

# City of Newburyport Zoning Board of Appeals

## Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Windward Shaw LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC

Mailing Address: 30 Green Street

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

Property Address: 61 Purchase Street

Map and Lot(s): 26 - 82 Zoning District: R2/DCOD

Book and Page(s): 37959 - 375

Owner(s) Name: Sara Golden and Ashley Streb

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

Description of request:  
 Request to renovate and construct an addition on a pre-existing non-conforming structure.

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	7,102 sq ft	7,102 sq ft	10,000 sq ft
Frontage	94.66 & 73.48 ft	94.66 & 73.48 ft	90 ft
Height*	23.2 ft	< 35 ft	35 ft
Lot Coverage (%)**	15.9%	24.1%	25%
Open Space (%)***	79.4%	67%	40%
Front Setback	6.2 ft	6.2 ft	25 ft
Side A Setback	4.2 ft	4.2 ft	10 ft
Side B Setback	52 ft	39.5 ft	10 ft
Rear Setback	30.6 ft	26 ft	25 ft
Parking Spaces	2	2	2
FAR****			

\*Height is measured to median roof line.


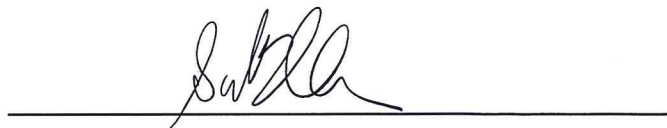
\*\*Total building footprint divided by the lot area expressed as a percentage.

\*\*\*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.

Petitioner's and Owner's signature(s):



Lead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950  
Phone 978.463.7700  
Fax 978.463.7747

www.mtclawyers.com

January 16, 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;  
61 Purchase Street, Newburyport, MA (the "Property")  
Assessor's Map: 26 Lot: 82

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Windward Shall LLC (the "Applicant"), the contractor for owners of the Property Sara Golden and Ashley Streb, relative to the construction of an addition to a single-family residence (the "Structure"). The Applicant seeks a Special Permit for Non-Conformities for the project.

The Property is located in the R2 zoning district and Demolition Control Overlay District ("DCOD") under the Newburyport Zoning Ordinance (the "Ordinance"). The Property is pre-existing, nonconforming for lot area; it contains 7,102 square feet and the R2 district requires a minimum lot size of 10,000 square feet. The Structure is pre-existing, nonconforming for front yard setback and side yard setback on the southeastern side of the Structure. The R2 district requires a minimum front yard setback of 25 feet; the front yard setback is 6.2 feet. The required minimum side yard setback is 10 feet; the side yard setback on the southeastern side of the Structure is 4.2 feet.

The Applicant proposes to demolish the bulkhead entry and the two-story section of the rear wall of the Residence as shown on the attached demolition plan. As shown on said plan, 20.6% of wall area will be removed and therefore the proposed demolition is not subject to the DCOD. The Applicant then proposes to construct a one- and two-story addition measuring approximately 984 square feet. Because the Structure was constructed in or about 1850, the Applicant requires review before the Historical Commission for the roof line change.

The Applicant will require a Special Permit for non-conformities under section IX-B-2.A of the Ordinance for the proposed addition. Section IX-B-2.A allows the modification of a preexisting nonconforming single-family structure where the Board finds that:

- 1. There will be no addition of a new non-conformity; and**
- 2. The proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure.**

*Millis Office*

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

1. As is shown on the plans, there will be no addition of a new non-conformity. The proposed addition will extend the front yard setback, but along a setback of 23.5 feet and not the current 6 foot setback, and will otherwise comply with all other dimensional requirements under the Ordinance. Therefore, while extending the setback it actually is an extension almost in line with the required front yard setback requirements of 25 feet.
2. The proposed changes will not be substantially more detrimental to the neighborhood than the preexisting nonconforming Structure. As shown on the site plan, the Property can accommodate the addition without overcrowding the lot, as evidenced by the conforming lot coverage and open space post-addition. The lot size is larger than the immediately abutting lots and in that context the additional 984 square feet is not a substantially detrimental change. The proposed elevations reflect an addition that will appear as if it were part of the original Structure. The Structure remains a single-family home post-addition; therefore, aside from a change in the appearance of the Structure, there is no impact on the neighborhood that would constitute a change that is substantially more detrimental than the existing Structure.

