

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Thomas & Kris Melaragni, TRS c/o Lisa Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 3 Louise Street

Map and Lot(s): 75 - 199 Zoning District: R3/PIOD

Book and Page(s): 36540 - 461

Owner(s) Name: Thomas & Kris Melaragni, TRS of TMM Realty Trust

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

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

Description of request:

Remove single-family residence and construct single-family residence.

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

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	9,800 sf	9,800 sf	12,000 sf
Frontage	210 ft	210 ft	120 ft
Height*	11.5 ft	28 ft	35 ft
Lot Coverage (%)**	14.5%	12.8%	20%
Open Space (%)***	78.7%	71.2%	50%
Front Setback	11 ft	21 ft	20 ft
Side A Setback	92.3 ft	60 ft	20 ft
Side B Setback	16.6 ft	35 ft	20 ft
Rear Setback	15.4 ft	21 ft	20 ft
Parking Spaces	2	3	2
FAR****	N/A	0.249	0.25%

*Height is measured to median roof line.

**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

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

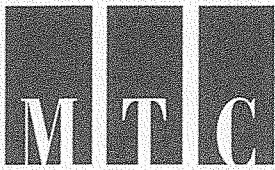
Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy 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.

By checking this box and typing my name below, I am electronically signing this application.

Thomas M. Pellegri
 Petitioner *Kris Melaragni, Trustee*

By checking this box and typing my name below, I am electronically signing this application.

 Owner (if different)



May 6, 2020

By Hand

Rob Ciampitti, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Special Permit for Non-Conformities;
3 Louise Street, Newburyport, MA (the "Property")
Assessor's Map: 75 Lot: 199

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Thomas Melaragni and Kris Melaragni, Trustees of the TMM Realty Trust (the "Applicant"), the owner of the Property, relative to the removal of an existing single-family home (the "Structure") and the construction of a new single-family home. The Applicant seeks a Special Permit for Non-Conformities for the project.

The Property is located in the R3 zoning district and Plum Island Overlay District ("PIOD") under the Newburyport Zoning Ordinance (the "Ordinance"). The Property is also located in the AE flood zone. The Property fronts on both Louise Street and Old Point Road and is pre-existing, nonconforming for lot area; it contains 9,800 square feet and the PIOD requires a minimum lot size of 12,000 square feet. The Structure was built in or around 1960 and is pre-existing, nonconforming for front, side, and rear yard setbacks. The PIOD requires a minimum front, side, and rear yard setbacks of 20 feet; the front yard setback is 11 feet, the eastern side yard setback is 16.6 feet, and the rear yard setback is 15.4 feet. The Structure is one-story with a height of 11.5 feet.

The proposed single-family residence will comply with all dimensional requirements of the PIOD. The proposed residence will be 2 stories with a height of 28 feet. The proposed FAR is 0.249, in compliance with maximum allowable 0.25. The existing Structure has 2 bedrooms and the proposed residence will include 3 bedrooms. Section XXI-G(2) allows the creation of one additional bedroom. In accordance with the preferred construction standards for the flood zone, the proposed residence will be built on steel and wood piles.

The Applicant requires a Special Permit under Section XXI-G.4a due to the increase in height. Section XXI-G.4a allows the alteration, reconstruction, extension of, or change of a single-family residence in the PIOD where:

- 1. The proposed change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood or the PIOD; and**
- 2. The change will not cause the structure to be within 10 feet of the side lot**

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

Millis Office

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

line, more than 2 stories, or more than 35 feet in height.

1. The proposed residence will not be substantially more detrimental than the existing nonconforming Structure. As set forth above, the existing Structure is nonconforming for front, rear, and side yard setback. The Applicant proposes a residence that will comply with all dimensional requirements of the PIOD, which is in keeping with the PIOD. The elimination of the nonconformities is an improvement on the lot. Although the height of the proposed residence is an increase over the existing Structure, it is still in compliance with the maximum allowable 35 feet, as addressed below. Further, the proposed residence will be constructed on piles, contributing to the overall height. The construction on piles is an improvement over the existing Structure, as the Property is in the AE flood zone and the existing Structure is not on piles. The neighborhood is a mixture of homes built as long ago as the 1950s and 1960s, and homes built within the past 20 years. The newer homes are constructed on piles, and the proposed residence will be in keeping with those newer homes and the preferred construction standards for the flood zone. At 2 stories, the proposed residence is in keeping with the neighborhood. Two other residences on Louise Street are 2 stories, a third is 1.75 stories. A property on Martha Street that directly abuts the Property is also 2 stories. Lastly, the existing Structure is an eye sore and the proposed residence will be an improvement to the neighborhood.

2. The new residence will not be more than 2 stories nor more than 35 feet in height. The proposed height is 28 feet, well below the maximum allowable 35 feet. The proposed residence will have 2 stories, in compliance with the PIOD. Finally, the proposed residence will not be within 10 feet of the side lot line and will, in fact, comply with the required minimum setback of 20 feet for front, side, and rear yard setbacks.

The Applicant respectfully requests that the Board find that the proposed changes are not substantially more detrimental to the neighborhood than the pre-existing, nonconforming Structure and grant a Special Permit for Non-Conformities.

Respectfully submitted
Thomas Melaragni and Kris Melaragni, Trustees
TMM Realty Trust
By their Attorney



Lisa L. Mead
Attachment
cc: client


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

RE: Special Permit 3 Louise Street

Dear Chairman and Members of the Zoning Board;

I have been provided with plans for removing the existing structure, which is in an unkempt and unsafe condition, and replacing it with a new home. The proposed new home is consistent with other homes which have been built under the newer flood plain requirements by elevation on pilings. I have no objection to the proposed project and believe the proposal will certainly not be substantially more detrimental to the neighborhood or Plum Island generally.

