

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT for an IN-LAW APARTMENT

Petitioner: Brian McCloskey and Karen McCloskey c/o Mark Griffin Esq.

Mailing Address: 30 Green Street Newburyport, MA 01950

Phone: 978-462-1514 Email: mark@finnie.com

Property Address: 3 Wrights Court

Map and Lot(s): 39/38 Book and Page: Bk 35771 Pg 179

Zoning District: R-2 Years owned land: 9 mo

Owner(s) Name: Same as above

Mailing Address (if different): same as above

The in-law apartment will be occupied by: Katherine Roelke mother to Karen McCloskey
(relation to property owner)

- Dimensional requirements will be met for any new construction
- Additional permits are being sought for new construction
- There will be no new construction. All alterations will be within the existing structure.

The gross floor area of the in-law apartment will be: 697 sf

The gross floor area of all new construction for the in-law apartment will be: 697 sf

Number of parking spaces proposed: 1

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.

Petitioner and Landowner signature(s):

Signature [Handwritten Signature]

Print or type above name(s) here Mark Griffin for Brian McCloskey and Karen McCloskey.

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER
ZONING DENIAL

City APR#: 80

Name: Brian + Karen McCloskey

Address: 3 Wrights Court

Zoning District: R-II

Request: Convert Existing Space Above Garage To An In-Law Suite

ZONING BOARD

Dimensional Variance

| | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> PIOD (XXI) | <input type="checkbox"/> Parking (VII) |
| ___ Lot Area | ___ FAR | |
| ___ Open Space | ___ 2 1/2 stories | |
| ___ Front Yard | | |
| ___ Lot Frontage | ___ Side Yard | |
| ___ Height | ___ Rear Yard | |
| ___ Lot Coverage | ___ Lot Width | |

| | |
|--|---------------------------------------|
| Use Variance | Sign Variance |
| <input type="checkbox"/> Not permitted use (V) | <input type="checkbox"/> Signs (VIII) |
| | ___ Type |
| | ___ Lighting |
| | ___ Size |
| | ___ Location |

| | |
|--|---|
| Special Permit | Special Permit for Non-Conformities |
| <input type="checkbox"/> Special Permit for Use (V.D) Use #: _____ | <input type="checkbox"/> Extension or Alteration (IX.B.2) |
| <input type="checkbox"/> Spacing (VI.D) | ___ Parking |
| <input checked="" type="checkbox"/> In-Law Apartment (XIIA) | ___ Upward Extension |
| <input type="checkbox"/> Bonus for Multifamily Developments (XVI) | ___ Open Space |
| <input type="checkbox"/> Personal Wireless Communication Services (XX) | ___ Height |
| <input type="checkbox"/> Demolition Control Overlay District (XXVIII) | ___ Lot Area |
| <input type="checkbox"/> Wind Energy Conversion Facilities (XXVI) | ___ Rear Yard |
| | ___ Lot Coverage |
| | ___ Side Yard |
| | ___ Lot Frontage |
| | ___ Front Yard |
| | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| | ___ FAR |
| | ___ Height Increase |
| | ___ Footprint Expansion |
| | ___ # of bedrooms |

PLANNING BOARD

Special Permit

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

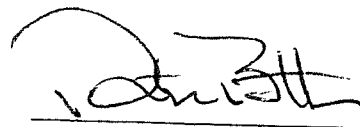
| | |
|--------------------------------|--|
| Site Plan Review (XV) | Smart Growth District (XXIX) |
| <input type="checkbox"/> Major | <input type="checkbox"/> Plan Approval |
| <input type="checkbox"/> Minor | |

HISTORICAL COMMISSION
 Demo. Delay Advisory Review

CONSERVATION COMMISSION

CITY COUNCIL
 GACM (X.H.9)

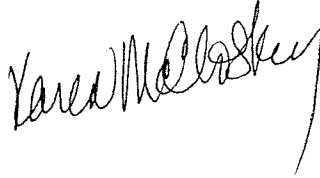
12/14/17
Date


Building Commissioner

MEMORANDUM

TO: Newburyport Building Department

FROM: Brian and Karen McCloskey



RE: 3 Wrights Court, Newburyport

DATE: December 7, 2017

We are currently building a single family home at the address above and it is our intent to incorporate an In-Law Suite above the garage.

We have attached the site plan for your reference.

Thank you for your consideration

*Karen work 403-379-8161
Cell 603-978-2580*

Brian cell 978-914-5625

RECEIVED

DEC 08 2017

CITY OF NEWBURYPORT
BUILDING DEPARTMENT

WRIGHTS COURT
PRIVATE WAY ~ 40 FT WIDE

N65°
4

L=78.90'
R=210.00'

73'
83.43'

LOT 3
26,688± S.F.

EXISTING
SINGLE FAMILY
DWELLING

Garage

144.76' S19°45'28"W

RUS
E.S.I

57.6

27.1

192.99'

FINNERAN & NICHOLSON, P.C.
ATTORNEYS AND COUNSELORS AT LAW
30 GREEN STREET
NEWBURYPORT, MASSACHUSETTS 01950
(978) 462-1514
FACSIMILE (978) 465-2584
E-MAIL: CASES@FINNIC.COM
WEBSITE: WWW.FINNERANNICHOLSON.COM

December 18, 2017

Newburyport Zoning Board of Appeals
Attn: Edward Ramsdell, Chairman
60 Pleasant Street
Newburyport, MA 01950

Re: 3 Wright's Court; Letter in Support of Special Permit for In Law Apartment
For Brian and Karen McCloskey
Our File 17-438

Dear Mr. Ramsdell:

I represent Brian and Karen McCloskey with respect to the proposed construction of an In-Law Apartment in their existing home. This letter is provided in support of their application for a Special Permit.

Existing Conditions

The Premises is located in the R-2 Zoning District. The lot is a recently created subdivision lot which more than conforms to current dimensional requirements. The current use is single family use which is permitted by right in the R-2 Zoning District. There is a recently constructed home on the lot which was built by right in accordance with a building permit and therefore meets all dimensional requirements.

Proposed Construction

The applicant proposes to construct an apartment within the existing home in the area above the garage bays. There will be no construction outside the existing building footprint. This lot is very large at 26,688; it is located off of Toppans Lane on a private way created by a subdivision. The petitioner proposes to build the In-Law Apartment within the existing building envelope. The Petitioner proposes a 697 sf in-law apartment above the garage bays.

In Law Special Permit Criteria – Section XIIA

- (a) The in-law apartment will be used to house a member of the owner`s family as set forth in Section XIIA(a). In this case it will be used to house Katherine Roelke, who is Karen McCloskey`s mother.
- (b) All dimensional requirements for the project will be otherwise met. The existing structure meets all dimensional requirements and was built “by right” as a single-family home in the R-2 Zoning District. There will be no additions to the existing footprint or building envelope associated with this apartment.
- (c) The GFA of the apartment will not exceed 700 square feet; this is the maximum amount for new construction. As shown on the floor plans the gross floor area of the apartment will be 697 square feet, which is less than the maximum amount of floor area allowed.
- (d) There are three parking spaces available in the garage and several more in the driveway; this is more than enough to accommodate the apartment and the single-family home. It is intended that Mrs. Roelke will have one of the garage bays for her to park her car.
- (e) All applicable safety and building codes will be met. This home and the apartment is new construction and as such it had to comply with all current safety and building codes.

