

**3 Marsh Street,
Newburyport**

Continuation of Application for
Special Permit for Non-Conformities

July 13, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**3 Marsh Street,
Newburyport
Updated Plans**

- Reduction in proposed Floor Area Ratio (FAR) from 43.7% to 41.0%
- Removal of Shed
- Removal of Pavers (Conservation Commission Recommendation)
- Clarification: Remains Two Bedroom, Not Three

	AG-C	Existing	Proposed
Lot Area	400,000 SF	7,153 sf	7,153 sf
Frontage	300'	58.8'	58.8'
Height	30'	27.24	27.24
Lot Coverage (%)	3%	22.0%	25.2%
Open Space (%)	N/A	N/A	N/A
Front Setback	50'	41	25.1
Side A Setback	50'	17.2'	17.2'
Side B Setback	50'	11.7'	11.7'
Rear Setback	50'	18.9'	18.9'
FAR (PIOD)	.25	37.8%	41.0%

UPDATED SITE PLAN



CONTRACTOR TO USE CAUTION WHEN EXCAVATING AS THIS PROPERTY IS SERVICED BY UNDERGROUND UTILITIES. LOCATIONS SHOWN HEREON COME DIRECTLY FROM UTILITY COMPANY PLANS AND, WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGSAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION AND SHALL MAINTAIN ALL DIGSAFE MARKINGS DURING CONSTRUCTION.

WPA RESOURCE AREA DELINEATION BY:
MISSION WETLAND & ECOLOGICAL SERVICES, LLC
PO BOX 4028
PORTSMOUTH, NH 03802
(603) 361-3204
(DELINEATED ON: MARCH 11, 2021)

ZONING TABLE

3 MARSH STREET - ASSESSORS MAP 75 LOT 72 ZONING DISTRICT A/C & P/D OVERLAY				
	A/C REQUIREMENT	P/D REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	400,000 S.F. (MIN.)	12,000 S.F. (MIN.)	* 7,153 S.F.	UNCHANGED
LOT FRONTAGE:	300 FT. (MIN.)	120 FT. (MIN.)	* 58.8'	UNCHANGED
FRONT SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 41.0'	25.1'
RIGHT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 17.2'	UNCHANGED
LEFT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 11.7'	UNCHANGED
REAR SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 18.9'	UNCHANGED
LOT COVERAGE:	3% (MAX.)	20% (MAX.)	* 22.0%	25.2%
BLDG. HEIGHT:	30-FT (MAX.)	35-FT (MAX.)	27.24'	UNCHANGED
NO. OF STORIES:	2 (MAX.)	2 (MAX.)	* 3	UNCHANGED
FLOOR AREA RATIO:	---	25% (MAX.)	37.8%	41.0%

* REPRESENTS AN EXISTING NON-CONFORMITY
*** FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLANS SUBMITTED WITH BUILDING APPLICATION.

EXISTING FLOOR AREA RATIO (FAR) CALCULATION

MAIN STRUCTURE FIRST FLOOR	=	763 S.F.	
MAIN STRUCTURE SECOND FLOOR	=	918 S.F.	
MAIN STRUCTURE THIRD FLOOR	=	832 S.F.	
SHED	=	189 S.F.	
TOTAL	=	2,702 S.F.	RATIO 37.8%

PROPOSED FLOOR AREA RATIO (FAR) CALCULATION

EXISTING STRUCTURES	=	2,702 S.F.	
MINUS SHED REMOVAL	=	-189 S.F.	
PROPOSED SECOND FLOOR ADDITION	=	421 S.F.	
TOTAL	=	2,934 S.F.	RATIO 41.0%