Sincerely,



Address: 9 Louise St
Date: 5/3/20


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

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Sincerely,

SEANOS MCCORMICK


Address: 146 Old Point Rd Newburyport MA 01950

Date: May 3, 2020

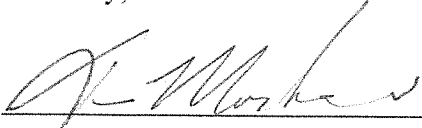
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Sincerely,



Address: 2 Madella St

Date: 5/2/20

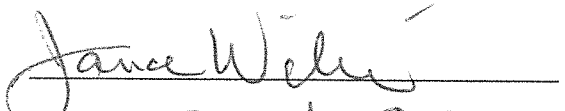
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Sincerely,


Address: 3 M ST
Date: 5-2-20

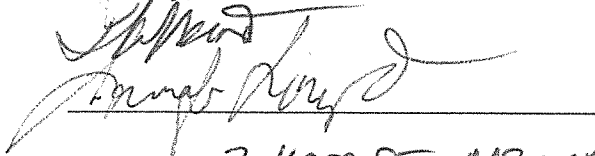
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Sincerely,



Donald P. King

Address: 3 LAURE ST, NEWBURYPORT MA 01950

Date: 5/1/20

ZONING DETERMINATION

Name: Thomas and Kris Melarangi c/o Lisa Mead, MTC, LLC

Address: 3 Louise Street Zoning District(s): R3/PIOD

Request: Remove existing nonconforming sigle family structure and construct new single family on same nonconforming lot in conforming location.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #:
Spacing (VI.D)
In-Law Apartment (XIIA)
Bonus for Multifamily Developments (XVI)
Personal Wireless Communication Services (XX)
Demolition Control Overlay District (XXVIII)*
Wind Energy Conversion Facilities (XXVI)
Other

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, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G), FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #
One residential structure per lot (VI.C)
Open Space Residential Development (XIV)
Water Resource Protection District (XIX)
Federal Street Overlay District (XXII)
Courts and Lanes (XXIII)
Waterfront West Overlay District (XXIV)
Towle Complex Redev. Overlay District (XXV)
Downtown Overlay District (XXVII)*
Other

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, Use, Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

substantial imprvt., but no exist. sidewalk

Jennifer Blanchet

05/05/2020

Newburyport Zoning Administrator

Date

3 LOUISE ST

Location 3 LOUISE ST

MBLU 75/ 199/ / /

Owner MELARAGNI THOMAS M & KRIS TRS

Assessment \$336,800

PID 5128

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$39,800	\$297,000	\$336,800

Owner of Record

Owner MELARAGNI THOMAS M & KRIS TRS
Co-Owner TMM REALTY TRUST
Address 6 LOUISE ST
 NEWBURYPORT, MA 01950

Sale Price \$235,000
Certificate
Book & Page 36540/0461
Sale Date 02/20/2018
Instrument 1L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MELARAGNI THOMAS M & KRIS TRS	\$235,000		36540/0461	1L	02/20/2018
DOWIE DOUGLAS M	\$0		28244/0173	1F	01/13/2009
COLLETTE DIANNE E	\$0		16327/0039	1A	05/03/2000
COLLETTE DIANE E	\$0		13958/0507	1F	02/03/1997
COLLETTE DIANE E	\$1		09416/0373	1A	03/02/1988

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,158

Building Attributes	
Field	Description
Style	Ranch

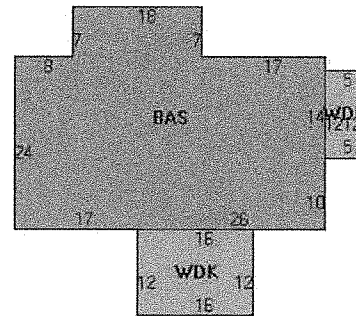
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/A0110103/35.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/5128_5299.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,158	1,158
WDK	Deck, Wood	252	0
		1,410	1,158

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.22

Depth 0
Assessed Value \$297,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$35,200	\$285,100	\$320,300

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PLAN REFERENCES:

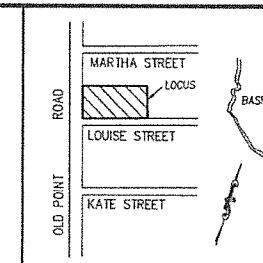
- 1.) PLAN OF SECTIONS 1 & 2 OF LAND OF PLUM ISLAND BEACH CO. PREPARED BY ROWLAND H. BARNES & HENRY F. DEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 22.
- 2.) PLAN OF LAND ON PLUM ISLAND, NEWBURYPORT, MA. SCALE: 1" = 40' DATED: OCTOBER 1974 PREPARED BY CLINTON FOSTER GOODWIN, R.L.S. AS PREPARED FOR DAVID T. DYES E.S.R.D. PLAN 348 OF 1976.
- 3.) NEWBURYPORT ASSESSORS MAP 75.

DEED REFERENCE:

- 1.) TO: TMM REALTY TRUST FROM: JPMORGAN CHASE BANK DEED BOOK 36340 PAGE 461 DATED: JANUARY 30, 2016 MAP 75 PARCEL 199.
- N/F MR. JEROME MORKZESKI DEED BOOK 23580 PAGE 73 MAP 75 PARCEL 199.

ZONING REQUIREMENTS:

DISTRICT	R-3	P100
MIN LOT AREA	8,000 S.F.	12,000 S.F.
MIN LOT FRONTAGE	80 FT.	120 FT.
MIN YARDS		
FRONT	20 FT.	20 FT.
SIDE	10 FT.	20 FT.
REAR	20 FT.	20 FT.
MAX. HEIGHT	35 FT.	35 FT.
LOT COV.	30%	20%
F.A.R.		0.25



KEY NOTES:

1. EXISTING 1 STORY WOOD FRAME STRUCTURE, DECKS, AND SHEDS TO BE COMPLETELY REMOVED. ALL DEBRIS, LANDSCAPE WOOD TIMBERS TO BE REMOVED.
2. UTILITY CHASE: 3.5' X 3.5' WILL BE SHOWN ON ARCHITECTS PLANS.
3. STEEL PILES - 27 TOTAL, WOOD PILES - 9 TOTAL. SEE PILE PLAN FOR ACTUAL LOCATIONS, STEEL PILE DISTURBANCE 2.2 S.F. AND WOOD PILE DISTURBANCE 7.1 S.F.