General Special Permit Criteria – Section XH7

1. The particular use proposed is one family use, plus the In-Law Apartment use. The existing single-family home will remain and it complies in all respects with the use in the district and the dimensional requirements. The proposal is to construct an In-Law Apartment within the home which conforms to all dimensional requirements in the R-2 zoning district. The use code for the home is Use 101.
2. The requested use is essential and desirable to the public convenience and welfare. The existing home is a single family. An intent of Section XIIA is to allow parents and their children to live together where the need and desire exist, so long as it is not outweighed by the adverse impact upon the community. This apartment meets the intent of the Ordinance in that it will allow Mrs. McCloskey`s mother to reside with the petitioners. The impact will be minimal as there is more than sufficient lot area and space between neighboring property owners so that there will be no appreciable difference in having on more adult person in the house. The garage already accommodates three cars so parking is also not a factor.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. Required parking will be provided as set forth above and no significant increase in traffic will occur from the addition of one additional dwelling unit beyond what previously exists on the site.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system. The addition of one additional small dwelling unit beyond what previously existed will not tax the City's infrastructure.
5. There are no special regulations for the use set forth in the Special Permit Table.¹
6. The use will not impair the integrity or the character of the district or adjoining districts nor be detrimental to the health or welfare. The R-2 Zoning District is primarily intended to provide for single and two family uses in accordance with Section III-B of the Zoning Ordinance. The addition of this small apartment is a much lesser impact than a two-family use would be due to the significant limitations on size and length of usage.
7. The project will not cause an excess of that particular use that could be detrimental to the character of the neighborhood. The Petitioner is unaware of any other in law apartments in the neighborhood.
8. The proposed use is in harmony with the purpose and intent of the Zoning Ordinance as the R-2 Zoning District is intended for single family and two-family use. The In-law apartment meets the spirit of the district as a second dwelling unit and also of section XIA, where it meets that criteria.
9. The proposed home will not emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution. The residential use will comply with all applicable public health and safety code requirements.

For the aforementioned reasons the Petitioners request that the ZBA grant the application for a Special Permit for an In-Law Apartment. The Petitioners agree to abide by such conditions as are applicable in Section XIA (f)-(j).

Sincerely,



Mark Griffin
MG
Encl.

¹ There are, however, conditions set forth in Section XIA as to the length of time and extensions thereon for the permit, as well as periodic inspections by the building inspector to ensure compliance with the Section.

TOPO UTILITIES STRT/ROAD LOCATION
 RESIDENTL
 RES LAND
 RESIDENTL

SUPPLEMENTAL DATA
 CONDO CV:
 INLAW Y/N:
 LOT SPLIT: FY16
 40B HSNQ:

Other ID: 39-38
 SUB-DIV:
 PHOTO
 WARD
 4
 TITLE #:
 ATT 1/2 HSE: Y
 GIS ID: M_249992_951372

| Year | Type | Description | Amount | Code | Description | Number | Amount | Code | Int. |
|----------------------------|------|-------------------------|--------------------------|------------|-------------|--------|-----------|------|------|
| RECORD OF OWNERSHIP | | | | | | | | | |
| | | FREEMONT-SMITH THOMAS D | 33755/0469 | 12/22/2014 | U | 1 | 350,000 | 10 | |
| | | SHANACHE PARTNERS LLC | 32919/0032 | 10/29/2013 | U | 1 | 2,800,000 | 1V | |
| | | RINDLER ALFRED G | 6168/623 | 07/31/1975 | | | 0 | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | | |
| Description | | | Amount | Code | Description | Number | Amount | Code | Int. |
| Total | | | | | | | | | |

| Year | Type | Description | Amount | Code | Description | Number | Amount | Code | Int. |
|----------------------------|------|-------------------------|--------------------------|------------|-------------|--------|-----------|------|------|
| RECORD OF OWNERSHIP | | | | | | | | | |
| | | FREEMONT-SMITH THOMAS D | 33755/0469 | 12/22/2014 | U | 1 | 350,000 | 10 | |
| | | SHANACHE PARTNERS LLC | 32919/0032 | 10/29/2013 | U | 1 | 2,800,000 | 1V | |
| | | RINDLER ALFRED G | 6168/623 | 07/31/1975 | | | 0 | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | | |
| Description | | | Amount | Code | Description | Number | Amount | Code | Int. |
| Total | | | | | | | | | |

ASSESSING NEIGHBORHOOD
 Street Index Name Tracing Batch
 6/A

NOTES
 LOT 4.
 #2 WRIGHTS COURT RESERVED FOR
 FUTURE ADDRESS IF NEEDED.

WHITE- HALF A HOUSE
 2013 SALE INCLUDES 39/39A & 39/40.
 FY15 LOT SPLIT = PLAN BOOK 440 PLAN 18
 LOT 2. PLAN BOOK 440 PLAN 20 = EASEMENT
 PLAN FOR WRIGHTS COURT.
 FY16 LOT SPLIT = PLAN BOOK 444 PLAN 81

| Permit ID | Issue Date | Type | Description | Amount | Insp Date | % Comp. | Date Comp. | Comments | Date | ID | IS | CD | Purpose/Result |
|------------|------------|------|-------------|--------|------------|---------|------------|----------------|------------|----|----|----|--------------------------|
| A/R 10-486 | 10/19/2010 | RS | Residential | 6,200 | 08/18/2011 | 100 | 07/01/2011 | STRIP & REROOF | 08/18/2011 | DR | 50 | 50 | Building Permit |
| | | | | | | | | | 11/03/1997 | CN | 07 | 04 | Measur/Inf/Dr Info taken |
| | | | | | | | | | 10/17/1988 | DS | 04 | 04 | Measur/Act/Boarded up |

| B # | Code | Use | Description | Zone | D | Front | Depth | Units | Price | Unit | Acres | Disc | Factor | S.A. | Disc | Factor | Idx | Adj. | Notes-Adj | Special Pricing | Spec Use | Spec Code | Spec Rate | Unit Price | Land Value |
|--|------|------------|-------------|------|---|-------|-------|--------|-------|--------|-------|--------|--------|------|------|--------|-----|------|-----------|-----------------|----------|-----------|-----------|------------|------------|
| 1 | 1010 | SINGLE FAM | R2 | | | | | 20,085 | 11.29 | 1,1500 | 6 | 1.0000 | 0.95 | | | | | | | | | | 1.00 | 12.33 | 247,700 |
| Parcel Total Land Area: 0.46 AC | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Card Land Units: 0.46 AC Parcel Total Land Area: 0.46 AC | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Land Value: 247,700 | | | | | | | | | | | | | | | | | | | | | | | | | |

NET TOTAL APPRAISED PARCEL VALUE 582,500

CONSTRUCTION DETAIL

| Element | Cd | Ch | Description |
|-------------------|----|----|--------------------|
| Style | 3A | | Old Style Colonial |
| Model | 01 | | Residential |
| Grade | 04 | | Average +10 |
| Stories | 2 | | 2 Stories |
| Occupancy | 1 | | |
| Exterior Wall 1 | 11 | | Clapboard |
| Exterior Wall 2 | 07 | | Asbest Shingle |
| Roof Structure | 03 | | Gable/Hip |
| Roof Cover | 03 | | Asph/F Gls/Cmp |
| Interior Wall 1 | 03 | | Plastered |
| Interior Wall 2 | | | |
| Interior Flr 1 | 09 | | Pine/Soft Wood |
| Interior Flr 2 | | | |
| Heat Fuel | 03 | | Gas |
| Heat Type | 06 | | Steam |
| AC Type | 01 | | None |
| Total Bedrooms | 03 | | 3 Bedrooms |
| Total Bthrms | 4 | | |
| Total Hiall Baths | 1 | | |
| Total Xtra Fixtrs | | | |
| Total Rooms | 7 | | 7 Rooms |
| Bath Style | 02 | | Average |
| Kitchen Style | 02 | | Average |

