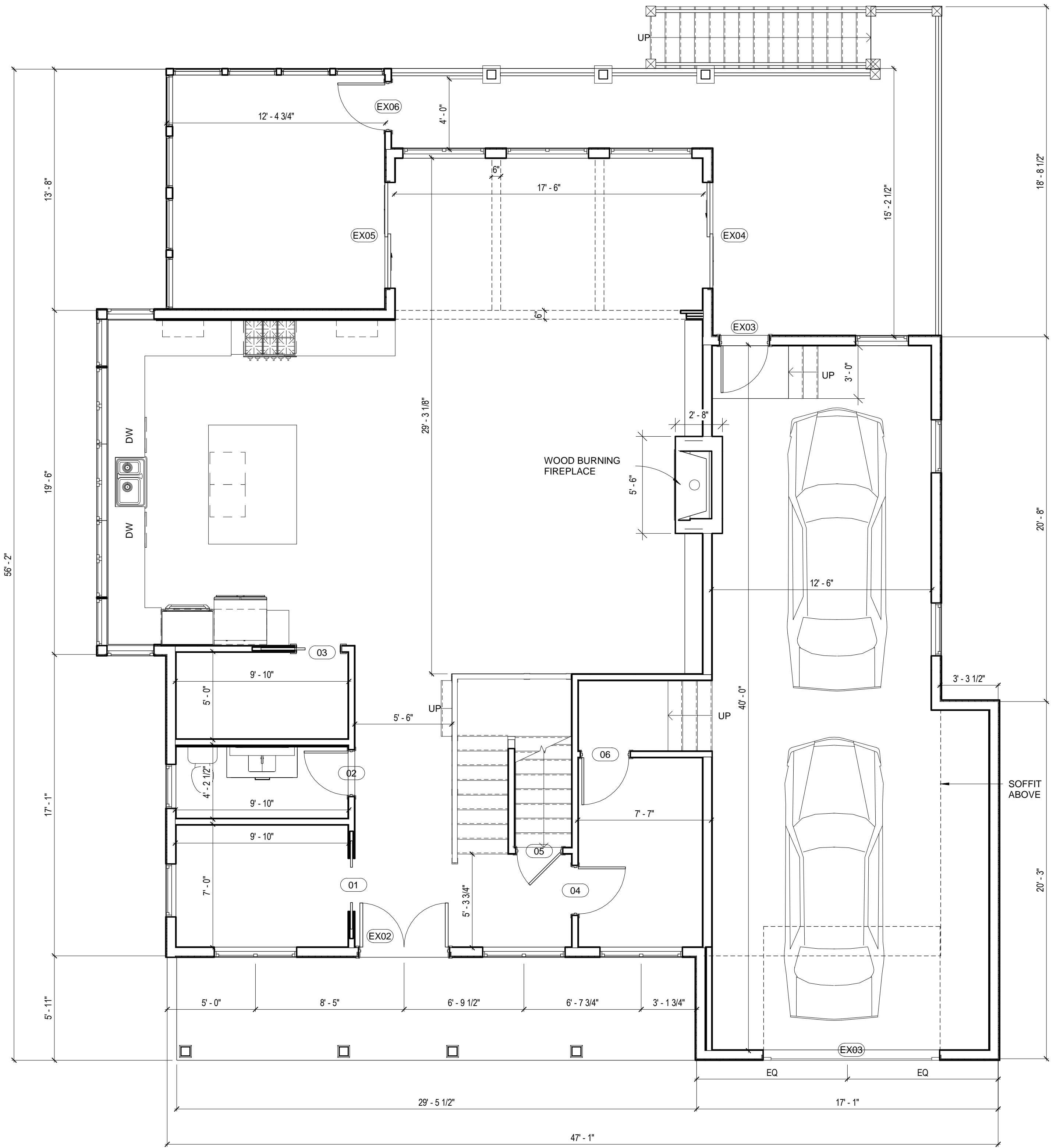


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**BASEMENT: 1,243 SF**

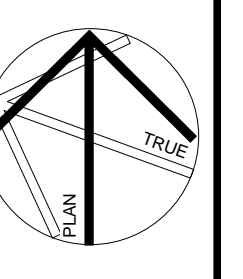
**02 BASEMENT FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**LIVING SPACE: 1,310 SF**  
**GARAGE: 576 SF**

