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October 21, 2021

By Hand

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

Re: Updated Site Plan and Zoning Matrix;
4 Plum Street, Newburyport, MA (the "Property")
Assessor's Map: 52 Lot: 53

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Mike Bukhin and Anna Wallack (collectively the "Applicant"), the owners of the Property, relative to proposed additions to the existing single family structure on the Property. The Applicant seeks a Special Permit for Non-Conformities.

Attached, please find an Updated Site Plan and Zoning Matrix from the Application. Please note that nothing has changed in what is being proposed. Rather, it was brought to our attention that there was a discrepancy in the lot coverage and open space calculations where the area labeled "proposed deck 28+/- sf" was not accounted for in the figures. It now has been. Both lot coverage and open space are existing non-conformities on the property regardless of the proposed deck.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted
Mike Bukhin and Anna Wallack
By their Attorney,

Lisa L. Mead

Attachment
cc: client

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

REVISED

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

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000	1,300	1,300
Frontage	90	82 (combined)	82 (combined)
Height*	35	21.34	21.34 (addition)
Max. Lot Coverage (%)**	25	57.5%	60%
Min. Open Space (%)***	40	11%	8.4%
Primary Front Setback	25	0 (Plum St.)	0 (Plum St.)
Side A Setback/Secondary Front Setback	25	0 (Elm St.)	0 (Elm St.)
Side B Setback	10	21.5	20.6
Rear Setback	25	-0.07 (encroachment)	-0.07 (encroachment)
Parking Spaces	2	2	2
FAR****			

*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.

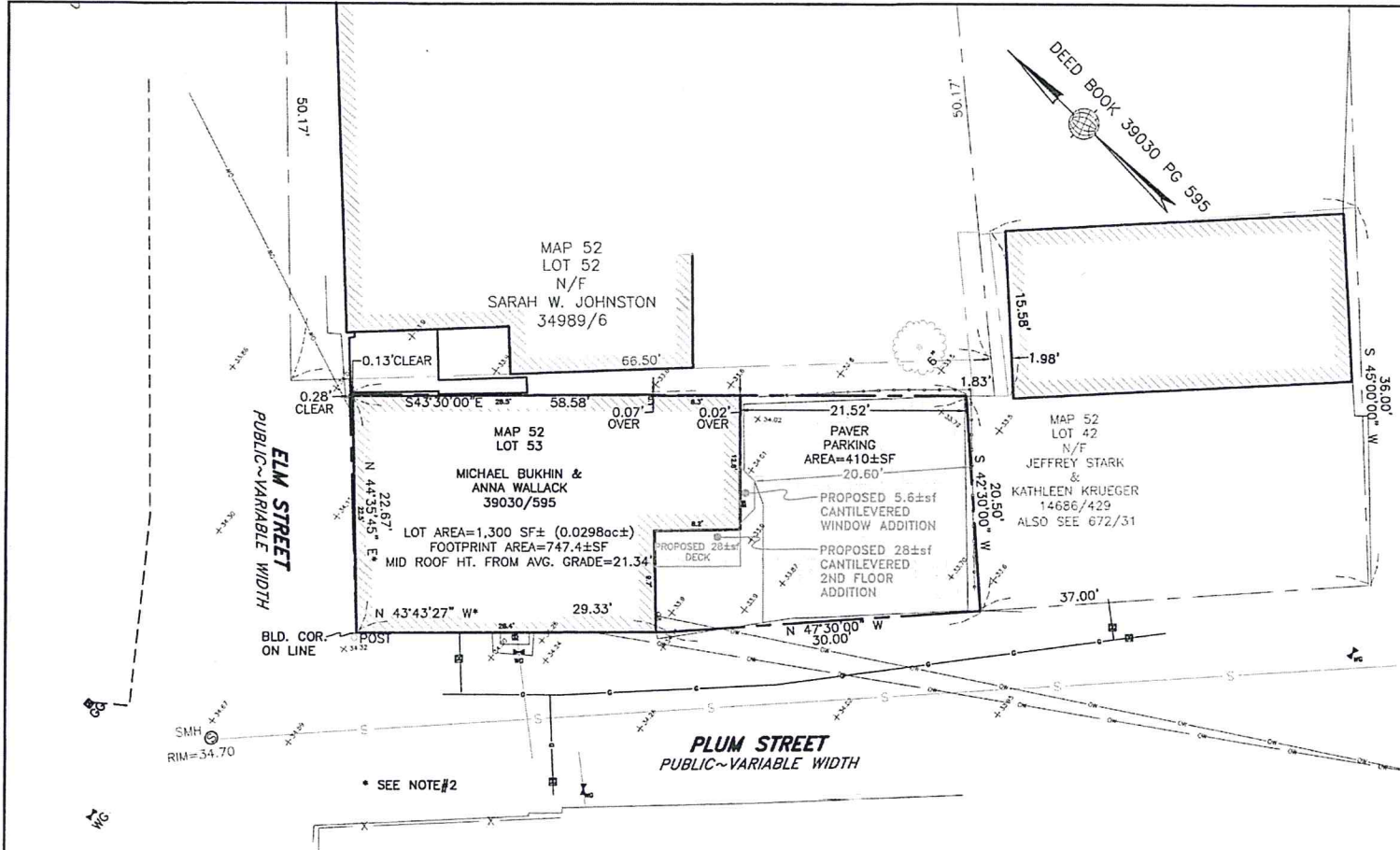
By checking this box and typing my name below, I am electronically signing this application.



