

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

RECEIVED
CITY CLERK'S OFFICE
NEWBURYPORT, MA

Petitioner: George Haseltine, Trustee, c/o Lisa Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@MTClawyers.com

Property Address: 34-36 Hancock Street

Map and Lot(s): 25/73 Zoning District: R3

Book and Page(s): 3375/587

Owner(s) Name: Neptune Veterans Firemens Association

Mailing Address (if different): 34-36 Hancock Street, Newburyport MA 01950

This request for a Special Permit for Non-Conformities is made under section(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| ___ Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| ___ Upward Extension | ___ FAR |
| ___ Open Space | ___ Footprint Expansion |
| ___ Height | ___ Height Increase |
| ___ Lot Area | |
| ___ Rear Yard | |
| ___ Lot Coverage | |
| ___ Side Yard | |
| ___ Lot Frontage | |
| ___ Front Yard | |

(Refer to the Building Permit Denial as supplied by the Building Commissioner/Zoning Codes Administrator)

Description of request:

Modification to pre-existing non-conforming use by changing the lot size and dimensions.

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

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	26,714	32	16		32	208.70		12	10.2	59	2.4
Proposed	18,714	12	23		32	208.70		12	10.2	1.5	2.4
Required	10,000	NA	100		40	60		0	0	0	0

*FAR is only applicable within the Plum Island Overlay District (PIOD).

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
2792	2	4492	407
_____	_____	_____	_____
_____	_____	_____	_____

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
2792	2	4492	407
_____	_____	_____	_____
_____	_____	_____	_____

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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.

Petitioner's and Owner's signature(s):





Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

September 26, 2017

By Hand

Ed Ramsdel, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Special Permit Request Modification to Pre-existing Non-Conforming Use; 34-36 Hancock, Newburyport, MA (the "Property"); Assessor's Map: 25 Lot 73.

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents the Chestnut Street Realty Trust, George Haseltine, Trustee (the "Petitioner"), relative to a lot split and construction of a single-family dwelling on the new Lot 1 a portion of the Property. This Application, however, is for the remaining portion of the Property shown as Lot 2 given that Lot 1 meets all of the requirements for a single-family home in the R-3 district. The Property currently includes the Neptune Veteran Firemen's Association. The Property fronts on both Hancock and Chestnut Streets. The Property currently consists of approximately 26,714 square feet of land with 208.70 feet of frontage on Hancock Street. The use as a "club" is not allowed in the R-3 zoning district and therefore the current use is non-conforming as it has existed on the property since approximately 1906.¹ Given that it is not an allowed use in the district, when analyzing the zoning I have applied the B-2 pursuant to the determination of the Building Inspector who has determined that in these instances, the least restrictive dimensional requirements to the pre-existing non-conforming use properties shall apply.²

The proposal is to divide the Property into Lot 1 and Lot 2. Lot 1 would consist of 8,000 square feet with 83.59 feet of frontage on Chestnut Street. In all respects Lot 1 complies with the dimensional requirements for a single-family home in the R-3 district.

This request for relief is for Lot 2 which would include the existing Neptune buildings. Lot 2 will include 18,714 square feet and 208.70 feet of frontage on Hancock

¹ Please see attached insurance maps from 1906 and 1914 which show the evolution of the Neptune facility on Hancock Street. You will notice the dwelling structure to the rear of the Neptune Facility on Chestnut Street on the 1914 Map.

² Please note, when reviewing the planning and building department files for any prior determinations on the property we were provided with only one record attached. You will note there is there is no indication in 1971 what was "approved". Upon review of the registry of deeds records, again, there are no decisions filed. As a result, this request might also serve as a modification of this prior approval whatever it may be.

Millis Office

30 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

Street. In all respects Lot 2 conforms to the dimensional requirement of a club use in the B-2 zoning district.

Given that there is a modification to the existing non-conforming use by changing the lot configuration, regardless of the compliance with the dimensional requirements, to proceed with the Project a special permit under section IX-B(2)(B) is required for Lot 2 along with an ANR approval from the Planning Board.

Section IXB(2)(B) of NZO requires that where there is a change to a pre-existing non-conforming use the Petitioner must show:

1. That there will be no intensification or extension of an existing nonconformity or the addition of a new nonconformity; and
2. That the proposed change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

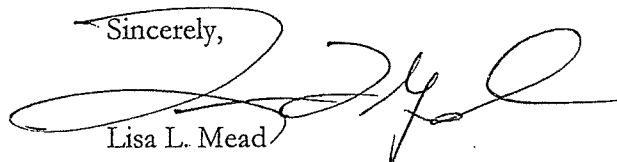
Here, there is no change to the use. Additionally, there is no intensification of said use as the dimensional requirements are all fully met. The Petitioner satisfies the first criteria.

As to the second criteria, the Petitioner states that the proposed changes will not be substantially more detrimental to the neighborhood. Here, the proposed lot split adds a level of separation from the non-conforming use to the residential uses on Chestnut Street. Where the "club" use currently fronts on two residential streets, it now will only front on one. Additionally, the Chestnut Street frontage will now be in line with all of the other homes³. As you can see from the proposed site plan, careful thought has been given to the design of the rear yard and side of the Neptune's property. The Applicant will grant an easement back to the Neptune's so as not to impact the current parking configuration on Lot 2. Also, the Petitioner is proposing to install a 4-foot cedar board fence around Lot 2 and install brick sidewalks on both Hancock and Chestnut Streets. These improvements will soften the existing impact of the Neptune's use on the neighborhood generally.