Applicant & Owner:

MR. THOMAS MELARAGNI 6 LOUISE STREET NEWBURYPORT, MA. 01951 PHONE: 339-987-0720.

Environmental Consultant:

HUGHES ENVIRONMENTAL CONSULTING 44 MERRIMAC STREET NEWBURYPORT, MA. 01950 PHONE: 978-465-5400.

Land Surveyor & Civil Engineer:

ARC SURVEYING & ENGINEERING ASSOCIATES, INC. 25 FORDHAM WAY NEWBURY, MA. 01951 PHONE: 978-463-4041.

Structural Engineer:

FIX ENGINEERING 2 SILVER LEDGE ROAD NEWBURY, MA. 01951 PHONE: 978-462-4331.

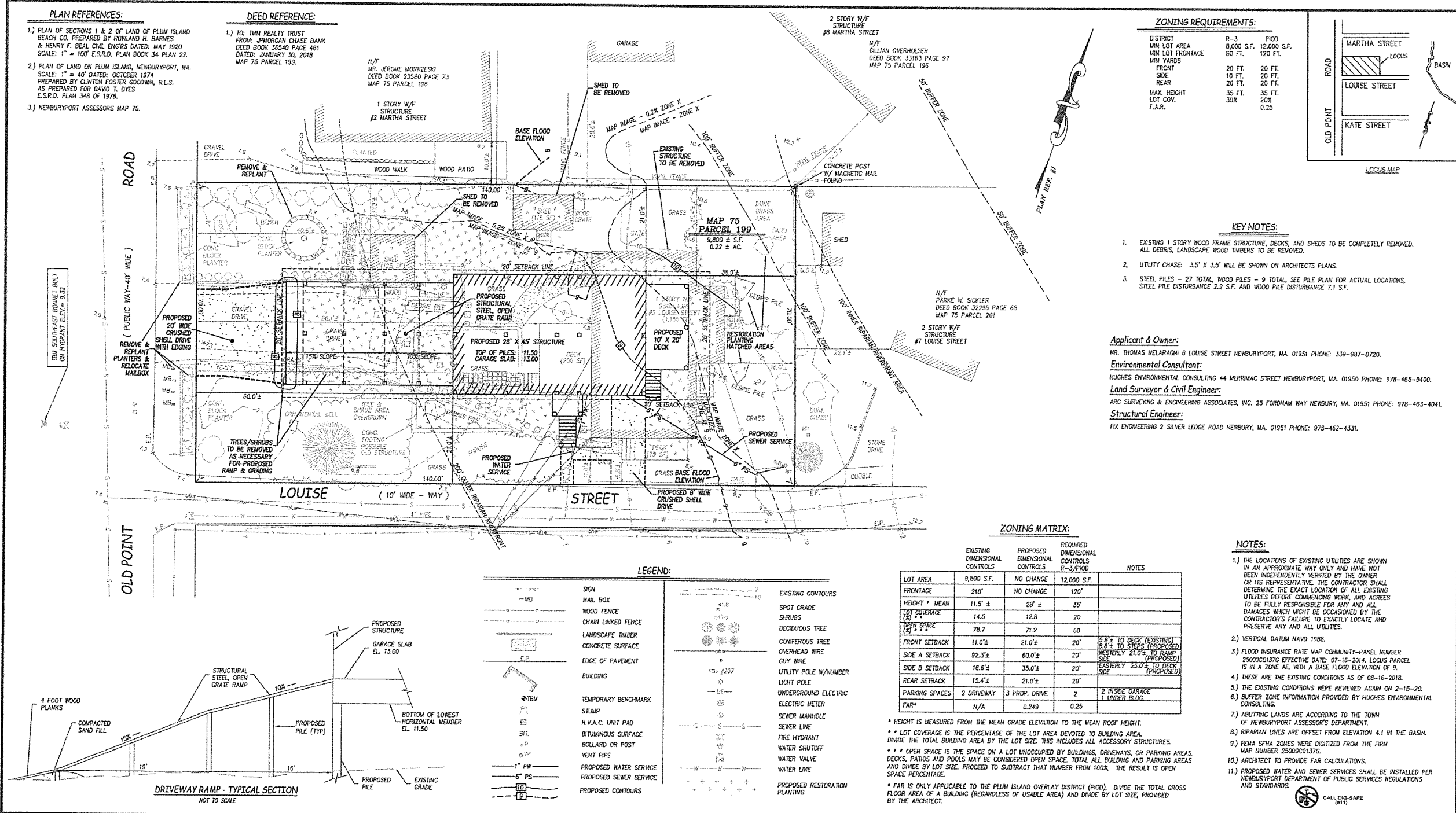
ZONING MATRIX:

	EXISTING DIMENSIONAL CONTROLS	PROPOSED DIMENSIONAL CONTROLS	REQUIRED DIMENSIONAL CONTROLS R-3/P100	NOTES
LOT AREA	9,800 S.F.	NO CHANGE	12,000 S.F.	
FRONTAGE	210'	NO CHANGE	120'	
HEIGHT * MEAN	11.5' ±	28' ±	35'	
LOT COVERAGE (%)	14.5	12.8	20	
OPEN SPACE (%)	78.7	71.2	50	
FRONT SETBACK	11.0' ±	21.0' ±	20'	5.8' ± TO DECK (EXISTING) 8.8' ± TO STEPS (PROPOSED)
SIDE A SETBACK	92.3' ±	60.0' ±	20'	WESTERLY 21.0' ± TO RAMP SIDE (PROPOSED)
SIDE B SETBACK	16.6' ±	35.0' ±	20'	EASTERLY 25.0' ± TO DECK SIDE (PROPOSED)
REAR SETBACK	15.4' ±	21.0' ±	20'	
PARKING SPACES	2 DRIVEWAY	3 PROP. DRIVE	2	2 INSIDE GARAGE 1 UNDER BLDG.
FAR*	N/A	0.249	0.25	