**TOTAL FIRST FLOOR: 1,886 SF**  
**TOTAL LIVABLE AREA (NOT INCLUDING GARAGE): 2,810 SF**

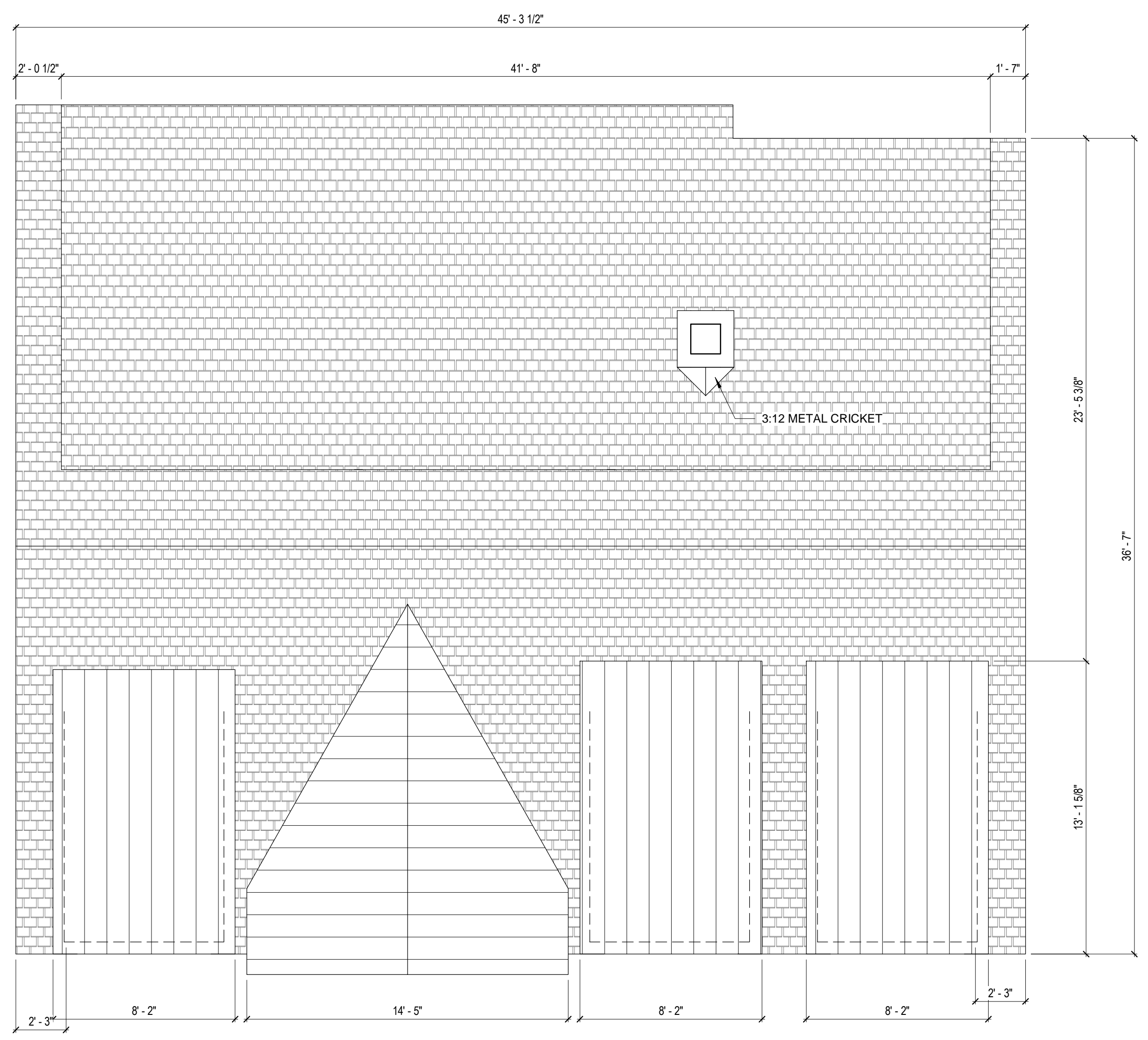
**FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"