RECORD OWNERSHIP

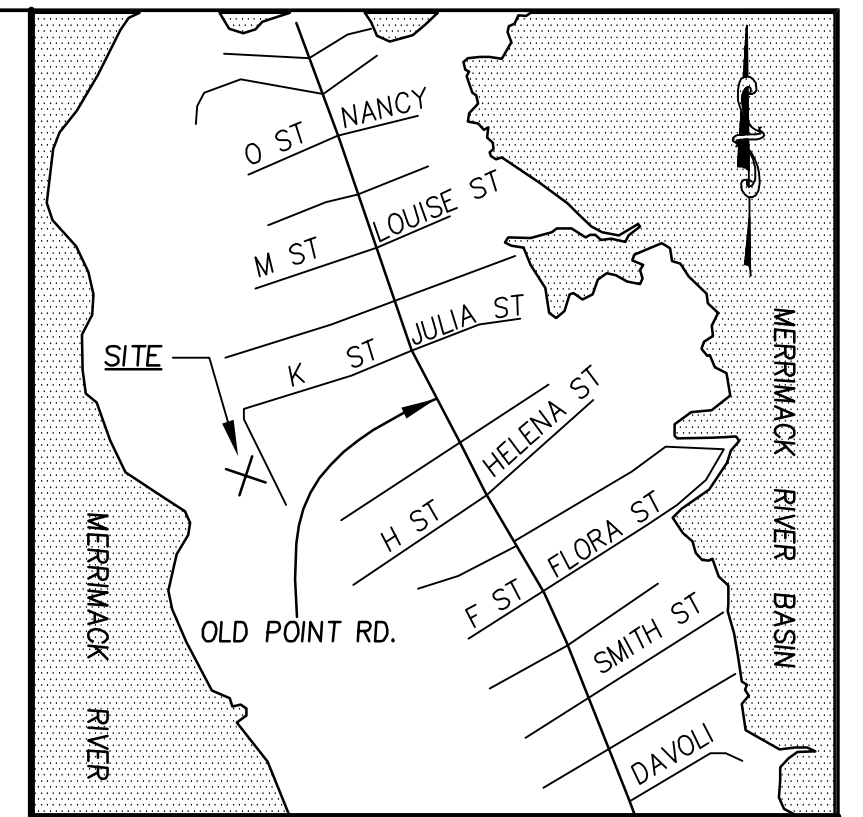
JOHN P. MURPHY, TRUSTEE
BEVERLY A. MURPHY, TRUSTEE
PLUM ISLAND REALTY TRUST

DEED REFERENCE

ESSEX SOUTH REGISTRY OF DEEDS
BOOK 8655 PAGE 404

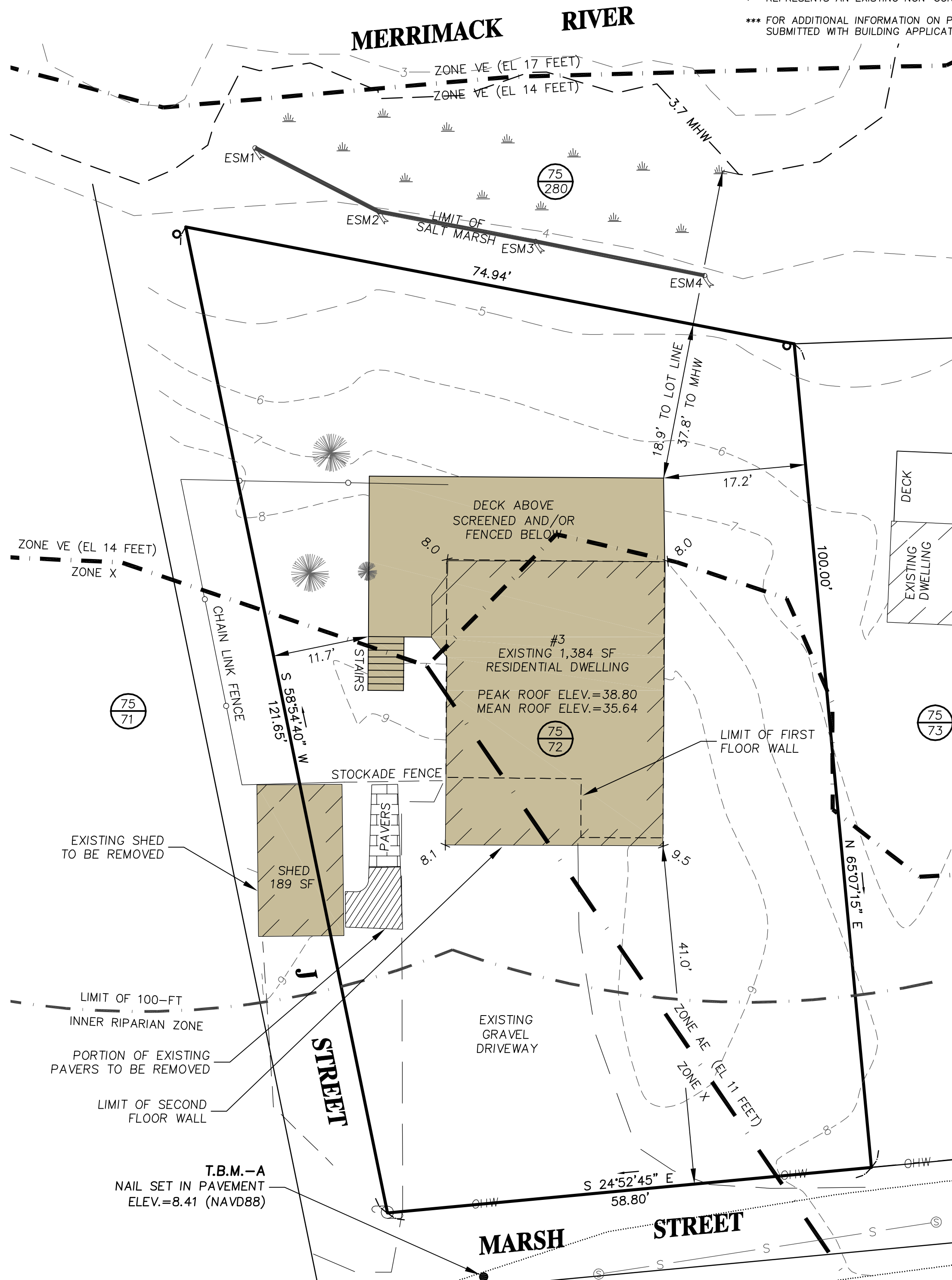
PLAN REFERENCE

ESSEX SOUTH REGISTRY OF DEEDS
PLAN BOOK 34 PLAN 22 (BLOCK 1 LOT 111)