COST/MARKET VALUATION

| | |
|--------------------------|---------|
| Adj. Base Rate: | 157.06 |
| Replace Cost | 435,844 |
| AYB | 1856 |
| EYB | 1992 |
| Dep Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 24 |
| Functional Obslnc | 0 |
| External Obslnc | 0 |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | 76 |
| Overall % Cond | 331,200 |
| Apprais Val | |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Description | L/B: Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|------|-------------|-----|-----------------|------------|------------|------|-----|-------|-----|------|-----------|
| EGRI | GARAGE-AVE | | | 520 | 28.00 | 1988 | | 0 | | 25 | 3,600 |

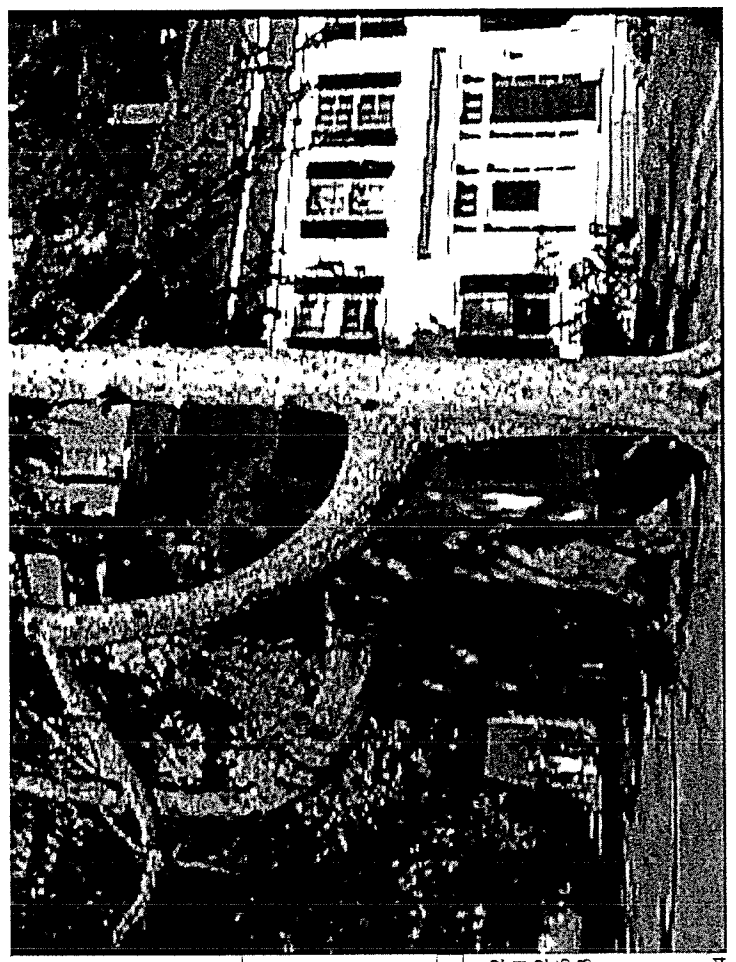
BUILDING SUB-AREA SUMMARY SECTION

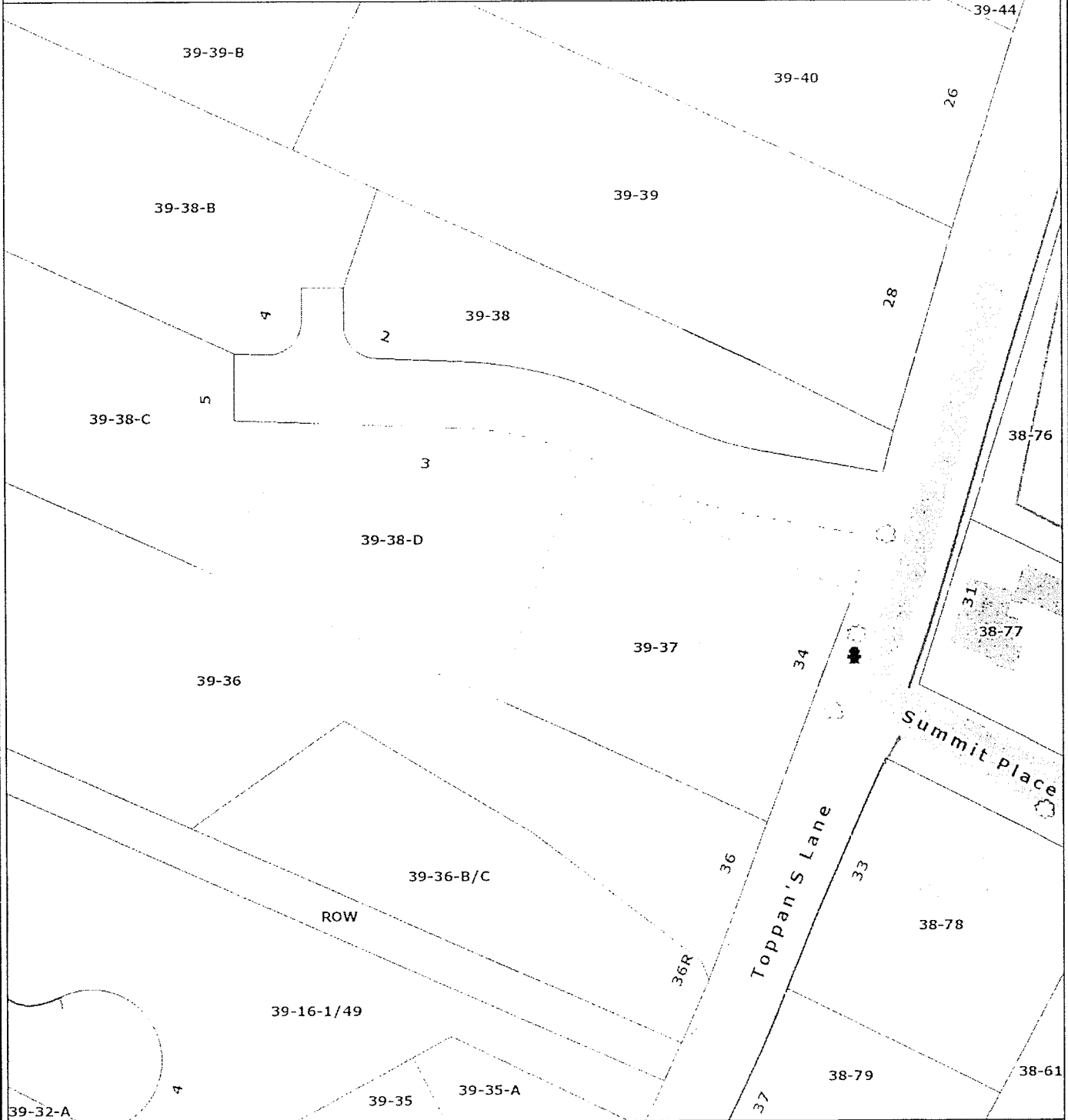
| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprcc. Value |
|----------------------------|-----------------------------|-------------|------------|----------|-----------|-----------------|
| BAS | First Floor | 1,180 | 1,180 | 1,180 | 157.06 | 185,332 |
| FAT | Attic | 163 | 816 | 163 | 31.37 | 25,601 |
| FUS | Upper Story, Finished | 1,180 | 1,180 | 1,180 | 157.06 | 185,332 |
| UBM | Basement, Unfinished | 0 | 1,180 | 236 | 31.41 | 37,066 |
| UEP | Porch, Enclosed, Unfinished | 0 | 32 | 16 | 78.53 | 2,513 |
| | | | | | | |
| Tot. Gross Liv/Louse Area: | | 2,523 | 4,388 | 2,775 | | 435,844 |