Given that the use will not be changing and improvements will be made to Lot 2 to soften the existing use in relationship to the streets, the Board can find that the proposed changes are not substantially more detrimental to the neighborhood than the existing use.

Kindly confirm the above at your earliest convenience. Should you have any questions or concerns, please contact me at (978) 463-7700.

Sincerely,



Lisa L. Mead

Attachment
cc: Client

³ It should be noted that the Petitioner could also come to this Board and request an addition of a house to the existing lot without a lot split as there is no prohibition of more than one principle use on a lot.

ZONING DENIAL

City APR#: 65

Name: Chestnut Realty Trust/LISA MEND

Address: 34-36 HANCOCK ST. Zoning District: B-III

Request: SPLIT EXISTING CREATING ONE NEW BY-RIGHT LOT

PRE-APR AND INTENSIFYING A SECOND BY REDUCING LOT AREA OCCUPIED BY PRE-EXISTING, NON-CONFORMING USE.

ZONING BOARD

Dimensional Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Coverage
 - Lot Frontage
 - Open Space
 - Front Yard
 - Height
 - Side Yard
 - Lot Width
 - Rear Yard
- PIOD (XXI)
 - FAR
 - 2 1/2 stories
- Parking (VII)

Use Variance

- Not permitted use (V)
- Sign Location/Replacement (VIII)

Special Permit

- Special Permit for Use (V.D) (CLUBS LOT)
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus Provisions for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)
- Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Rear Yard
 - Upward Extension
 - Lot Coverage
 - Open Space
 - Side Yard
 - Height
 - Lot Frontage
 - Lot Area
 - Front Yard
- Over 500 s.f. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - FAR
 - Footprint Expansion
 - Height Increase

PLANNING BOARD (APR)

Special Permit

- One residential structure per lot (VI.C)
- Courts and Lanes (XXIII)
- Floodplain (XIII)
- Waterfront West Overlay District (XXIV)
- Open Space Residential Development (XIV)
- Towle Complex Redev. Overlay District (XXV)
- Water Resource Protection District (XIX)
- Downtown Overlay District (XXVII)
- Federal Street Overlay District (XXII)

Site Plan Review (XV)

- Major
- Minor

CITY COUNCIL

- GACM (X.H.9)
- Other: _____

CONSERVATION COMMISSION

HISTORICAL COMMISSION - Demolition Delay

9/25/17
Date

[Signature]
Building Commissioner/Zoning Code Enf. Officer



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

September 21, 2017

By Hand

Peter Binnette
Building Commissioner
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Permit Denial;
34-36 Hancock, Newburyport, MA (the "Property");
Assessor's Map: 25 Lot 73.

Dear Peter;

Reference is made to the above-captioned matter. In that connection, this firm represents the Chestnut Street Realty Trust, George Haseltine, Trustee (the "Petitioner"), relative to a lot split and construction of a single family dwelling on the new Lot 1 a portion of the Property. The Property currently includes the Neptune Veteran Firemen's Association. The Property fronts on both Hancock and Chestnut Streets. The Property currently consists of approximately 26,714 square feet of land with 208.70 feet of frontage on Hancock Street. The use as a "club" is not allowed in the R-3 zoning district and therefore the current use is non-conforming.¹ as it has existed on the property since approximately 1944. Given that it is not an allowed use in the district, when analyzing the zoning I have applied the B-2 pursuant to your practice of applying the least restrictive dimensional requirements to the pre-existing non conforming use properties.

The proposal is to divide the Property into Lot 1 and Lot 2. Lot 1 would consist of 8,010 square feet with 83.59 feet of frontage on Chestnut Street. In all respects Lot 1 complies with the dimensional requirements for a single family home in the R-3 district. Lot 2 would include the existing Neptune buildings. Lot 2 will includes 18,704 square feet and 208.70 feet of frontage on Hancock Street. In all other respects Lot 2 conforms to the dimensional requirement of a club use in the B-2 zoning district.

¹ Please note while in 1940 the zoning did not appear to allow "clubs" in the residential district, although a zoning map from 1940 is not available. However, in the 1978 NZO Clubs were allowed by right in the R-3.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

RECEIVED
SEP 21 2017

CITY OF NEWBURYPORT
BUILDING DEPARTMENT

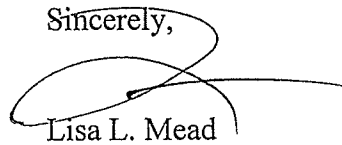
CITY OF NEWBURYPORT
BUILDING DEPARTMENT

Given that there is a modification to the existing non-conforming use by changing the lot configuration, regardless of the compliance with the dimensional requirements, to proceed with the Project a special permit under section IX-B(2)(B) is required for Lot 2 along with an ANR approval from the Planning Board.

A copy of the site plan is attached hereto. The Project will be completed in accordance with all other requirements of the NZO.

Kindly confirm the above at your earliest convenience. Should you have any questions or concerns, please contact me at (978) 463-7700.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa L. Mead", with a large, stylized flourish extending to the right.