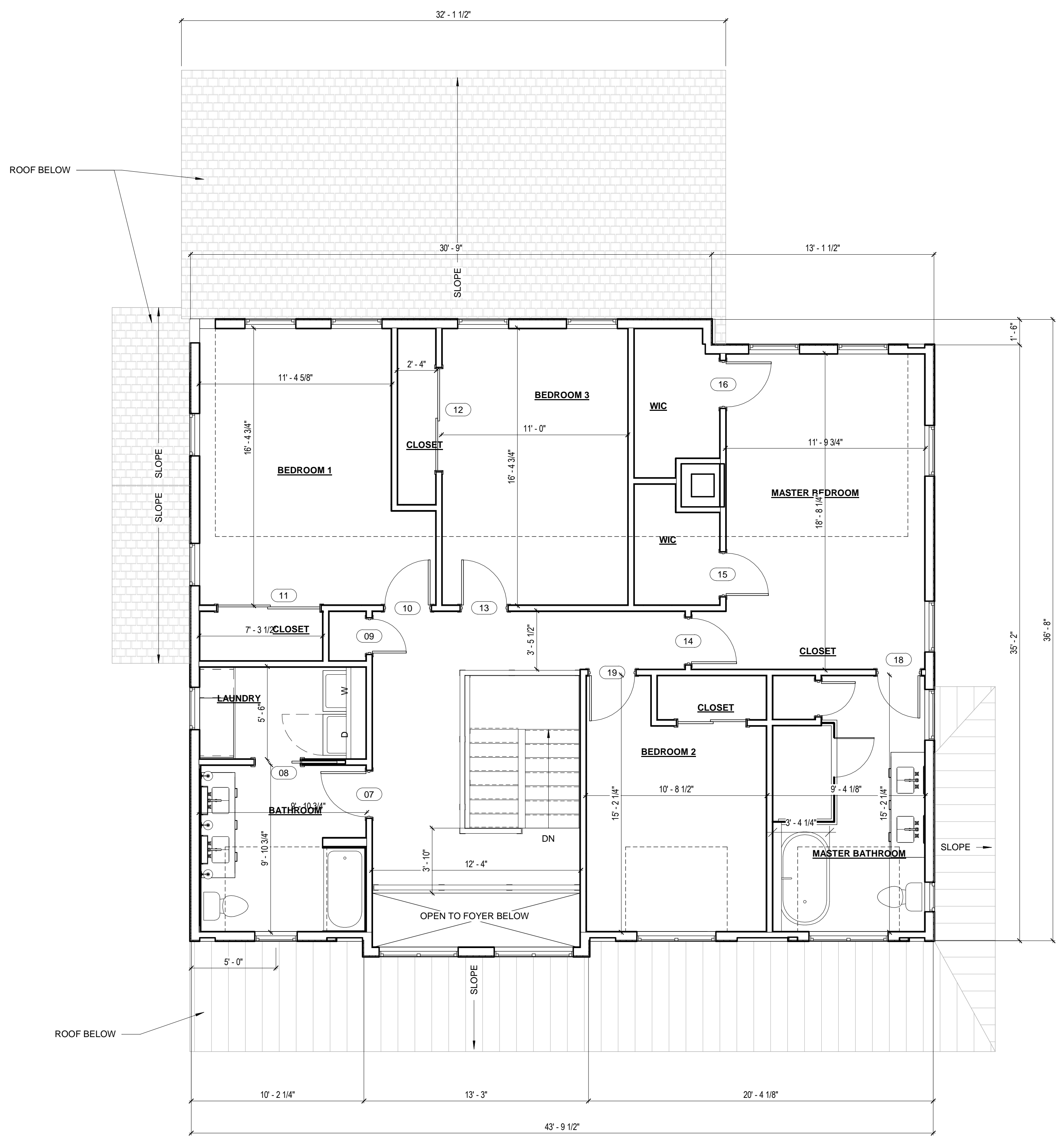
REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
**April 3rd, 2020**  
 REVISED 5/6/2020

**Trister Residence**  
 30 Howard Street, Newburyport, MA 01950  
**BASEMENT AND FIRST FLOOR PLANS**  
 SCALE: 1/4" = 1'-0"

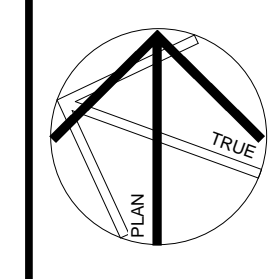
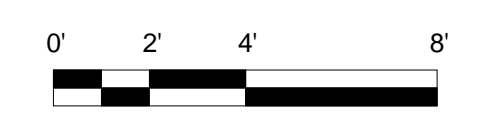


**ROOF PLAN**  
 Scale: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**SECOND FLOOR LIVING SPACE: 1,500 SF**

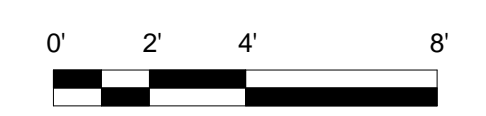


REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
**April 3rd, 2020**  
 REVISED 5/6/2020

**Traster Residence**  
 30 Howard Street, Newburyport, MA 01950  
**SECOND FLOOR AND ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER  
**A03**  
 JOB NUMBER R133



REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
**April 3rd, 2020**  
 REVISED 5/6/2020

**Trailster Residence**  
 30 Howard Street, Newburyport, MA 01950  
**ELEVATIONS**  
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER  
**A04**  
 JOB NUMBER R133

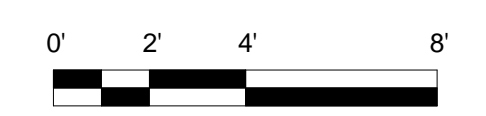




SIDE ELEVATION (EAST) ZBA  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST) ZBA  
Scale: 1/4" = 1'-0"