| | |
|-----|----|
| FUS | 13 |
| BAS | 28 |
| UBM | |

| Code | Description | Percentage |
|------|-------------|------------|
| 1010 | SINGLE FAM | 100 |

| | |
|-----|----|
| FAT | 24 |
| FUS | |
| BAS | |
| UBM | |





| | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> MVPC Bo <input type="checkbox"/> Newburyport Boundary Trees <ul style="list-style-type: none"> ● Immediate Action Needed ○ No Action Needed ○ Unknown - Railroad <input type="checkbox"/> Parcels Sidewalks Water System <ul style="list-style-type: none"> ● Hydrant - Trails Building Footprints Driveways <input type="checkbox"/> Easements | <ul style="list-style-type: none"> Road Right of Way <ul style="list-style-type: none"> Paved Unpaved Hydrographic Features <ul style="list-style-type: none"> Streams Stream Intermittent Stream Wetlands <ul style="list-style-type: none"> City City and State State Exempt Lands Recreation Areas |
|--|---|

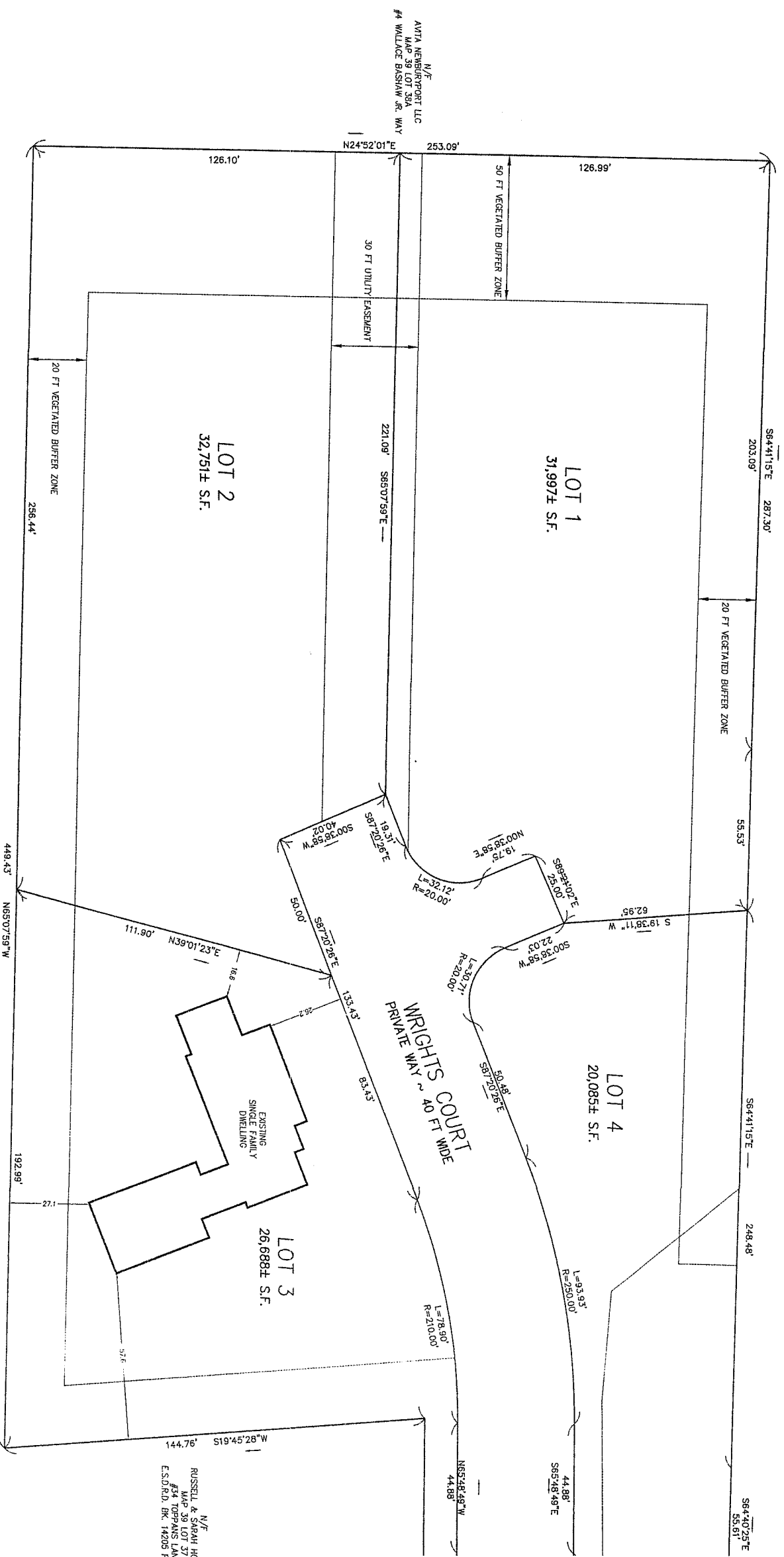
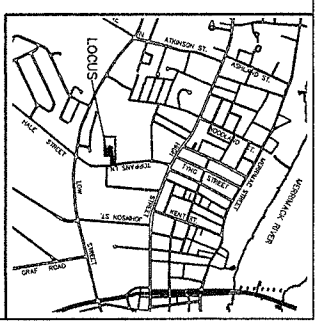
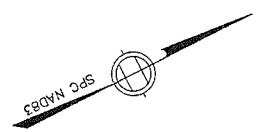
1" = 85 ft



Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters. Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport. Additional data provided by the Executive Office of Environmental Affairs' MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

N/F
VIRGINIA ERAAMO
MAP 39 LOT 38B
#78B TOPPANS LANE
E.S.D.R.D. BK. 2833 PG. 380

N/F
ASHWIN KOSHERBI & MARY BEHN STICGERWALD
MAP 39 LOT 39
#28 TOPPANS LANE
E.S.D.R.D. BK. 16205 PG. 140



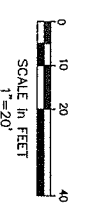
N/F
THOMAS SMITH & ANNE MARGUERITE
MAP 39
#36 TOPPANS LANE
E.S.D.R.D. BK. 9202 PG. 67

N/F
RUSSELL & SARAH HOLDEN
MAP 39 LOT 37
#34 TOPPANS LANE
E.S.D.R.D. BK. 14205 PG. 82

NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE FOUNDATION AS-BUILT LOCATION ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON SEPTEMBER 21, 2017.
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.