Lisa L. Mead

Attachment
cc: Client

#	Property address	Year Case	App. type	Petitioner	Owners of land	Application description	Decision
22	Hancock Street	2002 75	Special Permit for Non-Conformities	Estate of Robert Semerjian, Harvey Karl, Executor	Estate of Robert Semerjian	One family to two family.	Withdraw without prejudice
24	Hancock Street	2013 038	Special Permit for Non-Conformities	Juli MacDonald	Josh Pike	rebuild garage and convert to living area and add small one and two-story additions to a pre-existing non-conforming home	Approve
28	Hancock Street	2011 030	Special Permit for Non-Conformities	Concordia Homes, Inc.	Concordia Homes, Inc.	add more than 500 square feet per unit to a two-family on a lot with pre-existing non-conforming frontage and lot area	Approve
28	Hancock Street	2010 046	Special Permit for Non-Conformities	Concordia Homes, Inc.	Concordia Homes, Inc.	construct an addition along a pre-existing non-conforming side setback	Approve
30	Hancock Street	1984 67		SUZAN BRIAN			Approve
30	Hancock Street	1972 7		RICHARDSON, NORMAN & FLOR			Approve
34	Hancock Street	1973 11		NEPTUNE VET FIREMAN ASSOC			Approve
5	Harbor Street	2010 010	Special Permit for Non-Conformities	James C. Bourque	David and Audrey Hanlon	increase the height of a pre-existing, non-conforming home	Approve
8	Harbor Street	2003 6	Special Permit for Non-Conformities	David Campana, c/o Robert Watt, Construction Advisors	David Campana	The applicant proposes to: (A) extend vertically an existing non-conforming structure. The extension will result in an increase in height; (B) construct a screen porch which shall create a non-	Approve
8	Harbor Street	2004 13	Special Permit for Non-Conformities	David Campana	David Campana	The applicant proposes to reconstruct the existing structure which will result in an extension of height and floor area.	Approve
11	Harbor Street	2008 006	Special Permit for Non-Conformities	Patricia and Michael DeFlumere	Patricia and Michael DeFlumere	tear down existing single-family two-story residence and construct new two-story residence	Deny
16	Harbor Street	1995 025		ROBERT E. YEOMANS		Extending roof line 6' over 1st floor roof. Adding 120 sq. ft. to original 520 sq. ft.	Approve
17	Harbor Street	2004 40	Special Permit for Non-Conformities	William R. Cooper	Paul A. Cooper	Upward extension for 1/2 story.	Approve
17	Harbor Street	2004 39	Dimensional Variance	William R. Cooper	Paul A. Cooper	Add 1/2 story to existing house - Dimensional Variance. Upward extension for 1/2 story - Special Permit for Non-Conformities	Approve
17	Harbor Street	2005 069	Dimensional Variance	William R. Cooper	Paul A. Cooper	add 1/2 story to existing house	Approve

34-36 HANCOCK ST

Location 34-36 HANCOCK ST

Mblu 25/ 73/ //

Owner NEPTUNE VETERANS FIREMANS ASSOC

Assessment \$408,200

PID 1385

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$179,200	\$229,000	\$408,200

Owner of Record

Owner NEPTUNE VETERANS FIREMANS ASSOC
Co-Owner
Address 34 HANCOCK STREET
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 3375/ 587
Sale Date 07/17/1944

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NEPTUNE VETERANS FIREMANS ASSOC	\$0		3375/ 587	07/17/1944

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 4,492

Building Attributes	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plywood Panel

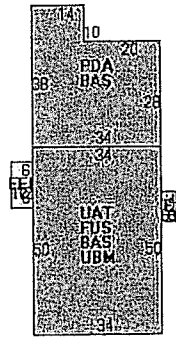
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\08/87.jpg>)

Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Bldg Use	FRATNL ORG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3530
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Conn Wall	0

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,792	2,792	
FUS	Upper Story, Finished	1,700	1,700	
FEP	Porch, Enclosed	104	0	
PDA	Pull Down Attic	1,092	0	
UAT	Attic	1,700	0	
UBM	Basement, Unfinished	1,700	0	
		9,088	4,492	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
A/C	AIR CONDITION	1700 S.F	\$700		1
FES	FIRE ESCAPE	1 UNITS	\$1,500		1