Petitioner

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

Owner (if different)

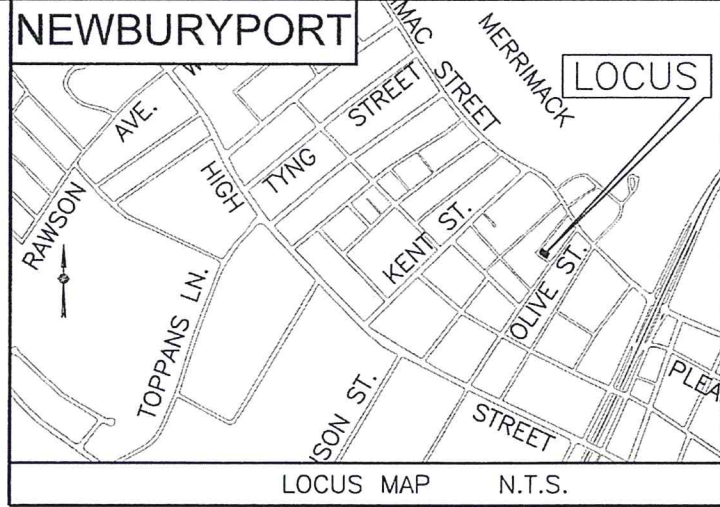


OWNER/APPLICANT:

MICHAEL BUKHIN
& ANNA WALLACK
ASSESSOR'S MAP
52 LOT 53

REFERENCES:

- 1. ESSEX COUNTY
REGISTRY OF DEEDS
BK 39030 PG 395 (DEED)
BK 954 PG 76 (DEED)
- PLAN BK 173 PL 84
PLAN BK 465 PL 41



I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

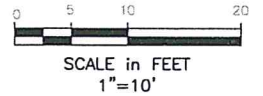
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
EDWARD DIXON
No. 34304
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE

10-20-21

NOTES:

1. FIELD SURVEY PERFORMED: SEPT. 7TH THRU 14TH, 2021
2. THE CURRENT DEED DESCRIPTION FOR THE SUBJECT PROPERTY DOES NOT CLOSE FOR 0.56'. THE ORIGINAL DESCRIPTION CLOSURE WAS ACHIEVED BY HOLDING THE DISTANCES FOR THE TWO COURSES AT THE SOUTHWEST CORNER OF THE PROPERTY.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. ARCHITECTURAL DESIGN PROVIDED BY ALLSOPP DESIGN, INC..



ZONING

RESIDENTIAL 2 (R2) USE CODE #101
SINGLE FAMILY USE
DEMOLITION CONTROL OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	1,300± SF	1,300± SF N.C.
MINIMUM FRONTAGE	90 FEET	82.00 FEET (PLUM & ELM)	82.00 FEET (PLUM & ELM) N.C.
FRONT	25 FEET	0 FEET	0 FEET N.C.
SIDE	10 FEET	0.0 FEET (L) (ELM ST.) 21.5 FEET (R)	0.0 FEET (L) (ELM ST.) N.C. 20.6 FEET (R)
REAR	25 FEET	-0.07' FEET	-0.07' FEET N.C.
% LOT COVERAGE	25%	57.5%	60.0%
MAX BLD HEIGHT	35 FEET	21.34 FEET±	21.34 FEET± N.C.
% OPEN SPACE	40%	11%	8.4%

PROPOSED PLOT PLAN 4 PLUM STREET IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY		RESEARCH: EDX
PREPARED FOR: ALSOPP DESIGN		FIELD: CHA/AAM
PREPARED BY: HANCOCK ASSOCIATES Civil Engineers Land Surveyors Wetland Scientists		CALCULATION: EDX
ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950		DRAFTING: EDX
TEL: 978-465-9992 www.hancockassociates.com		CHECK: EDX
		PROJ. MANAGER: EDX
		DATE: SEPTEMBER 16, 2021
		HANCOCK JOB# 25316
		CRD FILE 25316.CRD
		SHEET NO. 1 OF 1

EDx ADJ. DESIGN TO ACTUAL 9-24-21 REV: 1
BY: DESCRIPTION: DATE: REV: 0
DRAWING NO.: 25316 PPP.dwg