

**490 Merrimac Street,  
Newburyport**

*Application for*  
**Special Permit for Non-Conformities**

**April 27, 2021**



Mead, Talerman & Costa, LLC  
Attorneys at Law

**490 Merrimac Street,  
Newburyport**  
**Existing Conditions**

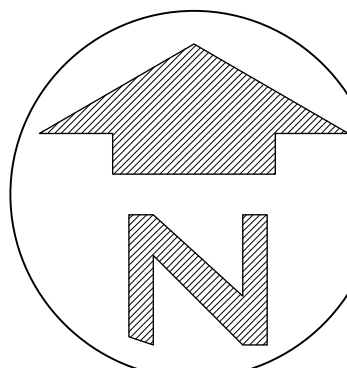
## **Existing Conditions**

- Located in R-1 District.
- Existing Structure built in or around 1890.
- Owners previously went before Historical Commission in November 2020 and received release for demolition.
- Existing nonconformities:
  - Lot Size: Requires 20,000 Sq. Ft. where the Lot has 11,100 Sq. Ft.
  - Frontage: Requires 125 feet where there is 122.6 feet for this lot.
  - Front Yard Setback: Requires 30 feet where currently is 10.9 feet.
  - Side Yard Setback: Requires 20 feet where west side setback is 15.1 feet.