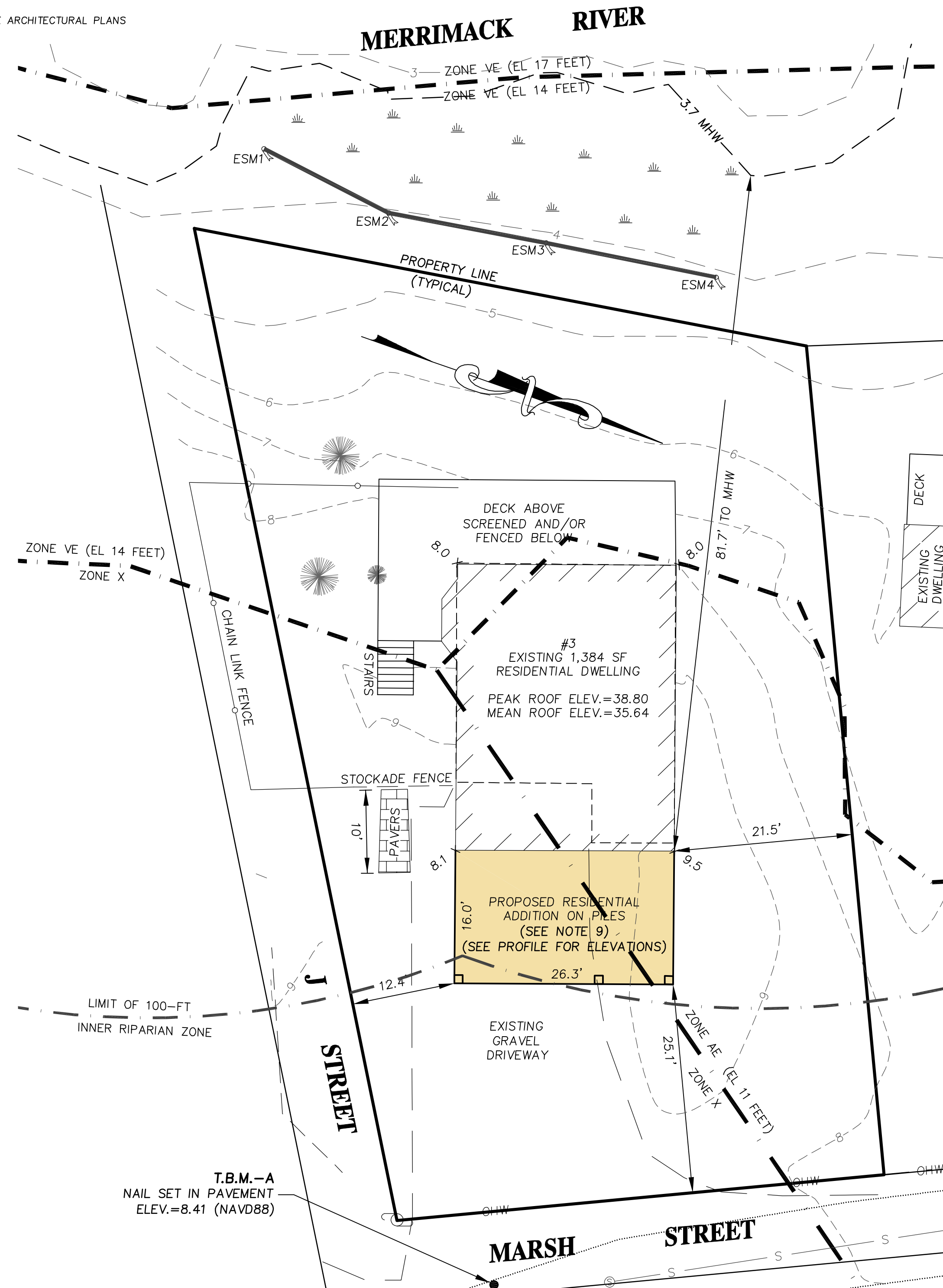


LOCUS MAP

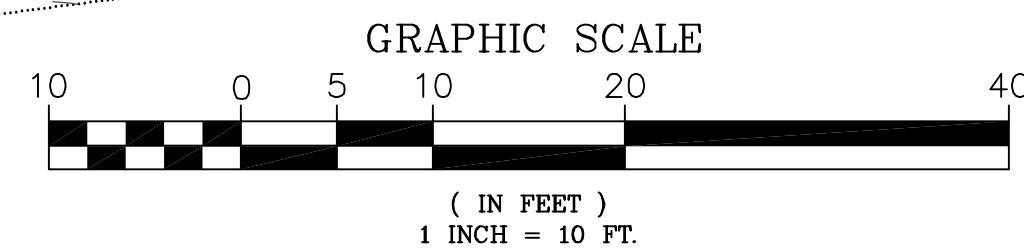
SCALE: 1"=250'



EXISTING CONDITIONS



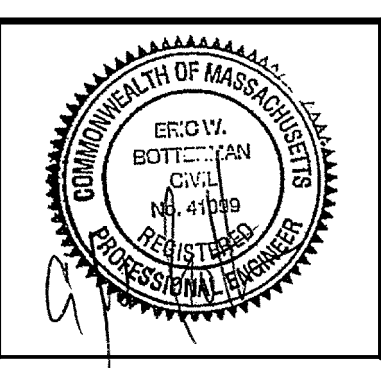
PROPOSED SITE IMPROVEMENTS



ARCHITECTURAL PROFILE VIEW
SCALE: N.T.S.

- NOTES:**
- PLEASE BE ADVISED THAT THESE PLANS SHOULD BE CONSIDERED TO BE A PROGRESS PRINT UNLESS STAMPED BY THE LOCAL ZONING BOARD AS APPROVED. THE CONTRACTOR SHOULD OBTAIN AN APPROVED COPY TO USE DURING CONSTRUCTION.
 - LANDOWNER SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL ZONING BOARD TO DETERMINE THE LENGTH OF TIME THE APPROVAL IS VALID. EXTENSIONS TO THE APPROVAL EXPIRATION DATE MAY BE GRANTED BY THE COMMISSION, AT THEIR DISCRETION, IF REQUESTED IN WRITING PRIOR TO THE DATE OF EXPIRATION.
 - THIS PLAN SHOWS ALL KNOWN UNRECORDED OR UNWRITTEN EASEMENTS WHICH EXIST ON THE SUBJECT PARCEL. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT ADDITIONAL EASEMENTS DO NOT EXIST.
 - AN ON GROUND SURVEY AND/OR EVALUATION HAS DETERMINED THAT THE SUBJECT PARCEL IS LOCATED WITHIN, OR ADJACENT TO, THE FOLLOWING MAPPED OR UNMAPPED RESOURCE AREAS:
A) COASTAL DUNES (310 CMR 10.28)
B) BARRIER BEACHES (310 CMR 10.29)
C) SALT MARSHES (310 CMR 10.32)
D) RIVERFRONT AREA (310 CMR 10.58)
E) LAND SUBJECT TO COASTAL STORM FLOWAGE
F) FEMA FLOOD ZONE AE (ELEV.=11) & ZONE VE (ELEV.=14) AS SHOWN ON FEMA MAP 25009001376, DATED JULY 16, 2014.
 - THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR RECORDS.
 - ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND ALL LOCAL REGULATIONS.
 - PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED WITHIN AN AREA SUBJECT TO THE WETLANDS PROTECTION ACT. IT IS STRONGLY RECOMMENDED BY THE DESIGN ENGINEER THAT NO DEMOLITION OR BUILDING PERMITS BE ISSUED PRIOR TO THE REVIEW AND APPROVAL OF ALL APPROPRIATE ENVIRONMENTAL PERMITTING AUTHORITIES. EROSION CONTROL MEASURES AND/OR CONSTRUCTION FENCING, AS REQUIRED, SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK AND SHALL BE INSPECTED DAILY AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
 - ANY AND ALL CONSTRUCTION OR DEMOLITION DEBRIS RESULTING FROM APPROVED CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - PILE LOCATIONS AND QUANTITY SHOWN ARE APPROXIMATE. ACTUAL LOCATION AND NUMBER OF PILES SHALL BE DETERMINED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

NO.	DATE	DESCRIPTION	BY
2	6/16/21	ADD PLANTINGS & REMOVE A PORTION OF PAVERS	M.A.S.
1	6/15/21	REMOVE SHED, ADD LIVING SPACE CALC	M.A.S.