PLS. EVERETT J. CHANDLER, P.L.S., MASS. REGISTRATION NO. 41783
DATE 10/31/17

LOCUS TITLE INFORMATION
3. WRIGHTS COURT
OWNER: KAREN R. MOLOSKOY REVOCABLE TRUST
DEED REFERENCE: BOOK 35771 PAGE 179
ASSESSORS: MAP 39 PARCEL 380
PLAN REFERENCE: PLAN BOOK 444 PLAN 81, LOT 3



Copyright 2017 Winter GEC, LLC

| | | | | | | | | | | | |
|---|------|---|-----------|---|--|--|--|---|--|--|--|
| Winter GEC, LLC 34 WINTER STREET NEWBURYPORT, MA 01950 978-270-8628 | | SCALE: HORIZ. 1" = 20' VERT. N.A. | | FIELD: J.P.L. CALCS: J.P.L. CHECKED: E.A.C. APPROVED: E.A.C. | | FOUNDATION AS-BUILT PLAN #3 WRIGHTS COURT LOT 3 | | NEWBURYPORT, MASSACHUSETTS SURVEYED FOR RIVER VILLAGE BUILDERS | | PROJECT NO. 3WRIGHTS DATE: OCT 31, 2017 SHEET NO. 1 OF 1 | |
| NO. | DATE | BY | REVISIONS | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**THE
MCCLOSKEY
RESIDENCE**

AT
LOT NO. 3, WRIGHT'S LANE
NEWBURYPORIT, MA 01950

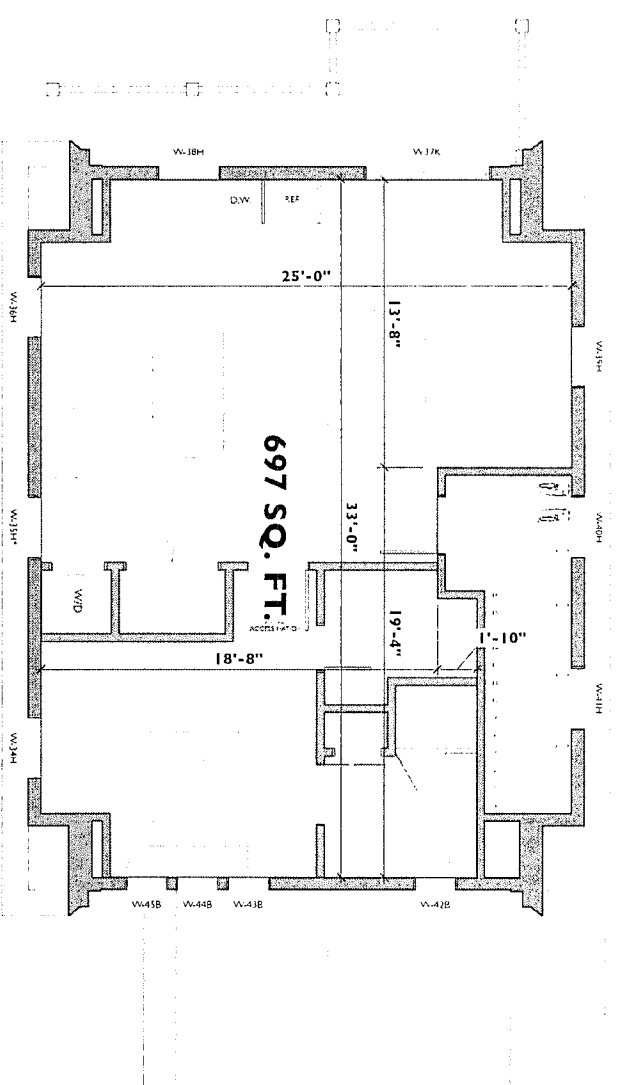
ARCHITECT:

SCOTT M. BROWN

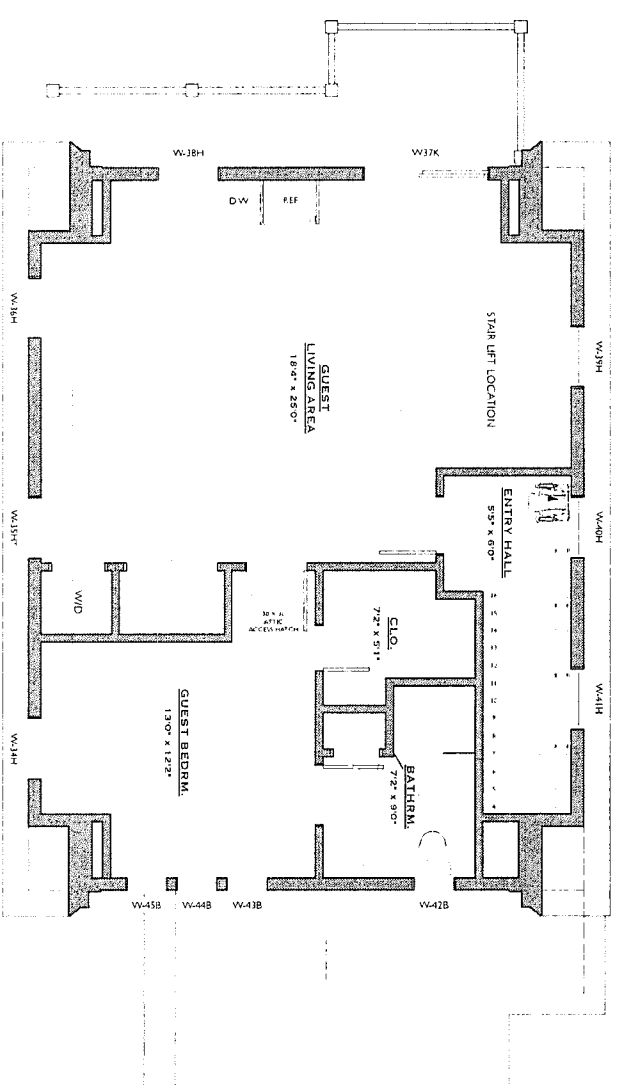
29 WATER STREET,
SUITE 209

NEWBURYPORIT, MA 01950
T. 978.465.3535

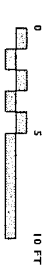
WWW.SCOTTBROWNMARCHITECT.COM



2 PROPOSED IN-LAW APARTMENT DIMENSIONAL PLAN
Scale 1/4" = 1'-0"



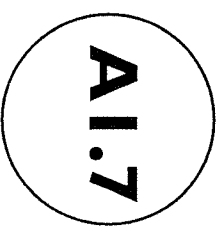
1 PROPOSED IN-LAW APARTMENT PLAN
Scale 1/4" = 1'-0"