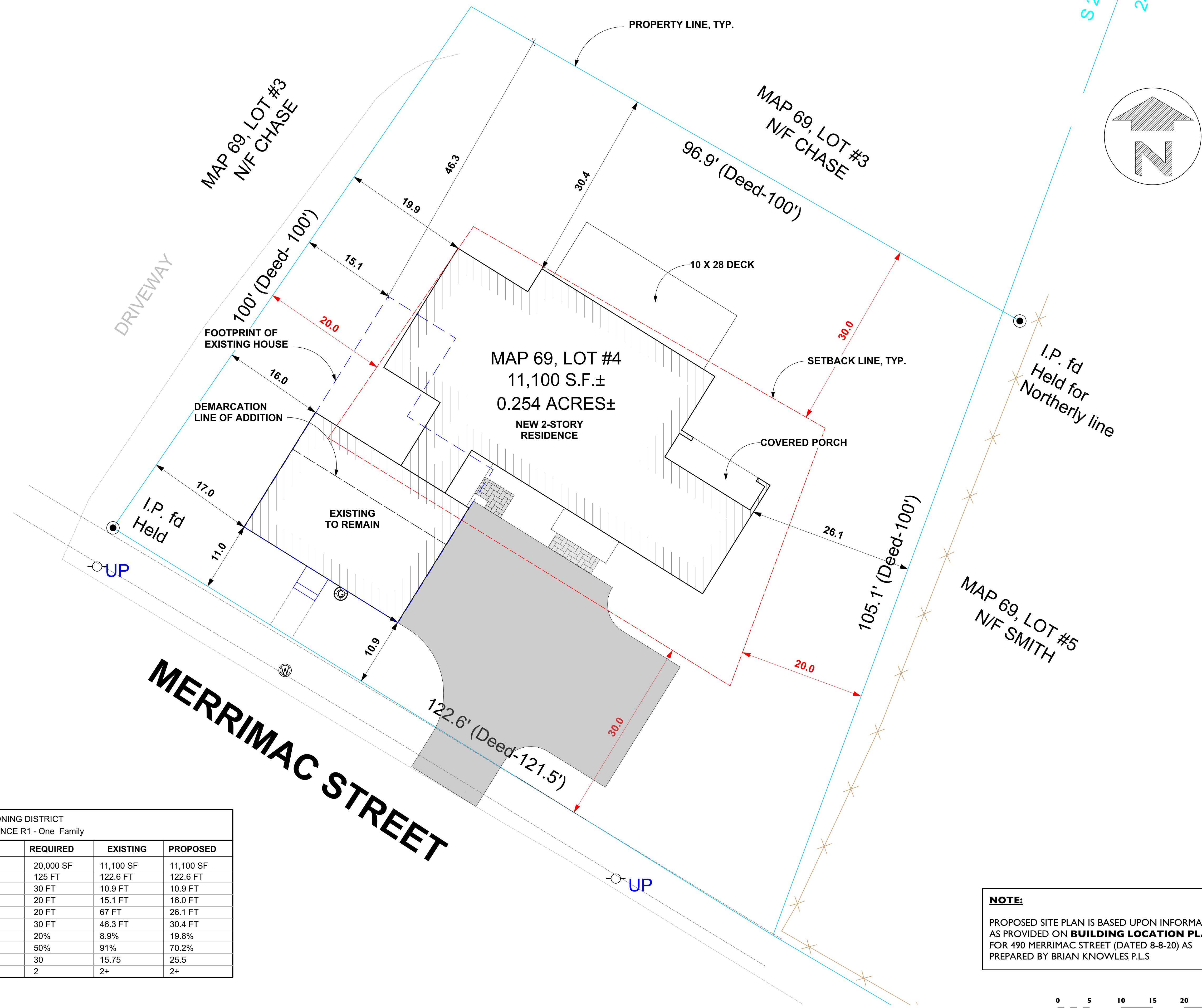
## Proposed Application

**490 Merrimac Street,  
Newburyport  
Proposed Application**

- Reconstruct existing structure into a garage and connect single family home to its rear.
- New single family home portion is entirely within the existing dimensional requirements apart from 19.9 west side setback.
- Portion of existing structure being reconstructed into attached garage will improve west side setback from 15.1 feet to 16 feet, but is being “extended” requiring a Special Permit.
- Increase of over 500 Sq. Ft. to nonconforming structure also triggers Special Permit.



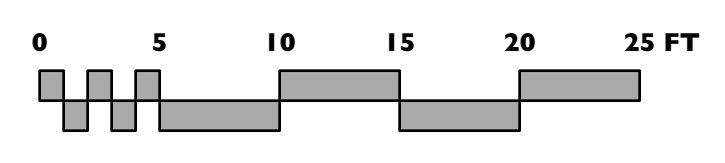
S 20° 14' 06" W  
241.00'



**PROPOSED NEW RESIDENCE**  
AT  
490 MERRIMAC STREET,  
NEWBURYPORT, MA 01950

ZONING DISTRICT RESIDENCE R1 - One Family			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	11,100 SF	11,100 SF
LOT FRONTAGE	125 FT	122.6 FT	122.6 FT
FRONT YARD	30 FT	10.9 FT	10.9 FT
SIDE YARD A	20 FT	15.1 FT	16.0 FT
SIDE YARD B	20 FT	67 FT	26.1 FT
REAR YARD	30 FT	46.3 FT	30.4 FT
LOT COVERAGE	20%	8.9%	19.8%
OPEN SPACE	50%	91%	70.2%
HEIGHT	30	15.75	25.5
PARKING SPACES	2	2+	2+

**NOTE:**  
PROPOSED SITE PLAN IS BASED UPON INFORMATION  
AS PROVIDED ON **BUILDING LOCATION PLAN**  
FOR 490 MERRIMAC STREET (DATED 8-8-20) AS  
PREPARED BY BRIAN KNOWLES P.L.S.



REVISION & REISSUE NOTES		
No.	Date	Notes

Project # 2021-14     Project Manager X.X.     Date 3-14-21

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

**PROPOSED SITE PLAN**

**A0.0**

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CAD File Name: 490MerrimacSLD\_SitePlan-TitleSheet.vwx



① SOUTH ELEVATION (FRONT)  
1/8" = 1'-0"



② NORTH ELEVATION (BACK)  
1/8" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
PROJECT