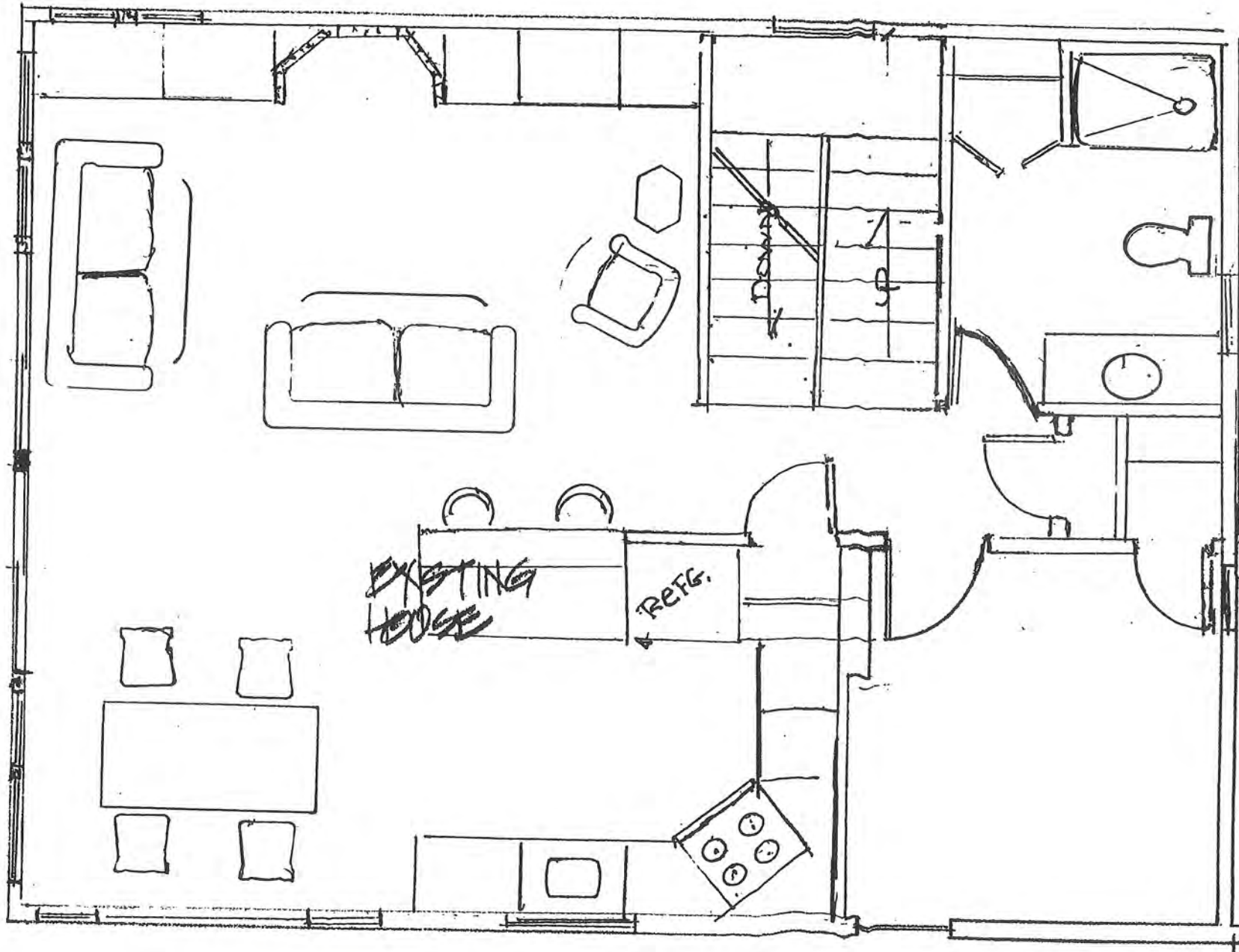
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

**PLAN TO ACCOMPANY A
ZBA APPLICATION**
IN
NEWBURYPORT, MA

PREPARED FOR
JACK & BEVERLY MURPHY
P.O. BOX 1510
NEWBURYPORT, MA. 01950
PHONE: (978) 815-1041
EMAIL: JAXBOAT@VERIZON.NET

SHOWING	
EXISTING CONDITIONS & PROPOSED SITE IMPROVEMENTS 3 MARSH STREET (MAP 75, LOT 72)	
SCALE: AS NOTED	CALC. BY: M.A.S.
DATE: APR. 26, 2021	PROJECT: M213910
CHKD. BY: E.W.B.	SHEET: 1 OF 1

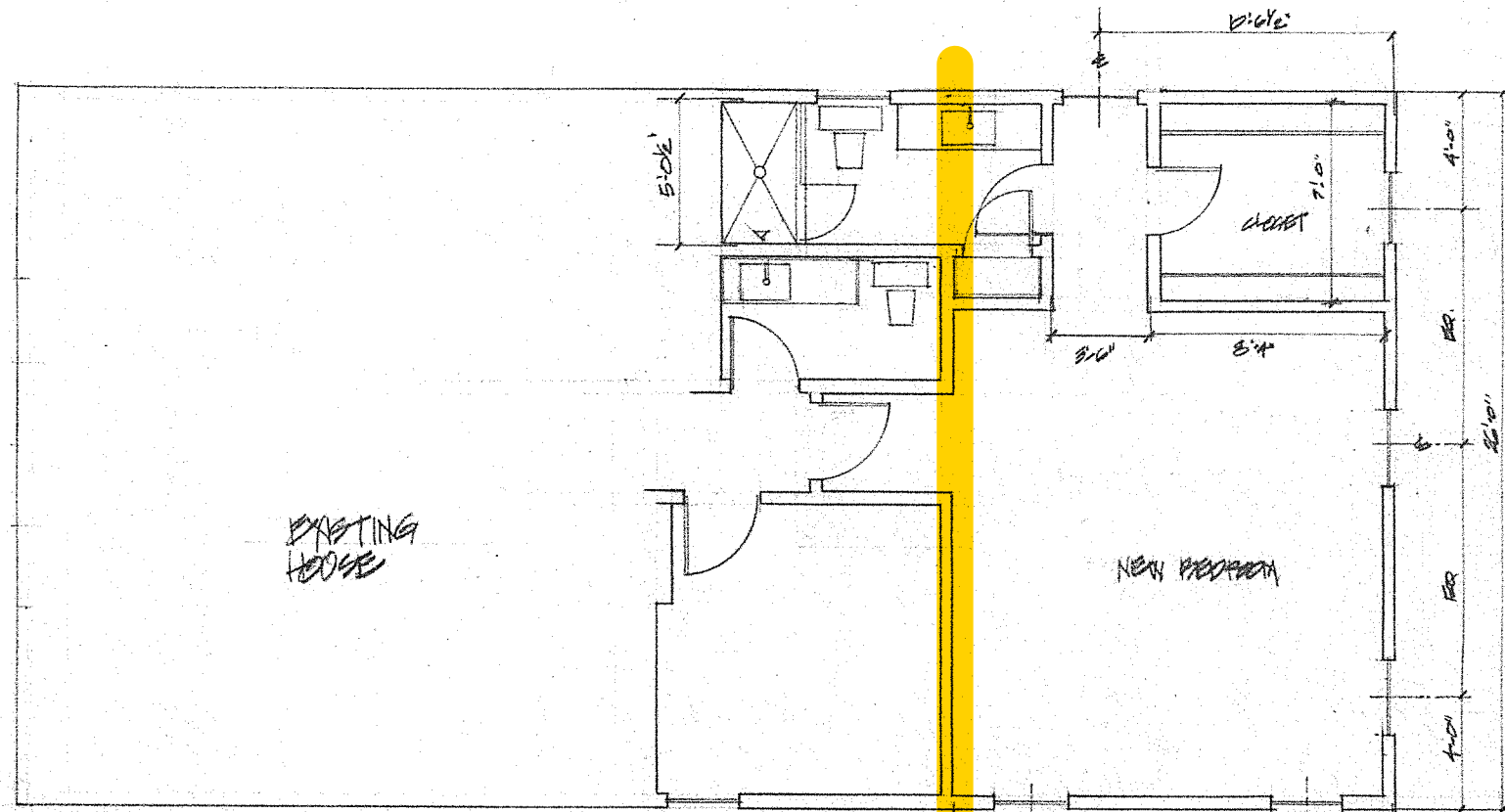
EXISTING CONDITIONS
Floorplan



Scale 1/4" = 1'-0"