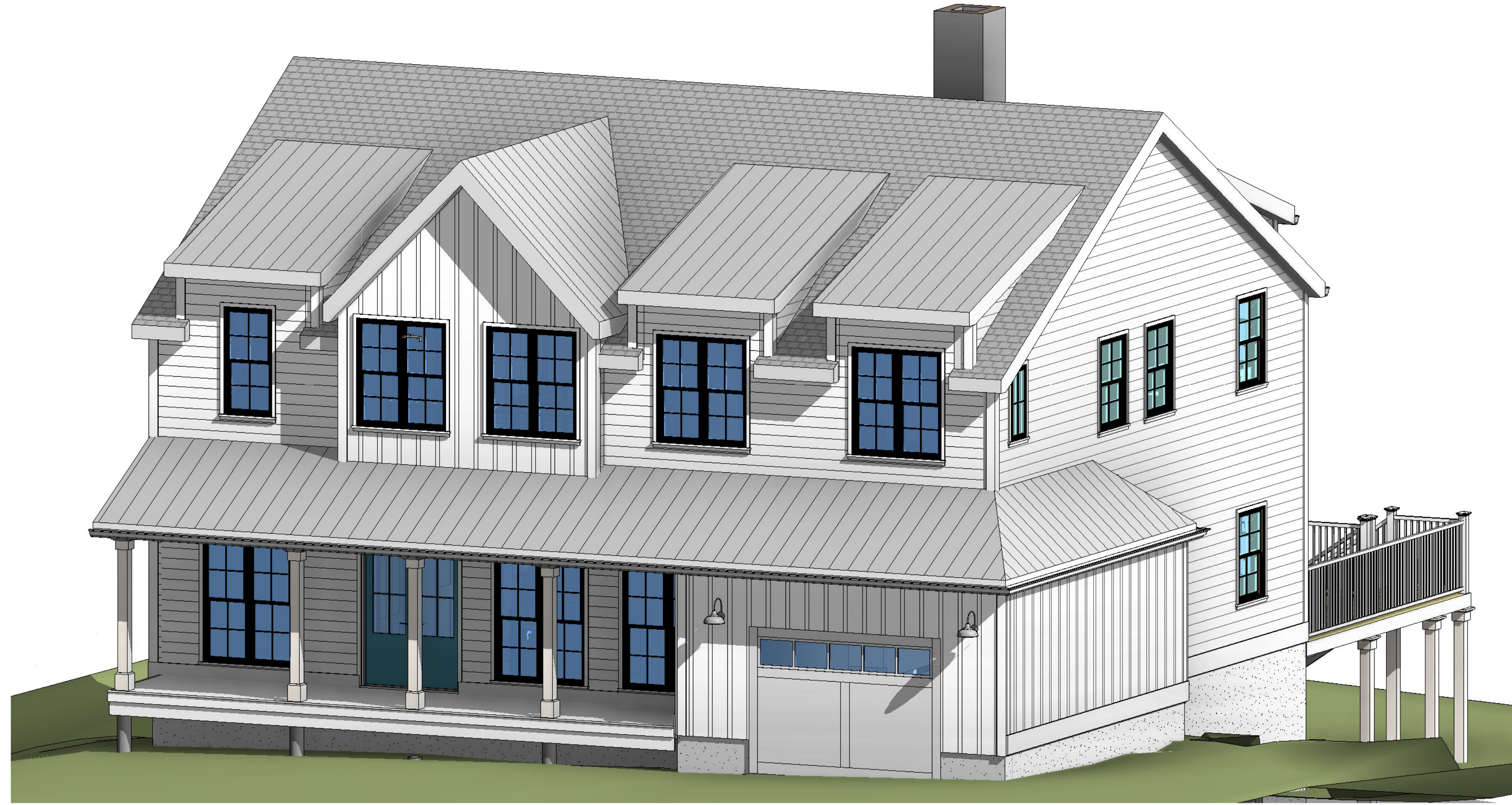
REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
**April 3rd, 2020**  
REVISED 5/6/2020

**Trailster Residence**  
30 Howard Street, Newburyport, MA 01950  
**ELEVATIONS**  
SCALE: 1/4" = 1'-0"

DRAWING NUMBER  
**A05**  
JOB NUMBER R133





Axon 01 - Front  
Scale:



Axon 02 - Back  
Scale:



REVISIONS NO.	DATE	REMARKS

**ZBA SUBMISSION**  
**April 3rd, 2020**  
REVISED 5/6/2020

**Traister Residence**  
30 Howard Street, Newburyport, MA 01950  
**AXONOMETRICS**  
SCALE:

DRAWING NUMBER  
**A06**  
JOB NUMBER R133