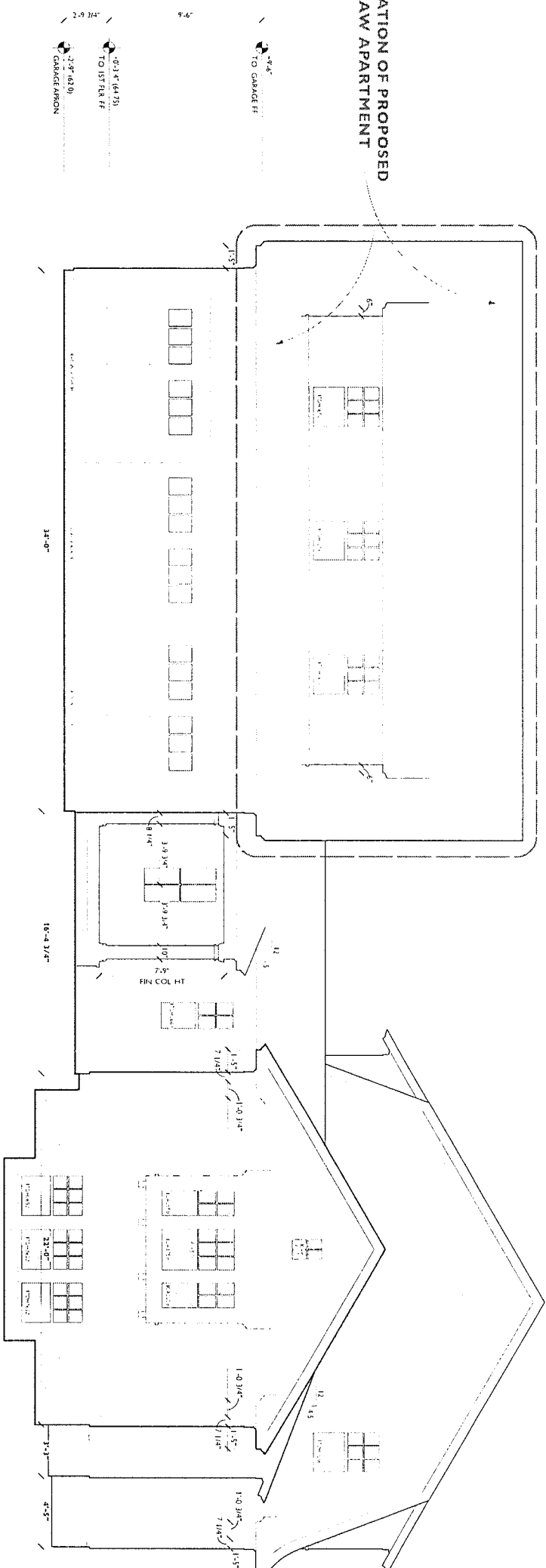
| MARK | DATE | REVISIONS |
|------|---------|------------------|
| | 3-2-17 | SD MEETING |
| | 3-20-17 | SD MEETING |
| | 4-5-17 | DD MEETING |
| | 4-30-17 | PROGRESS SET |
| | 6-7-17 | PERMIT SET |
| | 7-24-17 | CONSTRUCTION SET |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**IN-LAW
APARTMENT PLAN**

SCALE : 1/4" = 1'-0"

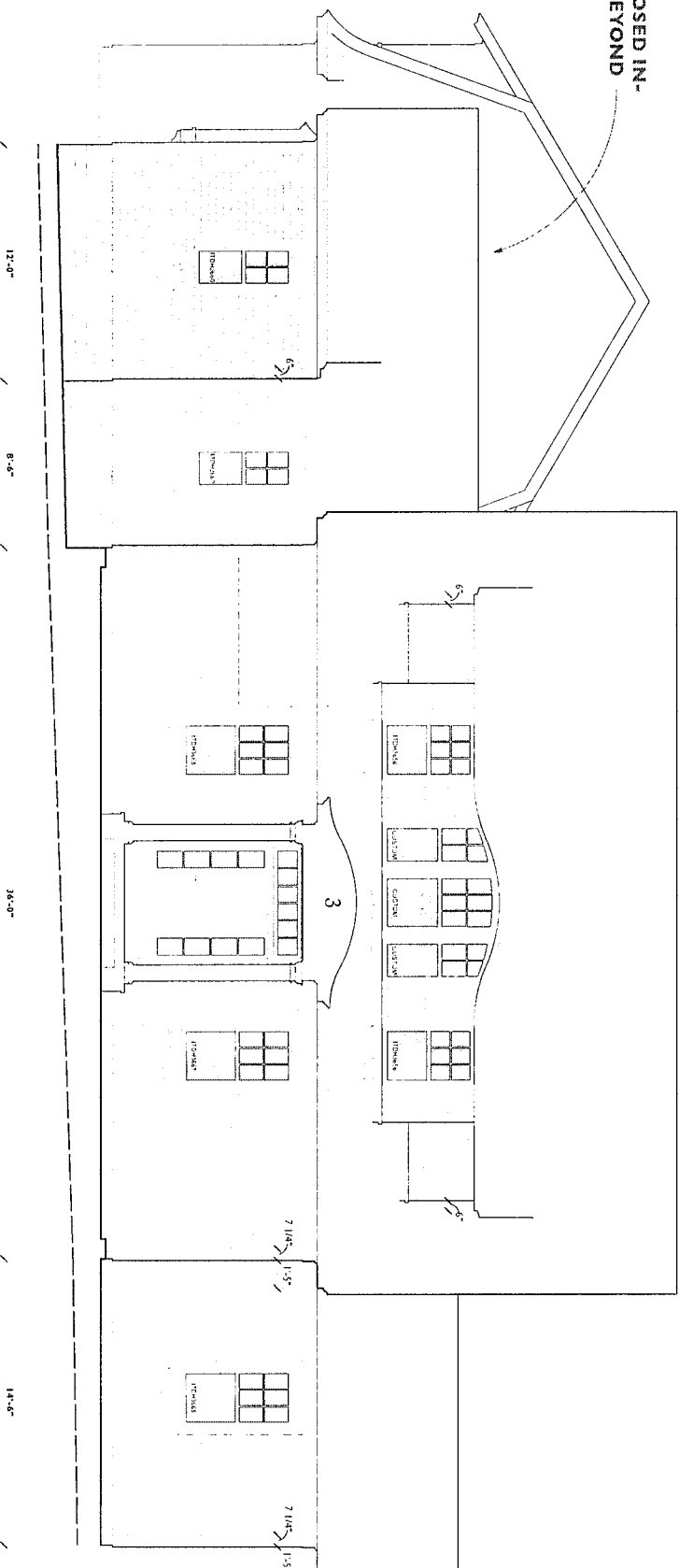


LOCATION OF PROPOSED
IN-LAW APARTMENT



2 EAST ELEVATION (LEFT SIDE ELEVATION)
SCALE 1/4" = 1'-0"

LOCATION OF PROPOSED IN-
LAW APARTMENT, BEYOND



1 NORTH ELEVATION (FRONT ELEVATION)
SCALE 1/4" = 1'-0"

**THE
MCCLOSKEY
RESIDENCE**
AT
LOT NO. 3, WRIGHT'S LANE
NEWBURYPORT, MA 01950

ARCHITECT:
SCOTT M. BROWN
29 WATER STREET,
SUITE 209
NEWBURYPORT, MA 01950
T. 978.465.3535
WWW.SCOTTBROWNSRCHIT.COM

| MARK | DATE | REVISIONS |
|------|---------|------------------|
| | 3-2-17 | SD MEETING |
| | 3-20-17 | SD MEETING |
| | 4-5-17 | DD MEETING |
| | 4-30-17 | PROGRESS SET |
| | 6-7-17 | PERMIT SET |
| | 7-24-17 | CONSTRUCTION SET |