MURPHY RESIDENCE
3 MARSH STREET

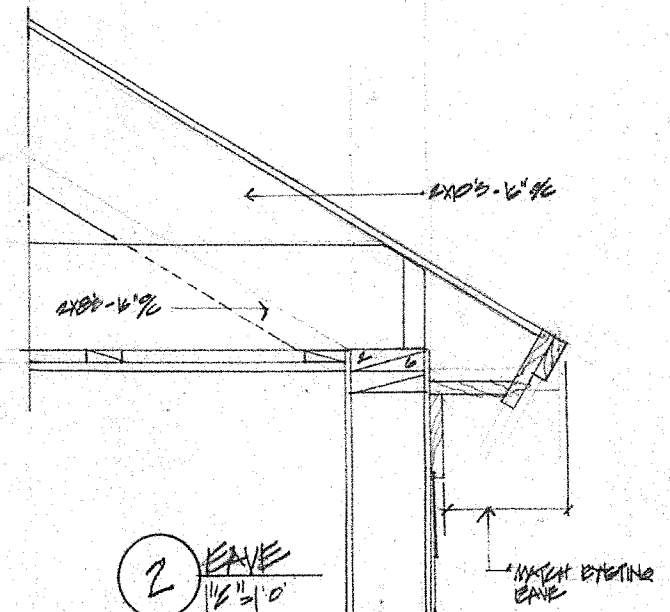
PROPOSED CONDITIONS
Floorplan



PLAN
1/4"

EDGE OF EXISTING BUILDING

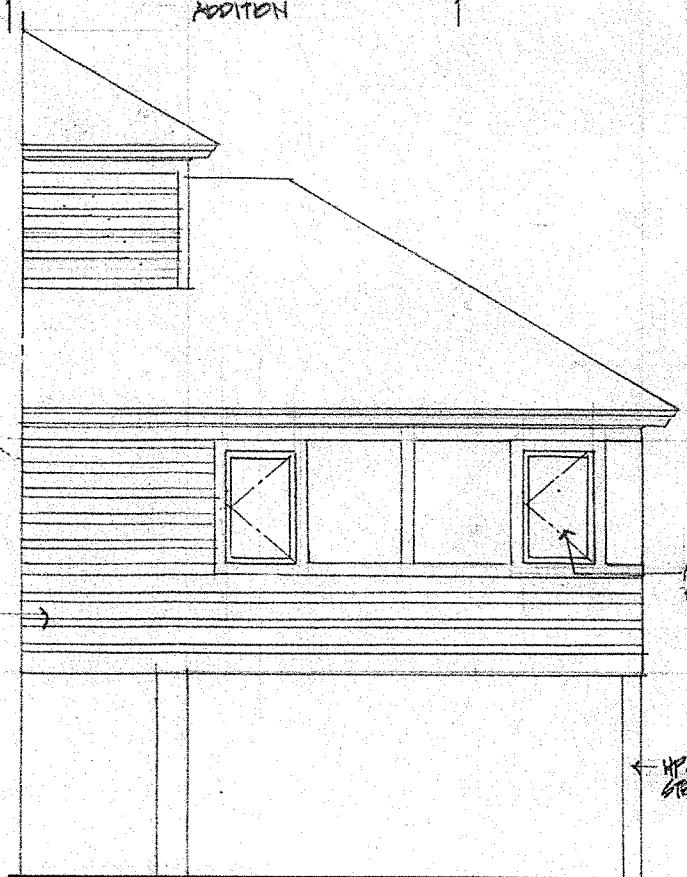
ADDITION



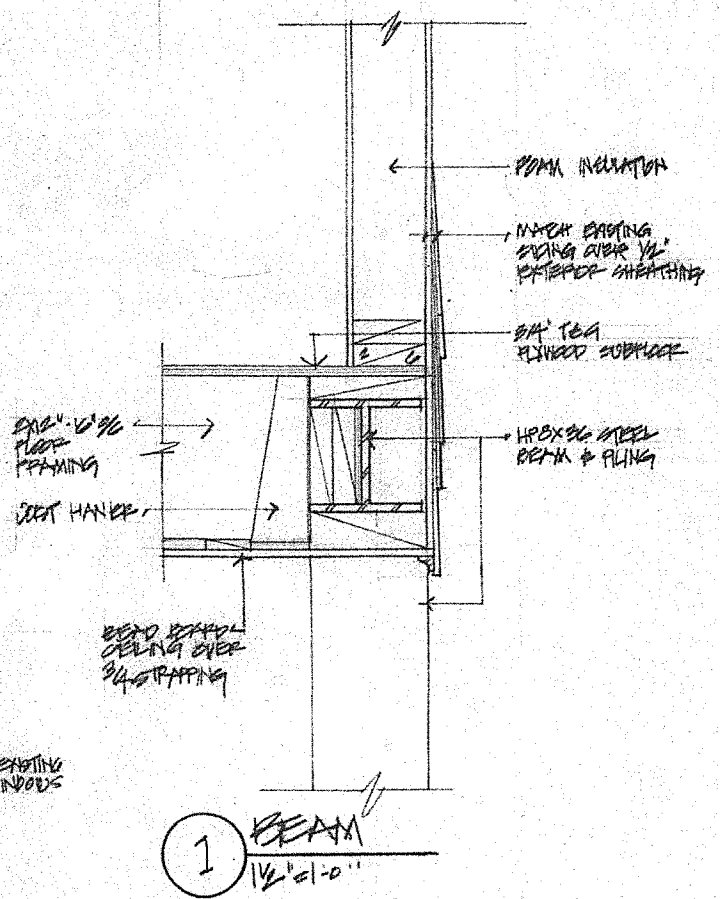
REAR ELEVATION
1/4"

MATCH EXISTING SIDE WINDOWS

MATCH EXISTING SIDING



SIDE ELEVATION
1/4"