- * HEIGHT IS MEASURED FROM THE MEAN GRADE ELEVATION TO THE MEAN ROOF HEIGHT.
- * * LOT COVERAGE IS THE PERCENTAGE OF THE LOT AREA DEVOTED TO BUILDING AREA. DIVIDE THE TOTAL BUILDING AREA BY THE LOT SIZE. THIS INCLUDES ALL ACCESSORY STRUCTURES.
- * * * OPEN SPACE IS THE SPACE ON A LOT UNOCCUPIED BY BUILDINGS, DRIVEWAYS, OR PARKING AREAS. DECKS, PATIOS AND POOLS MAY BE CONSIDERED OPEN SPACE. TOTAL ALL BUILDING AND PARKING AREAS AND DIVIDE BY LOT SIZE. PROCEED TO SUBTRACT THAT NUMBER FROM 100%. THE RESULT IS OPEN SPACE PERCENTAGE.
- * * * FAR IS ONLY APPLICABLE TO THE PLUM ISLAND OVERLAY DISTRICT (P100). DIVIDE THE TOTAL GROSS FLOOR AREA OF BUILDING (REGARDLESS OF USABLE AREA) AND DIVIDE BY LOT SIZE, PROVIDED BY THE ARCHITECT.

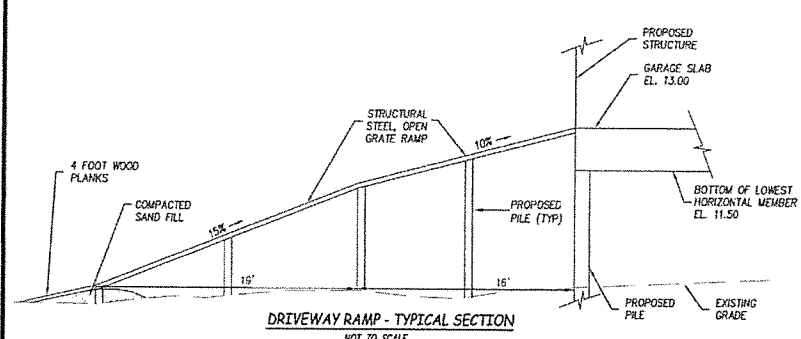
NOTES:

- 1.) THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- 2.) VERTICAL DATUM NAVD 1988.
- 3.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25009C0137G EFFECTIVE DATE: 07-18-2014, LOCUS PARCEL IS IN A ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.
- 4.) THESE ARE THE EXISTING CONDITIONS AS OF 08-16-2018.
- 5.) THE EXISTING CONDITIONS WERE REVIEWED AGAIN ON 2-15-20.
- 6.) BUFFER ZONE INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING.
- 7.) ADJUTING LANDS ARE ACCORDING TO THE TOWN OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
- 8.) RIPARIAN LINES ARE OFFSET FROM ELEVATION 4.1 IN THE BASIN.
- 9.) FEMA SFHA ZONES WERE DIGITIZED FROM THE FIRM MAP NUMBER 25009C0137G.
- 10.) ARCHITECT TO PROVIDE FAR CALCULATIONS.
- 11.) PROPOSED WATER AND SEWER SERVICES SHALL BE INSTALLED PER NEWBURYPORT DEPARTMENT OF PUBLIC SERVICES REGULATIONS AND STANDARDS.



LEGEND:

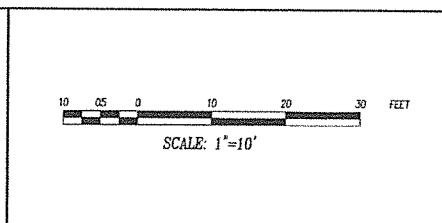
---MS	SEW	---MS	EXISTING CONTOURS
---MS	MAIL BOX	---MS	SPOT GRADE
---MS	WOOD FENCE	---MS	SHRUBS
---MS	CHAIN LINKED FENCE	---MS	DECIDUOUS TREE
---MS	LANDSCAPE TIMBER	---MS	CONIFEROUS TREE
---MS	CONCRETE SURFACE	---MS	OVERHEAD WIRE
---MS	EDGE OF PAVEMENT	---MS	CLY WIRE
---MS	BUILDING	---MS	UTILITY POLE W/NUMBER
---MS	TEMPORARY BENCHMARK	---MS	LIGHT POLE
---MS	STUMP	---MS	UNDERGROUND ELECTRIC
---MS	H.V.A.C. UNIT PAD	---MS	ELECTRIC METER
---MS	BITUMINOUS SURFACE	---MS	SEWER MANHOLE
---MS	BOLLARD OR POST	---MS	SEWER LINE
---MS	VENT PIPE	---MS	FIRE HYDRANT
---MS	PROPOSED WATER SERVICE	---MS	WATER SHUTOFF
---MS	PROPOSED SEWER SERVICE	---MS	WATER VALVE
---MS	PROPOSED CONTOURS	---MS	WATER LINE
---MS		---MS	PROPOSED RESTORATION PLANTING



REVISION			
NO.	DATE	DESCRIPTION	BY

PROJECT MGR: T.MEEHAN
 T.MEEHAN, L.THIRIBODEAU,
 DRAWN: M.TESSIER
 FIELD: T.MEEHAN & J.ORGLER
 FIELD BOOK: 113, 114 & 116 SHEET: 1 OF 1
 FILE: C:\PROJECTS\2018\18006\18006SP-REV 10 ENG-ZBA.DWG