Land

Land Use

Use Code 3530
 Description FRATNL ORG
 Zone R3

Land Line Valuation

Size (Acres) 0.60
 Depth 0
 Assessed Value \$229,000

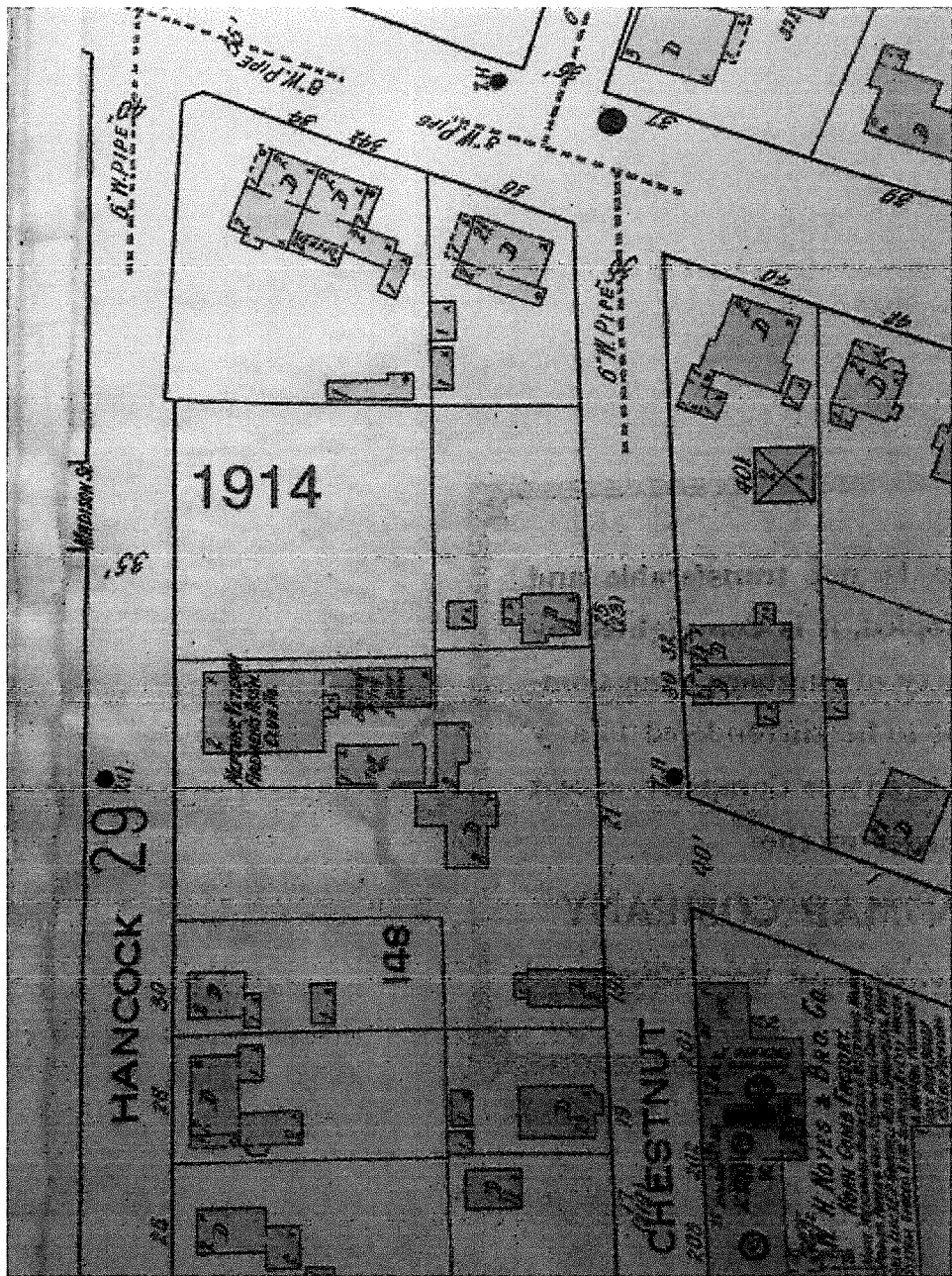
Outbuildings

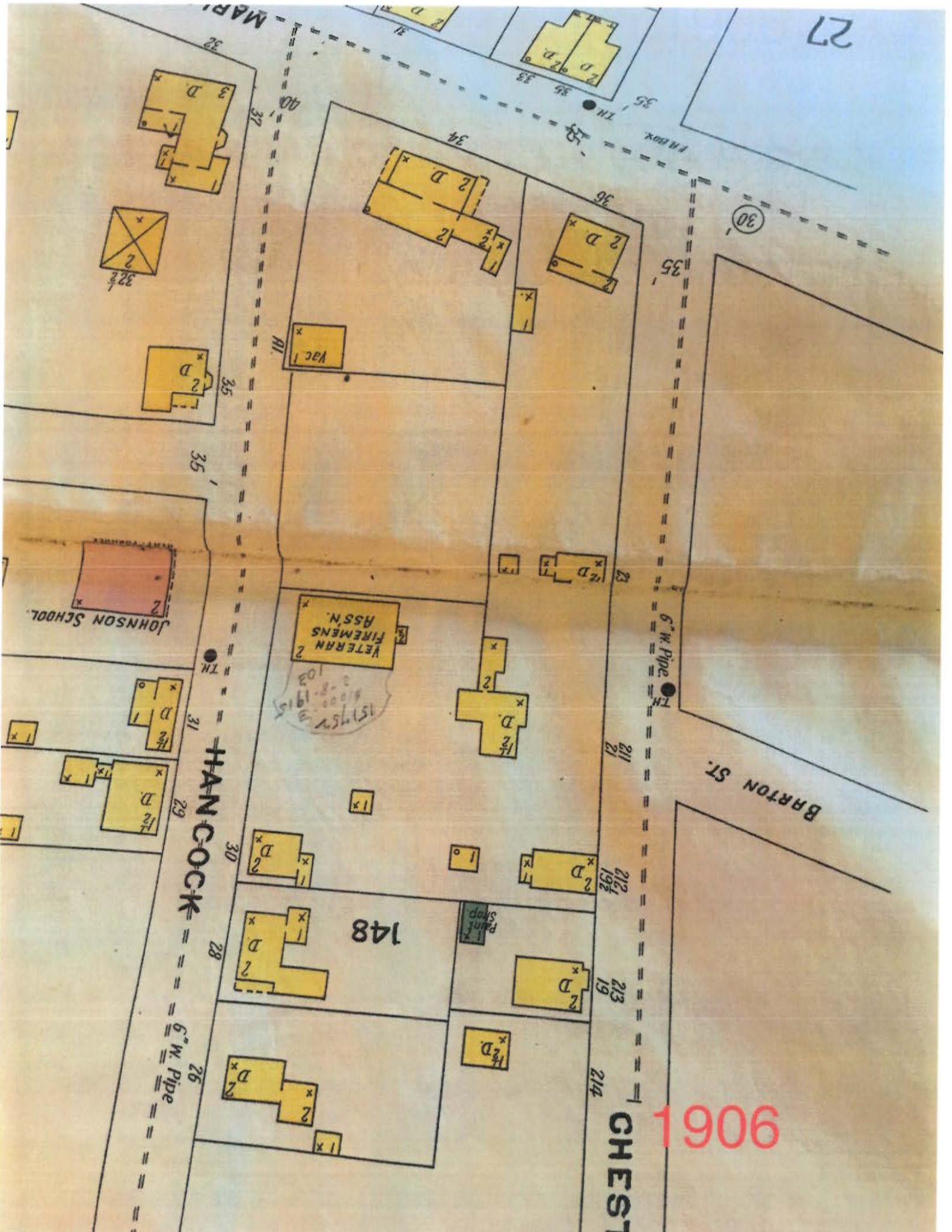
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			1334 S.F.	\$25,300	1
PAV1	PAVING-ASPHALT			10000 S.F.	\$11,500	1
FN3	FENCE-6' CHAIN			256 L.F.	\$2,600	1
SGN1	SIGN-1 SD W/M			24 S.F.&HGT	\$600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$179,200	\$218,100	\$397,300