MURPHY Residence
3 MARSH STREET

EXISTING CONDITIONS
Elevations



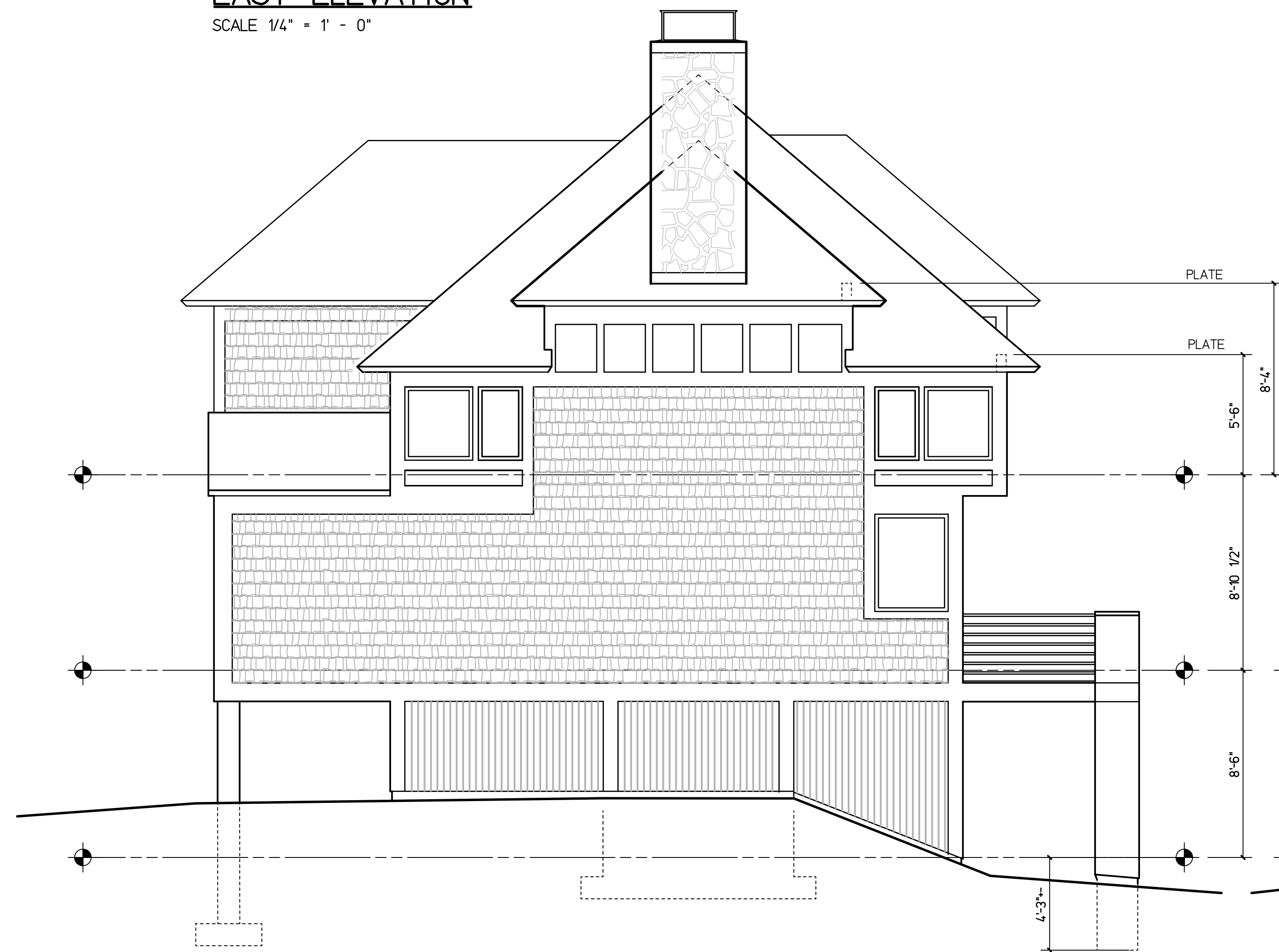
EAST ELEVATION

SCALE 1/4" = 1' - 0"



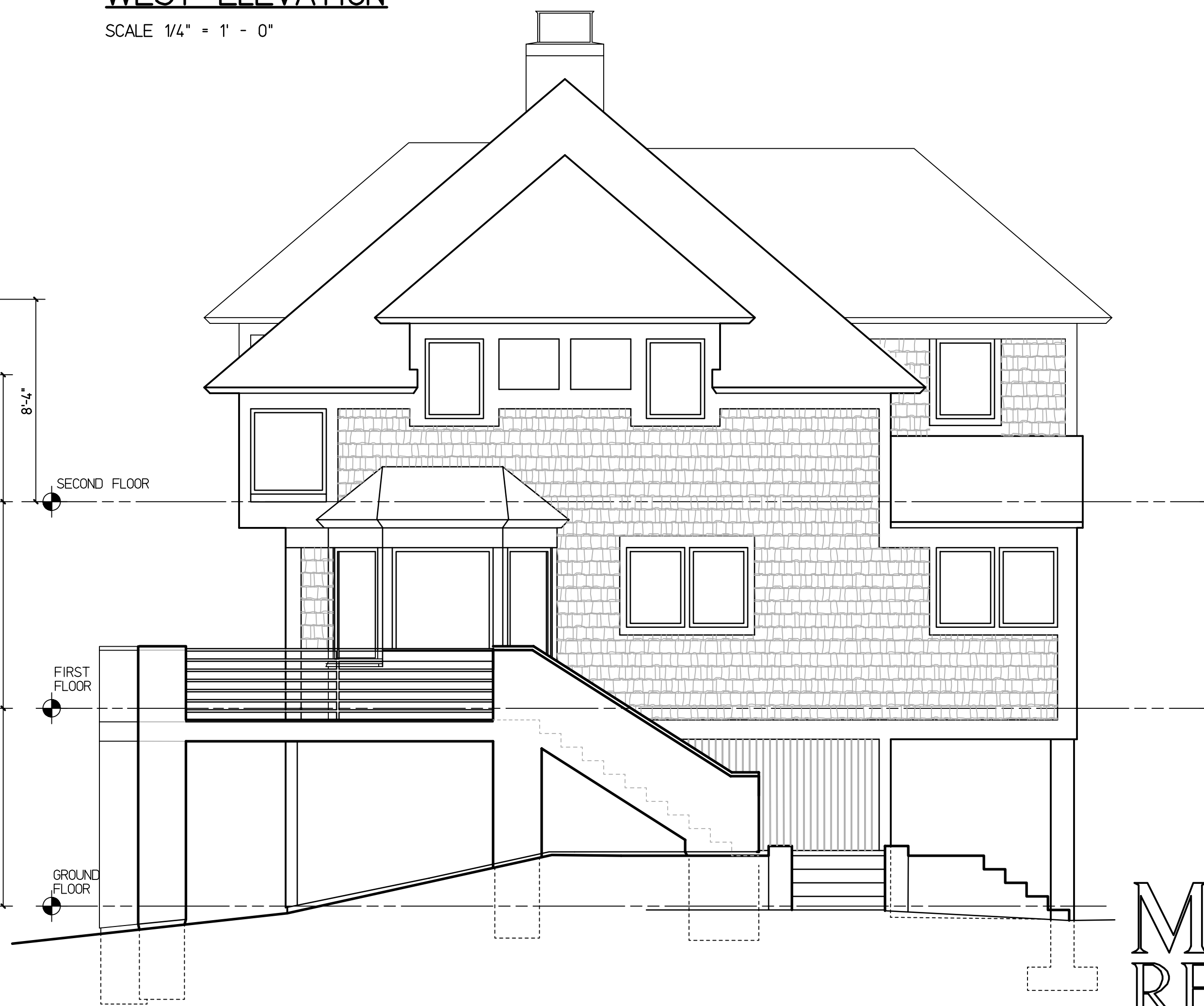
WEST ELEVATION

SCALE 1/4" = 1' - 0"