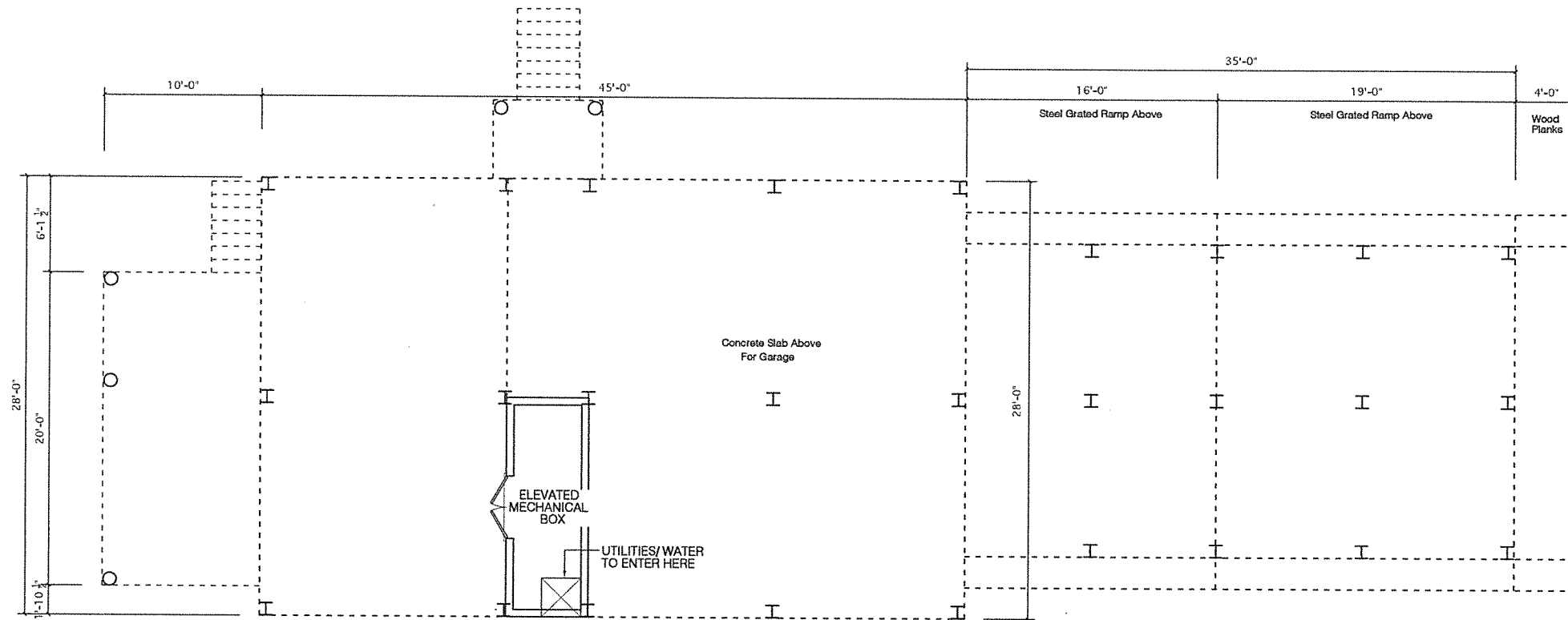
APPLICANT:
Thomas M. Melaragni
 6 Louise Street
 Newburyport, Ma. 01950
 Essex County



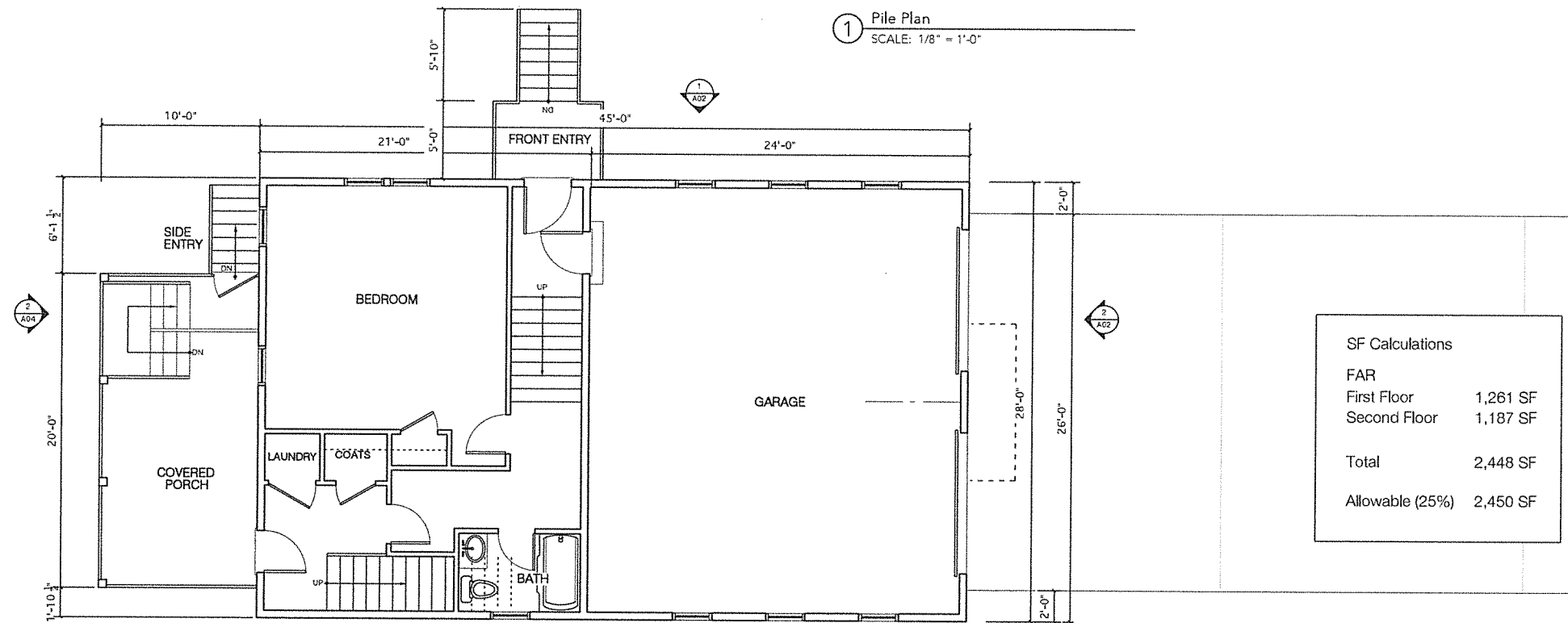
PROJECT TITLE:
**Melaragni
 Topographic-Detail
 Survey**
 #3 Louise Street
 Newburyport, Ma. 01950
 Essex County
 Assessors Map 75 Parcel 199