**FRONT / LEFT SIDE
ELEVATIONS**
SCALE : 1/4" = 1'-0"

A2.1

**THE
MCCLOSKEY
RESIDENCE**

AT
LOT NO. 3, WRIGHT'S LANE
NEWBURYPORT, MA 01950

ARCHITECT:

SCOTT M. BROWN

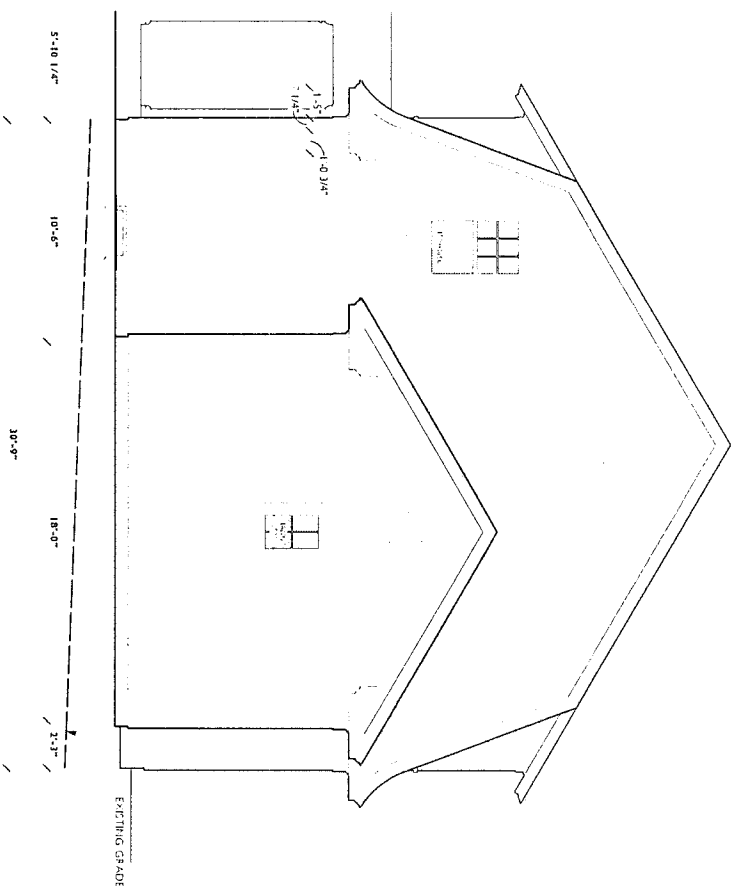
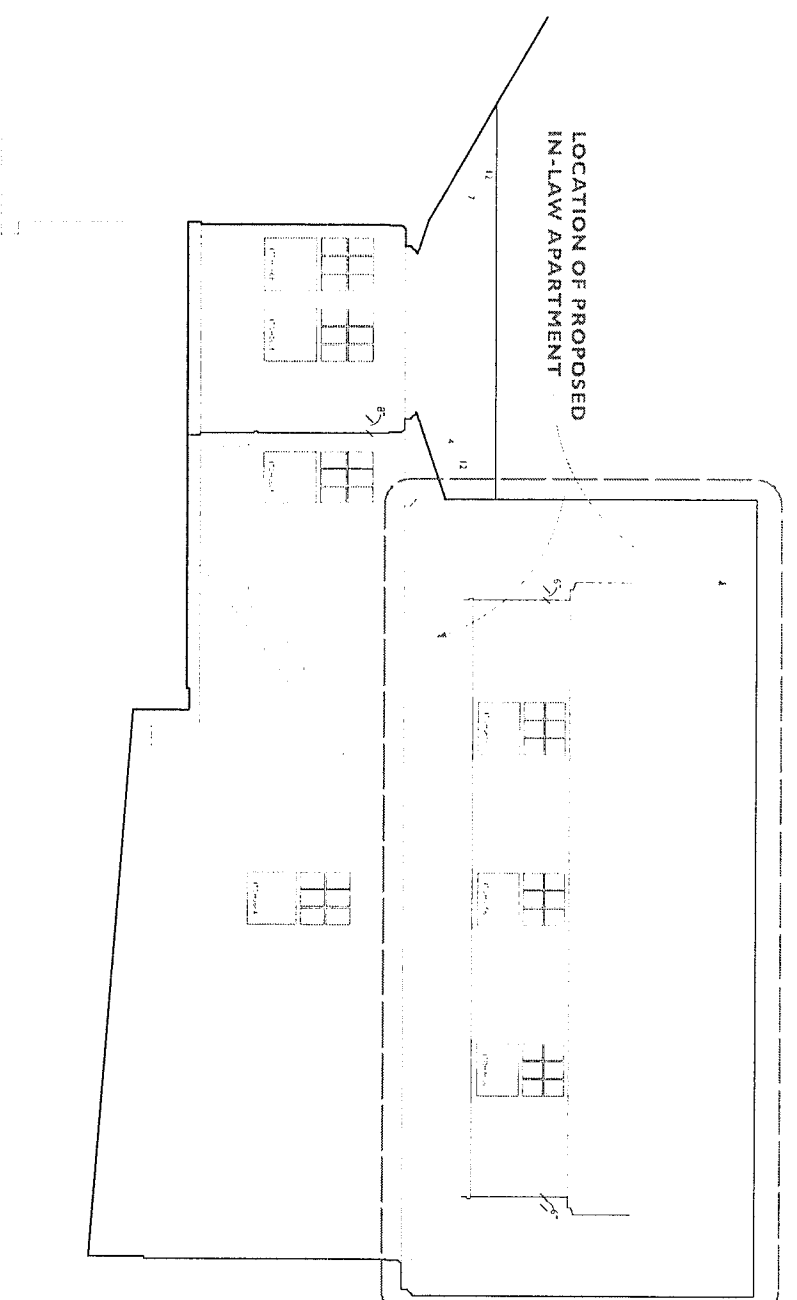
29 WATER STREET,