NORTH ELEVATION

SCALE 1/4" = 1' - 0"



SOUTH ELEVATION

SCALE 1/4" = 1' - 0"

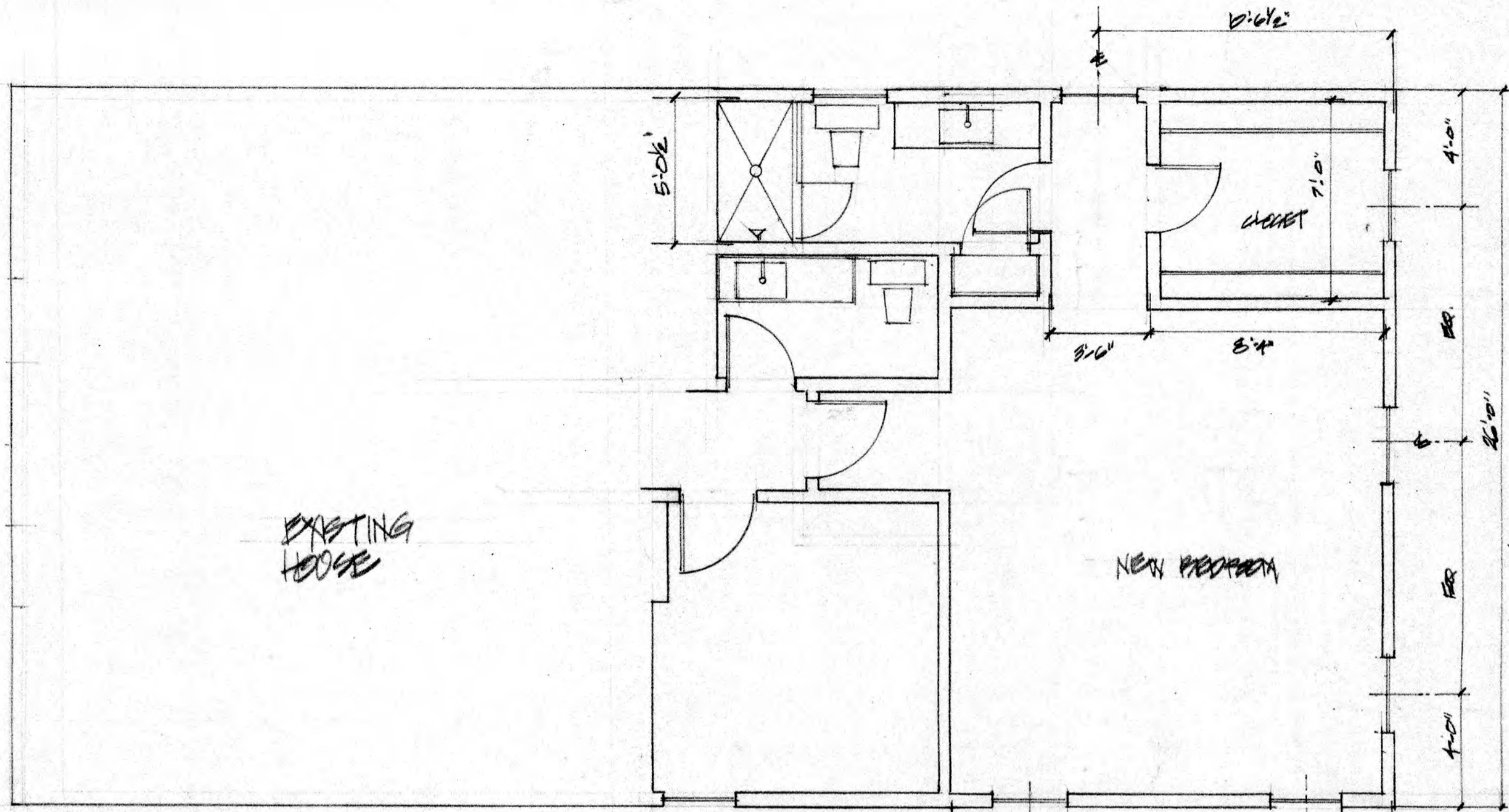


TMS
 ARCHITECTS
 30 PENHALLOW ST
 PORTSMOUTH, NH
 (603) 436-4274

**MURPHY
 RESIDENCE**

3 MARSH STREET
 PLUM ISLAND, NEWBURYPORT, MASS.

PROPOSED CONDITIONS
Elevations



PLAN
1/4"