PLAN TITLE:
**Site Plan
 to Accompany
 Special Permit**

Arc Surveying & Engineering Associates, Inc.
 25 FORDHAM WAY, NEWBURY, MA. 01951
 Phone & Fax: (978) 463-4041
 Visit us on the WEB at WWW.ARCSEANCO.COM



① Pile Plan
SCALE: 1/8" = 1'-0"



② First Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
FAR	
First Floor	1,261 SF
Second Floor	1,187 SF
Total	2,448 SF
Allowable (25%)	2,450 SF

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

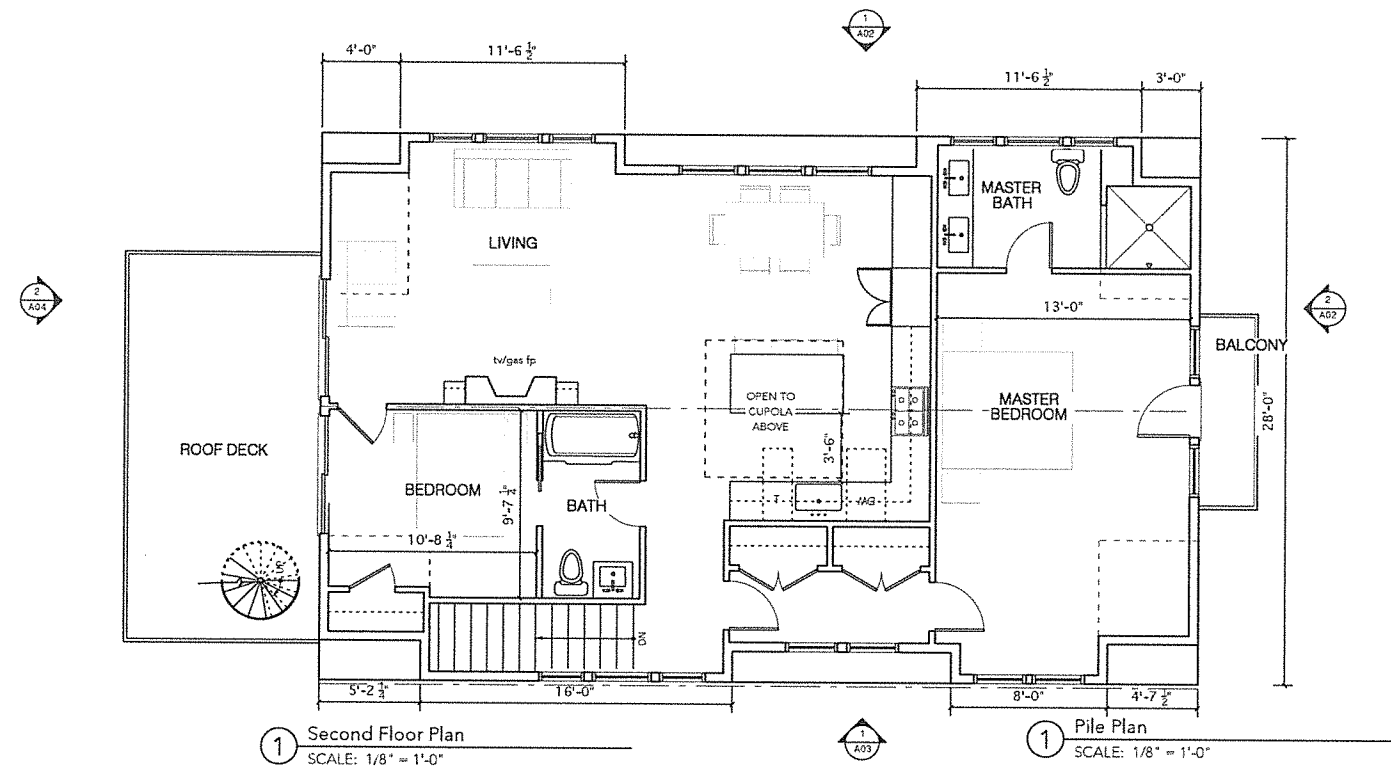
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PROPOSED Pile Plan + First Floor Plans

SCALE: 1/8" = 1'-0"