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27

30

HANCOCK

CHEST

BARTON ST.

148

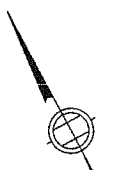
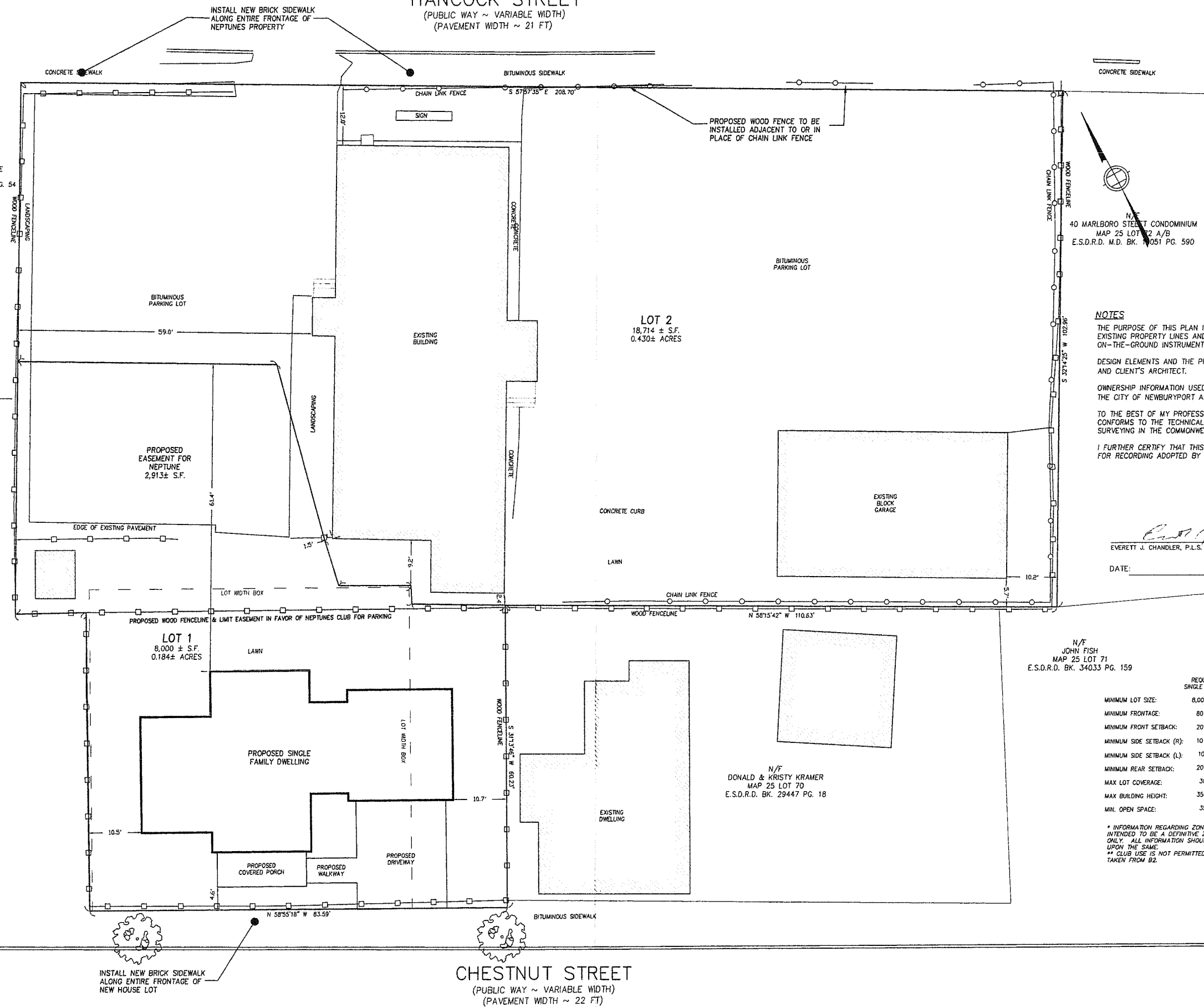
VETERAN
FIREMENS
ASSN.