FACE OF EXISTING BUILDING

ADDITION

Existing Peak Roof Elev. 30.40

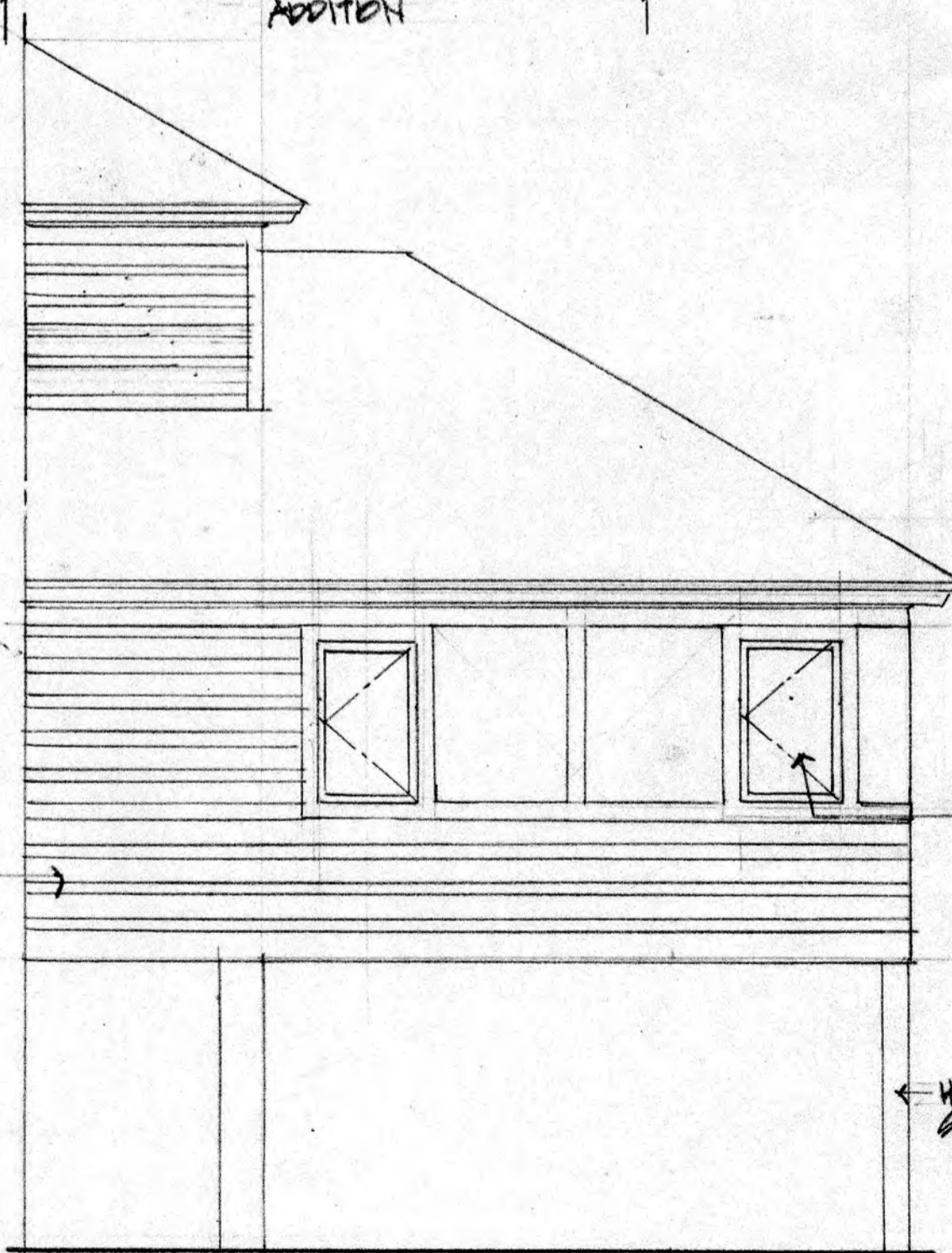
Existing Mean Roof Elev. 27.24

Proposed Addition Peak Roof Elev. 24.58

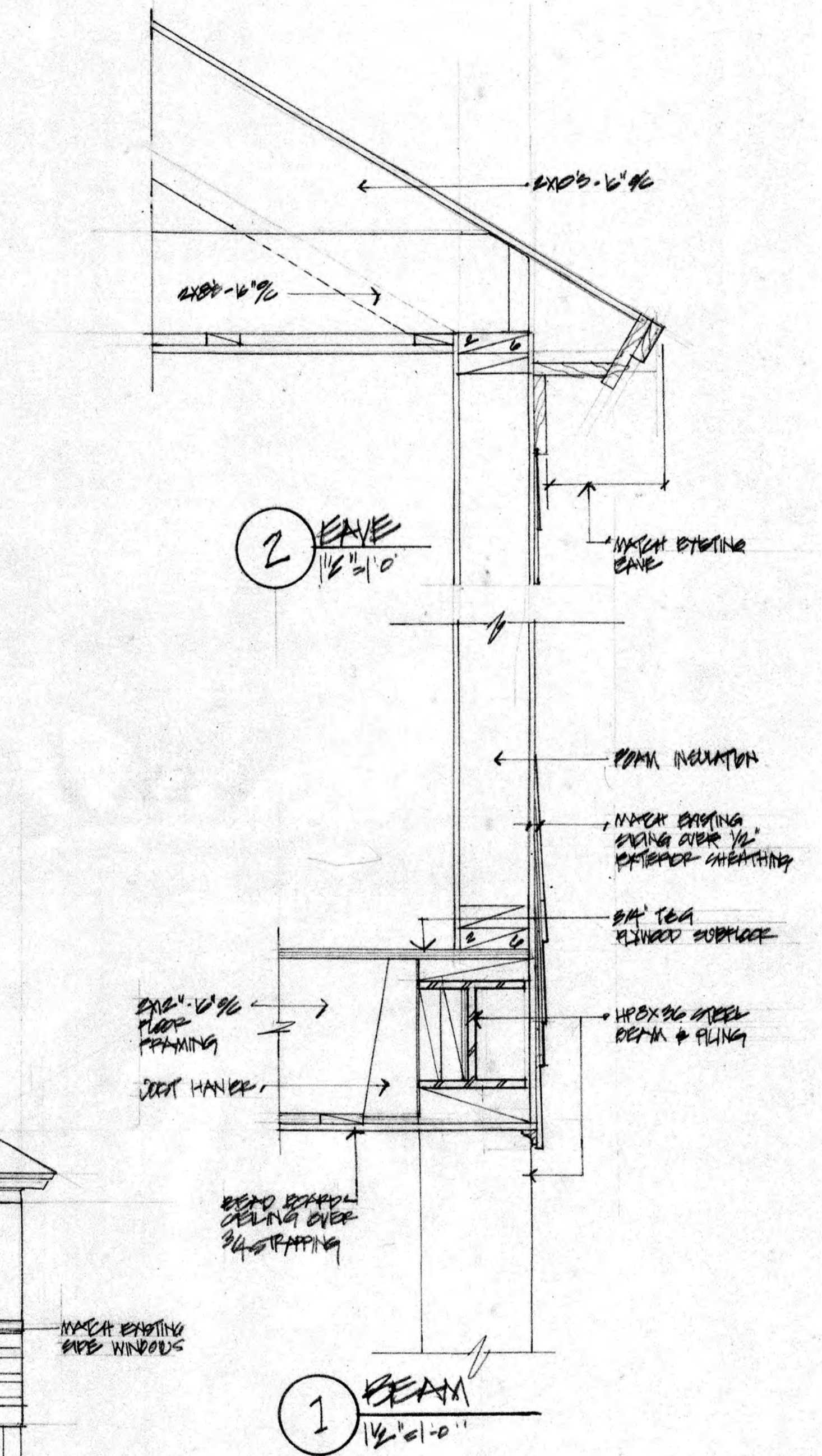
Proposed Addition Mean Roof Elev. 20.33



REAR ELEVATION
1/4"



SIDE ELEVATION
1/4"



MURPHY RESIDENCE
3 MARSH STREET