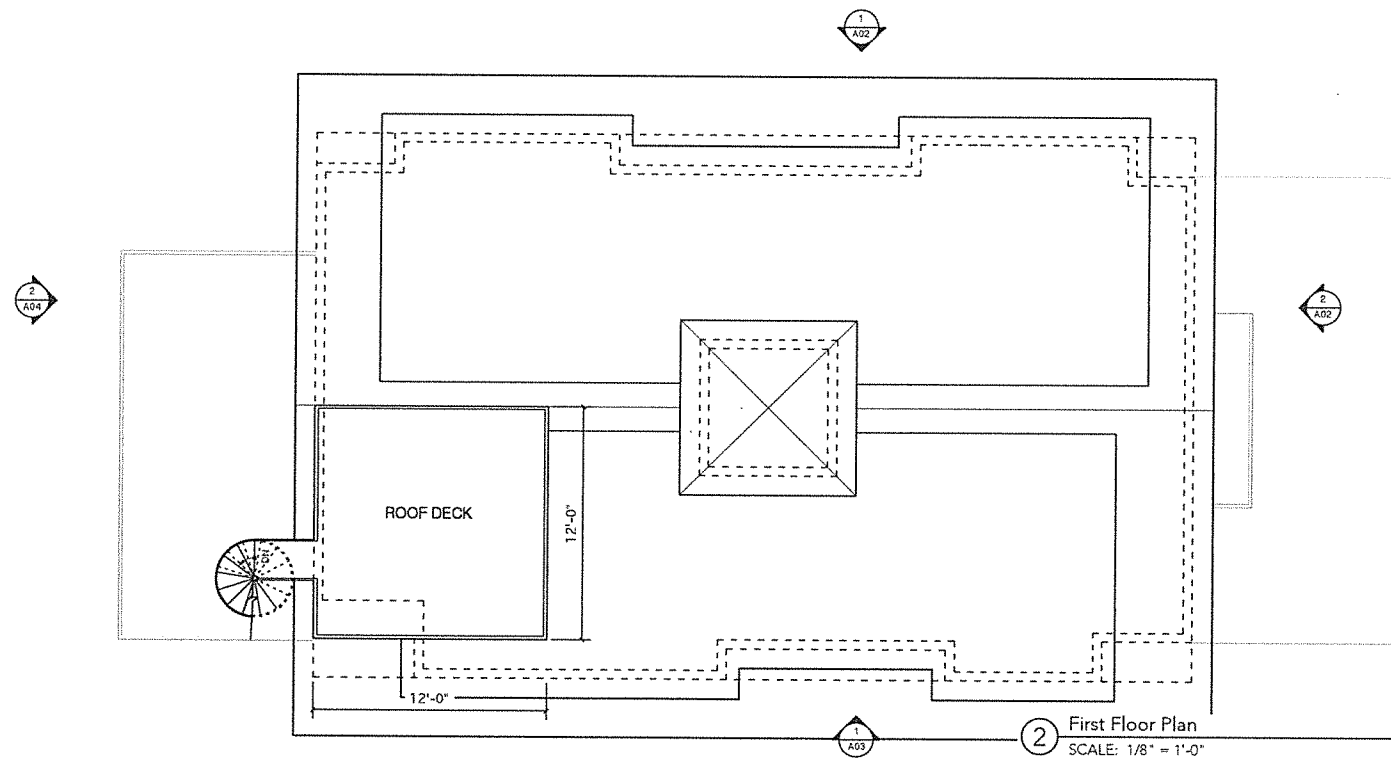
28 april 2020

A01



1 Second Floor Plan
SCALE: 1/8" = 1'-0"

1 Pile Plan
SCALE: 1/8" = 1'-0"



2 First Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
FAR	
First Floor	1,261 SF
Second Floor	1,187 SF
Total	2,448 SF
Allowable (25%)	2,450 SF

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

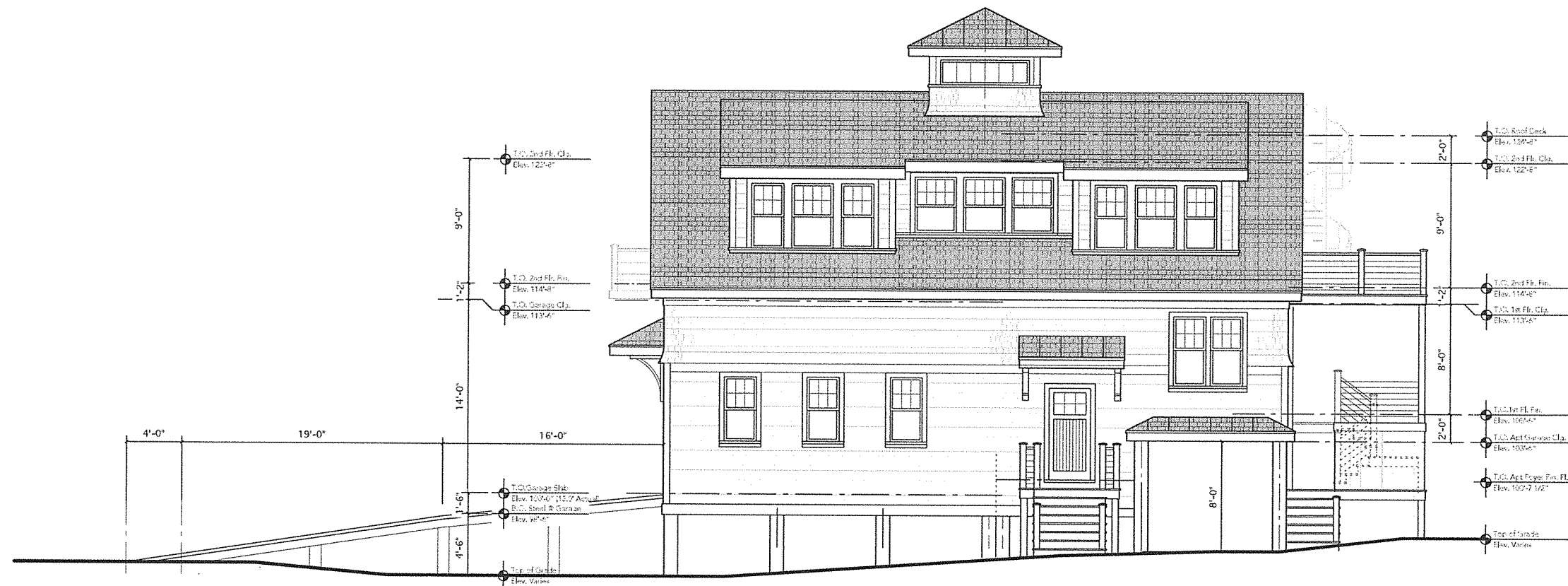
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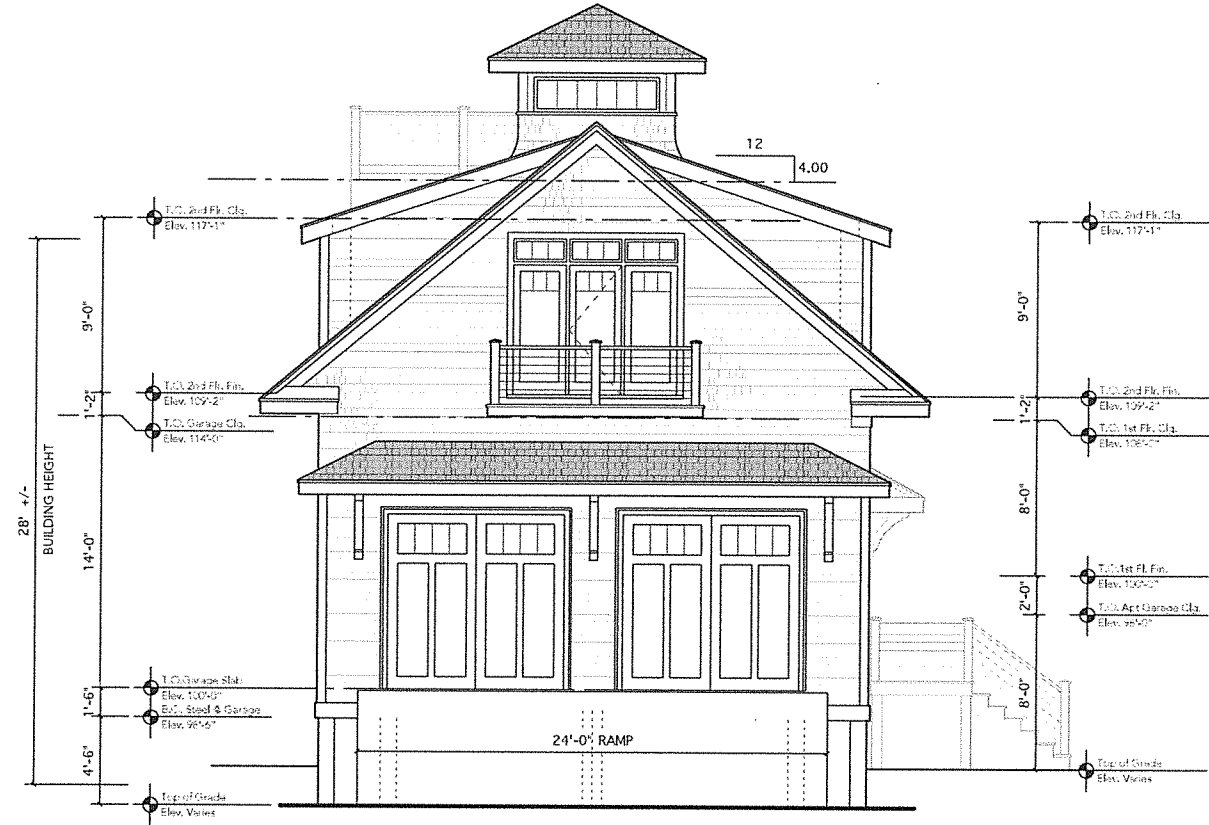
PROPOSED Second Floor + Roof Plan