**Metcalf  
Residence**

490 Merrimac St.  
Newbury Port, MA

**Adam Metcalf**

ISSUE DATE  
10/28/2020

SHEET INFORMATION  
TITLE

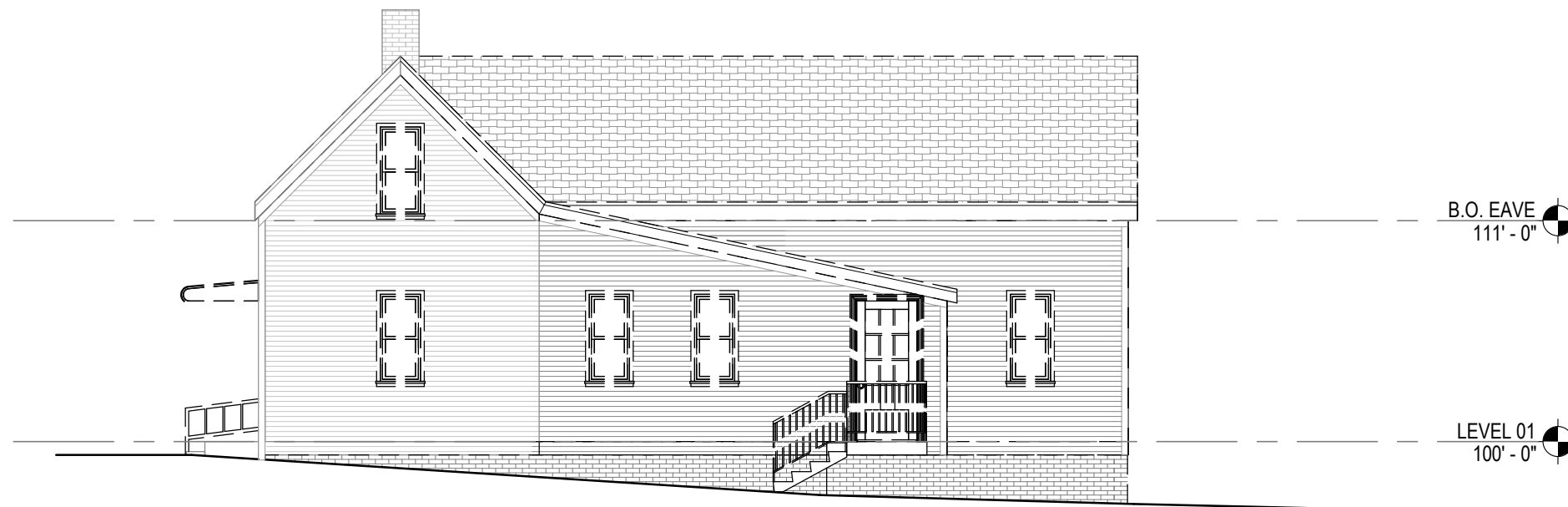
**EXISTING + DEMO  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-01**