JOHNSON SCHOOL

1906

HANCOCK STREET
(PUBLIC WAY ~ VARIABLE WIDTH)
(PAVEMENT WIDTH ~ 21 FT)

LOCUS TITLE INFORMATION
34-36 HANCOCK STREET
OWNER: NEPTUNE VETERANS FIREMANS ASSOC.
DEED REFERENCE: BOOK 3375 PAGE 587
ASSESSORS: MAP 25 PARCEL 73



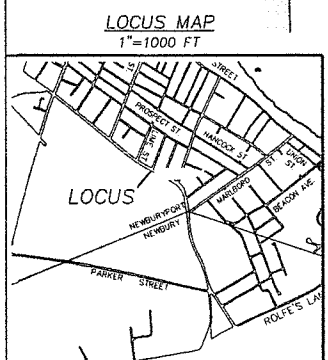
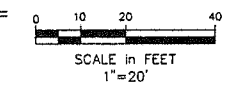
NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF ASSESSORS MAP 25 LOT 73. EXISTING PROPERTY LINES AND CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER, 2017.
DESIGN ELEMENTS AND THE PROPOSED IMPROVEMENTS ARE AS PROVIDED BY THE CLIENT AND CLIENT'S ARCHITECT.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
DATE: 7/26/17

ZONING
RESIDENTIAL (R-1)
SINGLE FAMILY

	REQUIRED SINGLE FAMILY	REQUIRED CLUB (B2)	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT SIZE:	8,000 SF	10,000 SF	26,714 SF	8,000 SF	18,714 SF
MINIMUM FRONTAGE:	80 FT	60 FT	208.70 FT	83.59 FT	208.70 FT
MINIMUM FRONT SETBACK:	20 FT	0 FT	12.0 FT	4.6 FT	12.0 FT
MINIMUM SIDE SETBACK (R):	10 FT	0 FT	10.2 FT	10.7 FT	1.5 FT
MINIMUM SIDE SETBACK (L):	10 FT	0 FT	59.0 FT	10.5 FT	10.2 FT
MINIMUM REAR SETBACK:	20 FT	0 FT	2.4 FT	61.4 FT	2.4 FT
MAX LOT COVERAGE:	30%	100%	16%	19.5%	23%
MAX BUILDING HEIGHT:	35 FT	40 FT	32 FT	21.5 FT	32 FT
MIN. OPEN SPACE:	35%	N.A.	32%	50%	12%

* 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.
** CLUB USE IS NOT PERMITTED IN R3 DISTRICT. DIMENSIONAL REQUIREMENTS SHOWN ARE TAKEN FROM B2.



Copyright 2017 Winter GEC, LLC
Winter GEC, LLC
34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:			
HORIZ:	1" = 20'		
VERT:	N.A.		
NO.	DATE	BY	REVISIONS

FIELD: T.P.T.
CALCS: T.P.T.
CHECKED: EJC
APPROVED: EJC

EASEMENT AND PROPOSED IMPROVEMENTS PLAN
34-36 HANCOCK STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
APPLICANT:
GEORGE HASELTINE
OWNER:
NEPTUNE VETERANS FIREMANS ASSOCIATION

PROJECT NO.
2017-HANCOCK ST
DATE: SEPT. 19, 2017
SHEET NO.
1 OF 1

PROPOSED NEW
RESIDENCE

AT:
23 CHESTNUT STREET
NEWBURYPORT, MA 01950

REVISION AND REISSUE NOTES

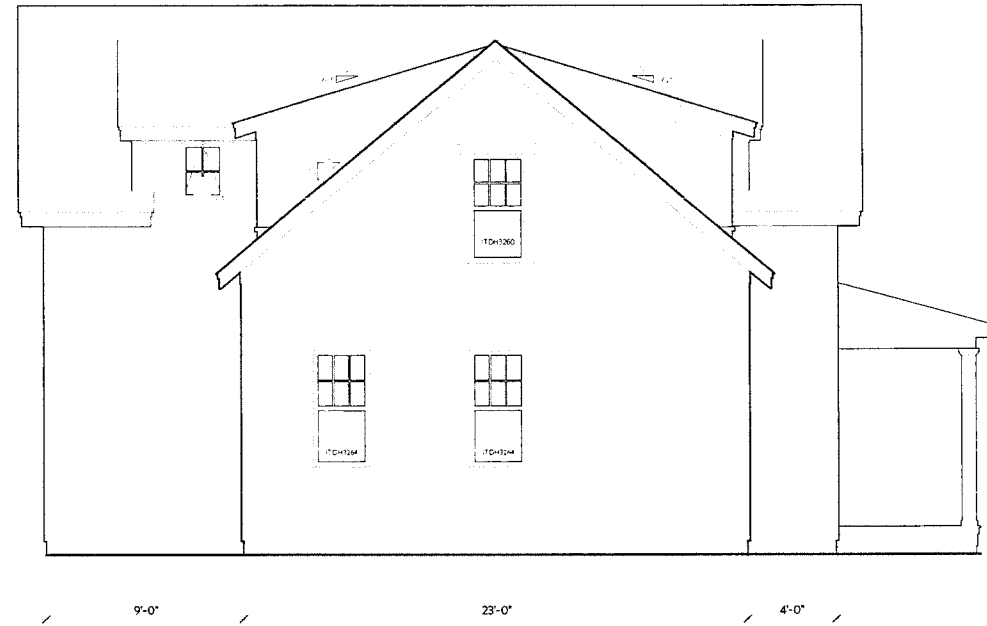
NO.	DATE	ISSUE NOTES
1	9-26-17	ZBA SUBMISSION