SUITE 209

NEWBURYPORT, MA 01950

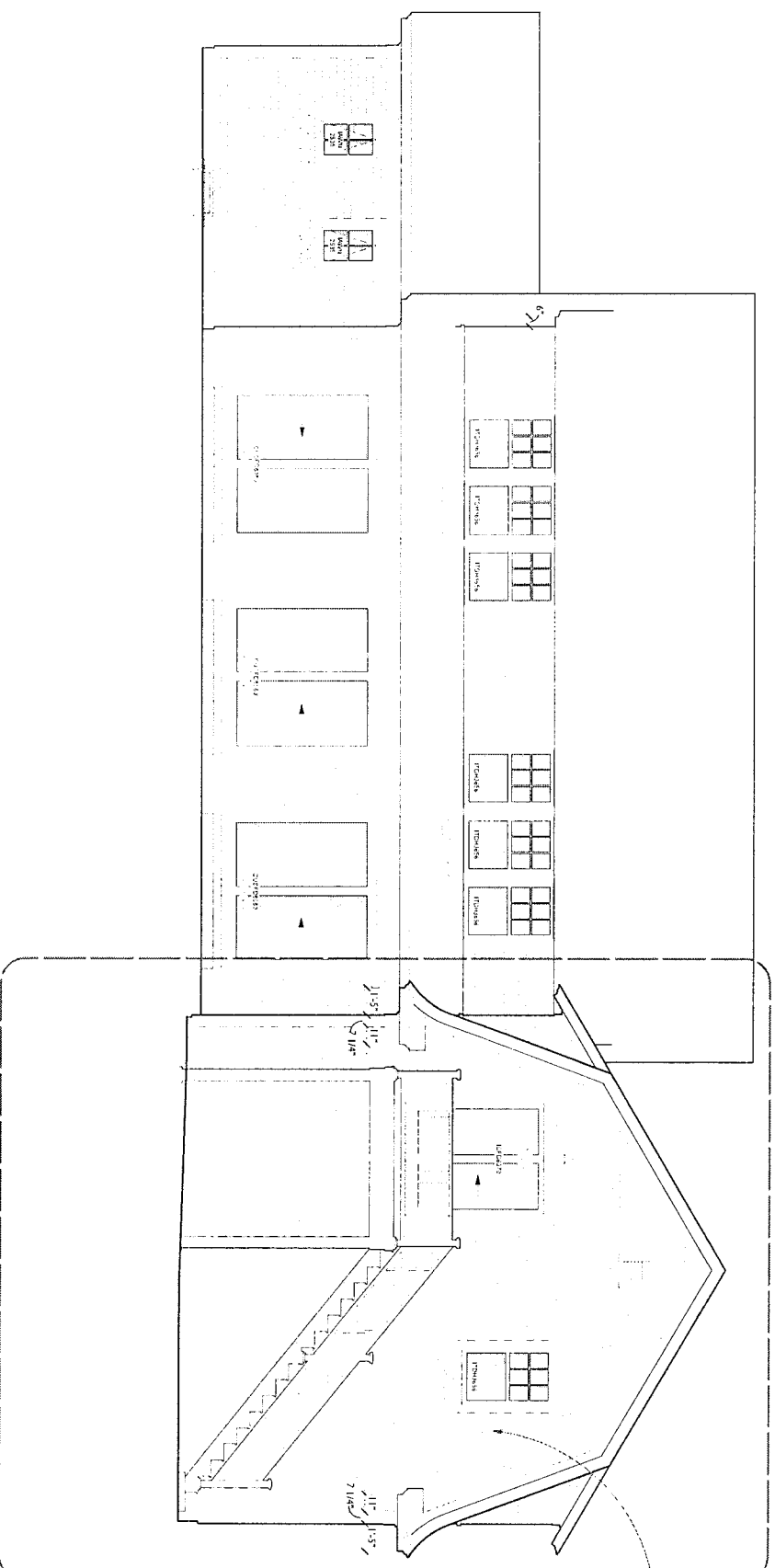
T. 978.465.3535

WWW.SCOTTBROWNNARCHITECT.COM



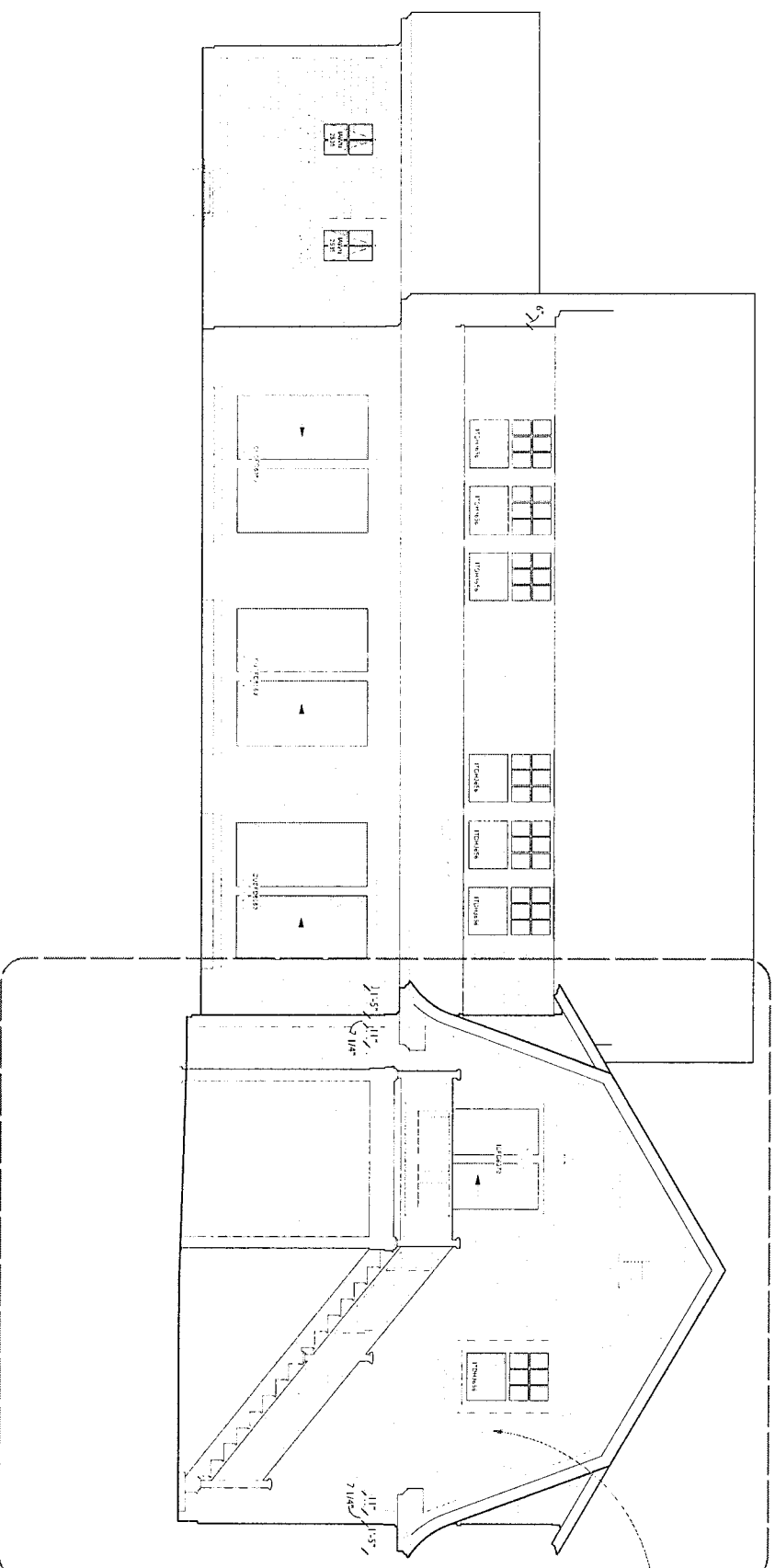
3 WEST ELEVATION (RIGHT SIDE ELEVATION)
SCALE 1/4" = 1'-0"

2 PARTIAL WEST ELEVATION (GARAGE REAR ELEVATION)
SCALE 1/4" = 1'-0"



LOCATION OF PROPOSED
IN-LAW APARTMENT

1 SOUTH ELEVATION (REAR ELEVATION)
SCALE 1/4" = 1'-0"

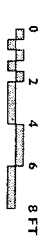


MARK DATE REVISIONS

| | |
|---------|------------------|
| 3-2-17 | SD MEETING |
| 3-20-17 | SD MEETING |
| 4-5-17 | DD MEETING |
| 4-30-17 | PROGRESS SET |
| 6-7-17 | PERMIT SET |
| 7-24-17 | CONSTRUCTION SET |

**REAR / RIGHT SIDE
ELEVATIONS**

SCALE: 1/4" = 1'-0"



A2.2