① WEST ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
PROJECT

**Metcalf  
Residence**

490 Merrimac St.  
Newbury Port, MA

**Adam Metcalf**

ISSUE DATE

10/28/2020

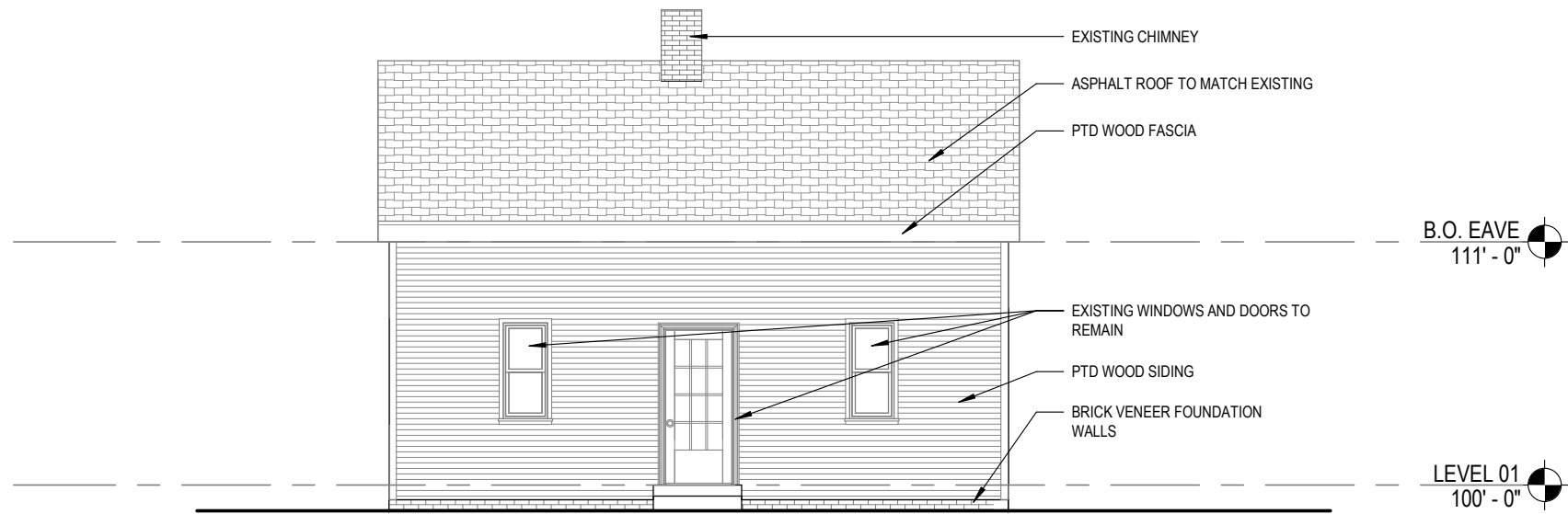
SHEET INFORMATION

TITLE

**EXISTING +DEMO  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-02**



① SOUTH ELEVATION - NEW (FRONT)  
1/8" = 1'-0"



② NORTH ELEVATION - NEW (BACK)  
1/8" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
PROJECT

**Metcalf  
Residence**

490 Merrimac St.  
Newbury Port, MA

**Adam Metcalf**

ISSUE DATE  
10/28/2020

SHEET INFORMATION  
TITLE

**PROPOSED EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-03**

PROPOSED NEW RESIDENCE  
AT  
490 MERRIMAC STREET,  
NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes
A	3-15-21	ZBA SUBMISSION

Project #	Project Manager	Date
2021-14	X.X.	3-15-21

Scale: AS NOTED

PROPOSED ELEVATIONS

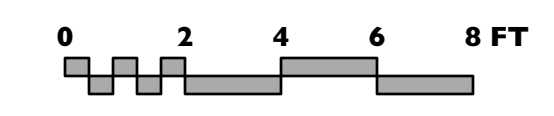
A2.1



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



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





PROPOSED NEW RESIDENCE  
AT  
490 MERRIMAC STREET,  
NEWBURYPORT, MA 01950



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



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

REVISION & REISSUE NOTES

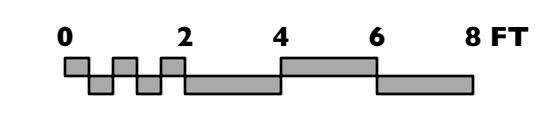
No.	Date	Notes
A	3-15-21	ZBA SUBMISSION

Project #	Project Manager	Date
2021-14	X.X.	3-15-21

Scale: AS NOTED

PROPOSED ELEVATIONS

A2.2





**PROPOSED NEW RESIDENCE**  
 AT  
 490 MERRIMAC STREET,  
 NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2021-14	Project Manager X.X.	Date 4-23-21
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Scale: NOT TO SCALE

**STREET VIEW**

**A2.3**











# **Criteria for Special Permit for Nonconformities for Single and Two Family Residential Structures and Uses:**

- 1. That there will be no addition of a new nonconformity;**
  - Here, there are no new conformities being created. Existing side yard nonconformity is being improved.**
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.**
  - Maintaining the streetscape by reusing existing home as garage for proposed structure.**
  - Proposal fits within wide variety of structures located on this portion of Merrimac Street. Nearby properties include two family homes across the street, a cape style house, two story house, and ranch style home.**
  - New single family home portion is within the dimensional requirements apart from one 19.9 foot side setback.**