PROJECT NO: 2017-20	PROJECT MANAG.	DATE: 9-26-17
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SCALE: AS TITLED

PROPOSED
ELEVATIONS

A2.1

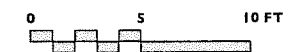


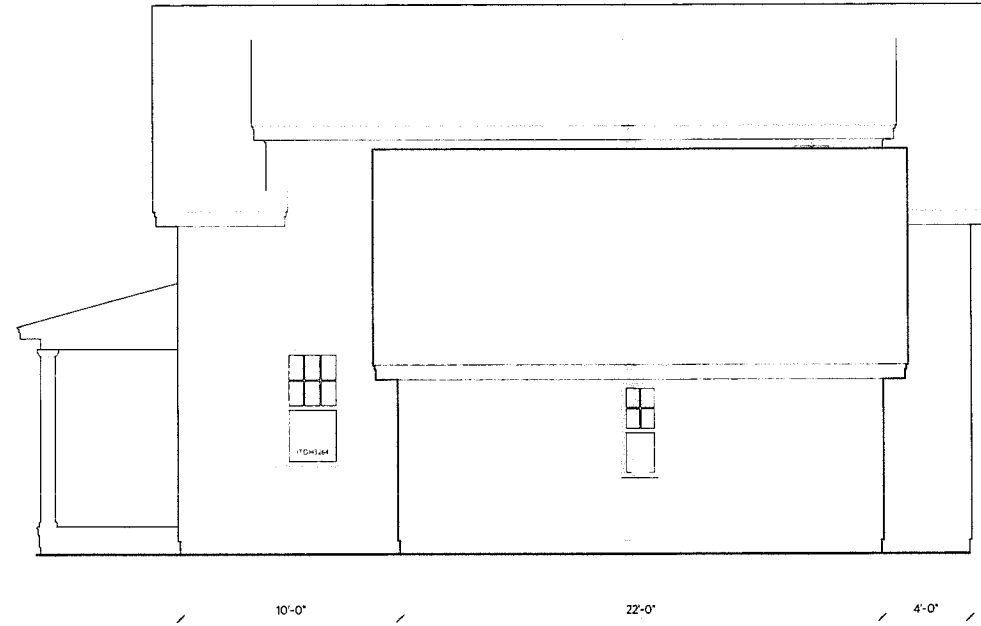
2 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