SCALE: 1/8" = 1'-0"
28 april 2020

A02



① Front Exterior Elevation - Louise Street
SCALE: 1/8" = 1'-0"



② Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

project:
**MELARAGNI
RESIDENCE**

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01950

architect:
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ARCHITECTS**
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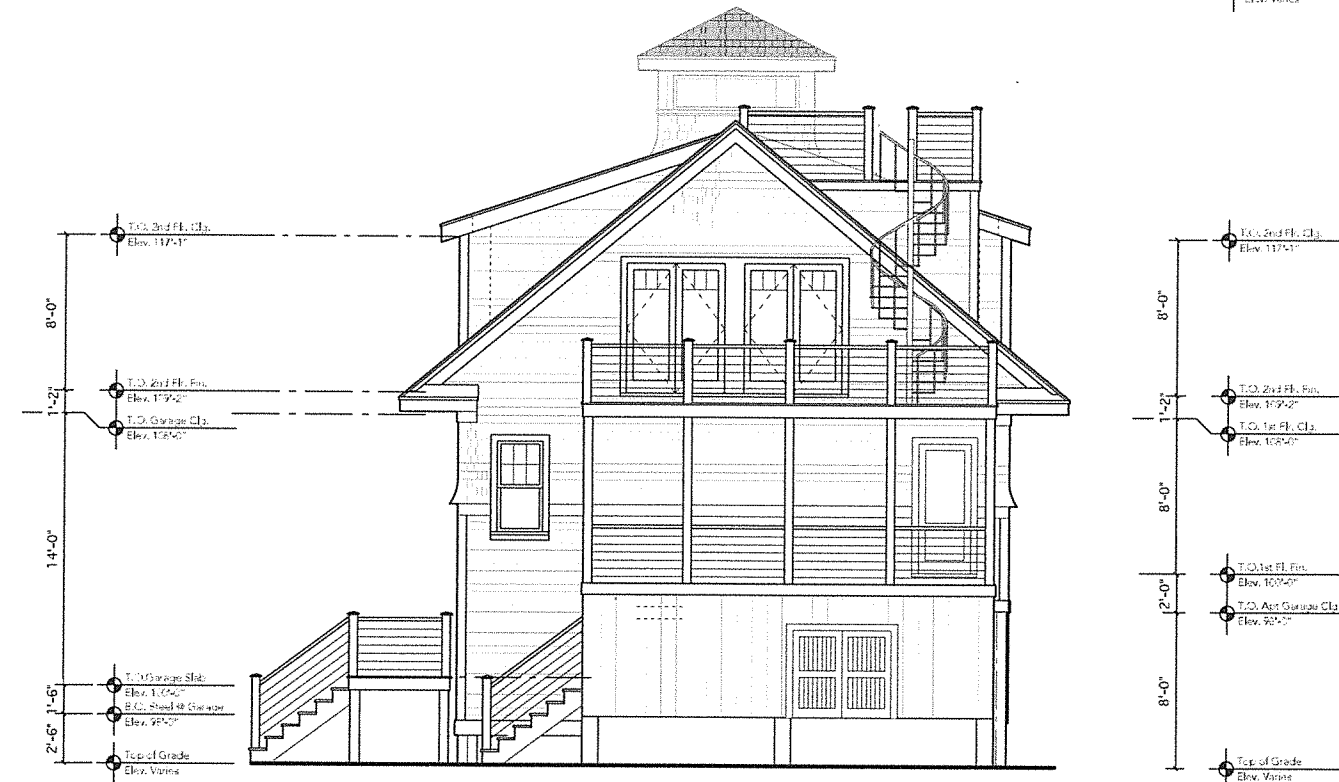
title:
**PROPOSED
Exterior Elevations**

SCALE: 1/8" = 1'-0"
28 april 2020

A03



① Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



② Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

project:
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RESIDENCE**

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01950

architect:
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ARCHITECTS**
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title:
**PROPOSED
Exterior Elevations**

SCALE: 1/8" = 1'-0"
28 april 2020

A04