- 23'-2.34" APPROX. RIDGE HT.
- 19'-4" MEDIAN ROOF HEIGHT
- 17'-6" (RULING) HEIGHT
- 1'-10.14" (XXXX) AVERAGE GRADE



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

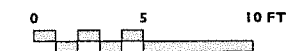




2 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



SCOTT BROWN

ESTD ARCHITECTS 2007

29 WATER STREET,

SUITE 209

NEWBURYPORT, MA 01950

T. 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

PROPOSED NEW
RESIDENCE

AT:
23 CHESTNUT STREET
NEWBURYPORT, MA 01950

REVISION AND REISSUE NOTES

NO.	DATE	ISSUE NOTES
1	9-26-17	ZBA SUBMISSION

PROJECT NO: 2017-20	PROJECT MANAG:	DATE: 9-26-17
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SCALE: AS TITLED

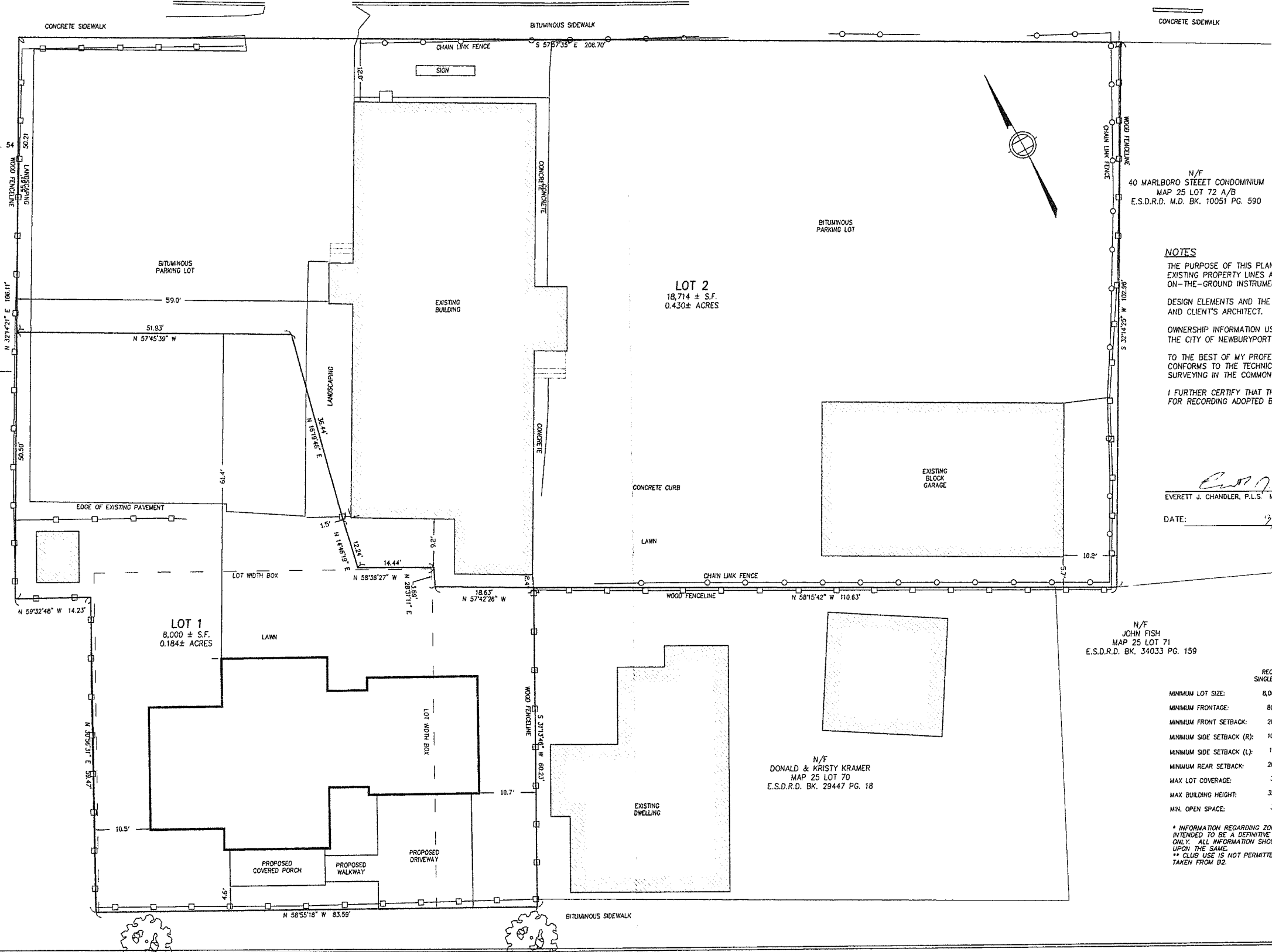
PROPOSED
ELEVATIONS

A2.2

HANCOCK STREET
(PUBLIC WAY ~ VARIABLE WIDTH)
(PAVEMENT WIDTH ~ 21 FT)

LOCUS TITLE INFORMATION

34-36 HANCOCK STREET
OWNER: NEPTUNE VETERANS FIREMANS ASSOC.
DEED REFERENCE: BOOK 3375 PAGE 587
ASSESSORS: MAP 25 PARCEL 73



NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF ASSESSORS MAP 25 LOT 73. EXISTING PROPERTY LINES AND CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER, 2017.
DESIGN ELEMENTS AND THE PROPOSED IMPROVEMENTS ARE AS PROVIDED BY THE CLIENT AND CLIENT'S ARCHITECT.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

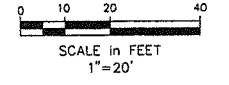
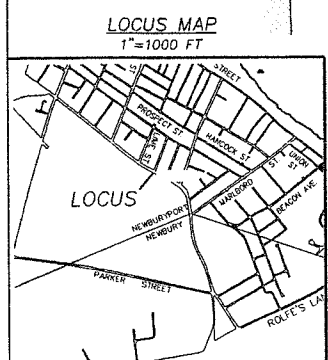
Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
DATE: 9/26/17

N/F JOHN FISH
MAP 25 LOT 71
E.S.D.R.D. BK. 34033 PG. 159

ZONING
RESIDENTIAL
(R-3)
SINGLE FAMILY

	REQUIRED SINGLE FAMILY	REQUIRED CLUB (B2)	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT SIZE:	8,000 SF	10,000 SF	26,714 SF	8,000 SF	18,714 SF
MINIMUM FRONTAGE:	80 FT	60 FT	208.70 FT	83.59 FT	208.70 FT
MINIMUM FRONT SETBACK:	20 FT	0 FT	12.0 FT	4.6 FT	12.0 FT
MINIMUM SIDE SETBACK (R):	10 FT	0 FT	10.2 FT	10.7 FT	1.5 FT
MINIMUM SIDE SETBACK (L):	10 FT	0 FT	59.0 FT	10.5 FT	10.2 FT
MINIMUM REAR SETBACK:	20 FT	0 FT	2.4 FT	61.4 FT	2.4 FT
MAX LOT COVERAGE:	30%	100%	18%	19.5%	23%
MAX BUILDING HEIGHT:	35 FT	40 FT	32 FT	21.5 FT	32 FT
MIN. OPEN SPACE:	35%	N.A.	32%	50%	12%

* INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREDIN 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.
** CLUB USE IS NOT PERMITTED IN R3 DISTRICT, DIMENSIONAL REQUIREMENTS SHOWN ARE TAKEN FROM B3.



CHESTNUT STREET
(PUBLIC WAY ~ VARIABLE WIDTH)
(PAVEMENT WIDTH ~ 22 FT)

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Winter GEC, LLC
34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 20'
VERT: N.A.

NO.	DATE	BY	REVISIONS

FIELD: T.P.T.
CALCS: T.P.T.
CHECKED: EJC
APPROVED: EJC

"ZBA" PLOT PLAN
34-36 HANCOCK STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
APPLICANT:
GEORGE HASELTINE
OWNER:
NEPTUNE VETERANS FIREMANS ASSOCIATION

PROJECT NO.
2017-HANCOCK ST
DATE: SEPT 19, 2017
SHEET NO.
1 OF 1