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  
Windward Shaw LLC  
By its Attorney



Lisa L. Mead

Attachment  
cc: client

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2020-010

Name: Windward Shaw c/o Lisa Mead MTC, LLC

Address: 61 Purchase Street Zoning District(s): R2/DCOD

Request: Renovate and construct addition to preexisting nonconforming structure extending a nonconforming front yard setbacks and causing a roof line change at the rear of said structure. Wall demolition limited to <25%

**ZONING BOARD REVIEW REQUIRED**

Variance

- Dimensional Controls (VI)
  - Lot Area
  - Lot Frontage
  - Lot Coverage
  - Parking (VII)
  - Modification
- Open Space
- Height
- Lot Width

Sign Variance

- Signs (VIII)
  - Type
  - Lighting
- Size
- 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
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - FAR
  - Lot Coverage
  - Height
  - 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
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

**Tree and Sidewalk compliance review**

  
Newburyport Zoning Administrator

01/14/2020  
Date

# 61 PURCHASE ST

**Location** 61 PURCHASE ST

**MBLU** 26/ 82/ / /

**Owner** GOLDEN SARA B

**Assessment** \$670,200

**PID** 1478

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$412,800	\$257,400	\$670,200

## Owner of Record

**Owner** GOLDEN SARA B  
**Co-Owner** ASHLEY J STREB T/E

**Address** 61 PURCHASE ST  
 NEWBURYPORT, MA 01950

**Sale Price** \$739,061  
**Certificate**  
**Book & Page** 37959/0375  
**Sale Date** 10/23/2019  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOLDEN SARA B	\$739,061		37959/0375	00	10/23/2019
BARRETT-DODWELL ANNE E	\$0		15119/0577	1A	09/29/1998
DODWELL WAYNE T	\$145,000		07494/0372	00	08/15/1984
MYERS ALAN B	\$0		6263/ 700		07/29/1976

## Building Information

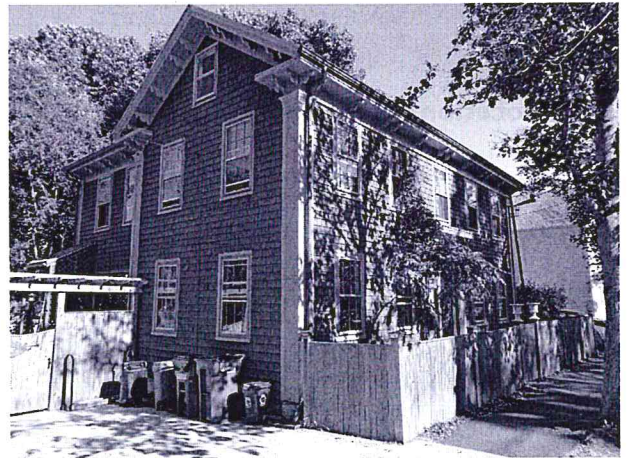
### Building 1 : Section 1

**Year Built:** 1850

**Living Area:** 1,879

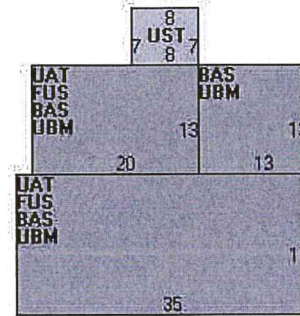
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\01\09\91.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1478\\_1550.jpg](http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1478_1550.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,024	1,024	
FUS	Upper Story, Finished	855	855	
UAT	Attic	855	0	
UBM	Basement, Unfinished	1,024	0	
UST	Utility, Storage, Unfinished	56	0	
		3,814	1,879	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	2 UNITS	\$6,700	1
FPO	EXTRA FPL OPEN	2 UNITS	\$2,100	1

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM

**Land Line Valuation**

**Size (Acres)** 0.14  
**Depth** 0  
**Assessed Value** \$257,400

**Outbuildings**

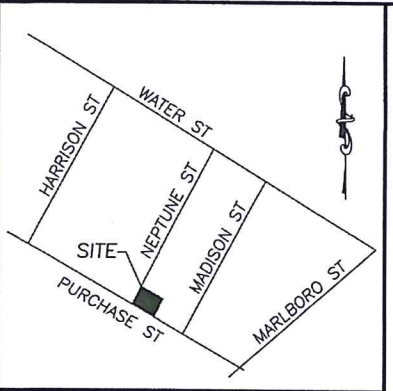
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			170 S.F.	\$800	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$377,600	\$257,400	\$635,000

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LOCUS MAP  
N.T.S.

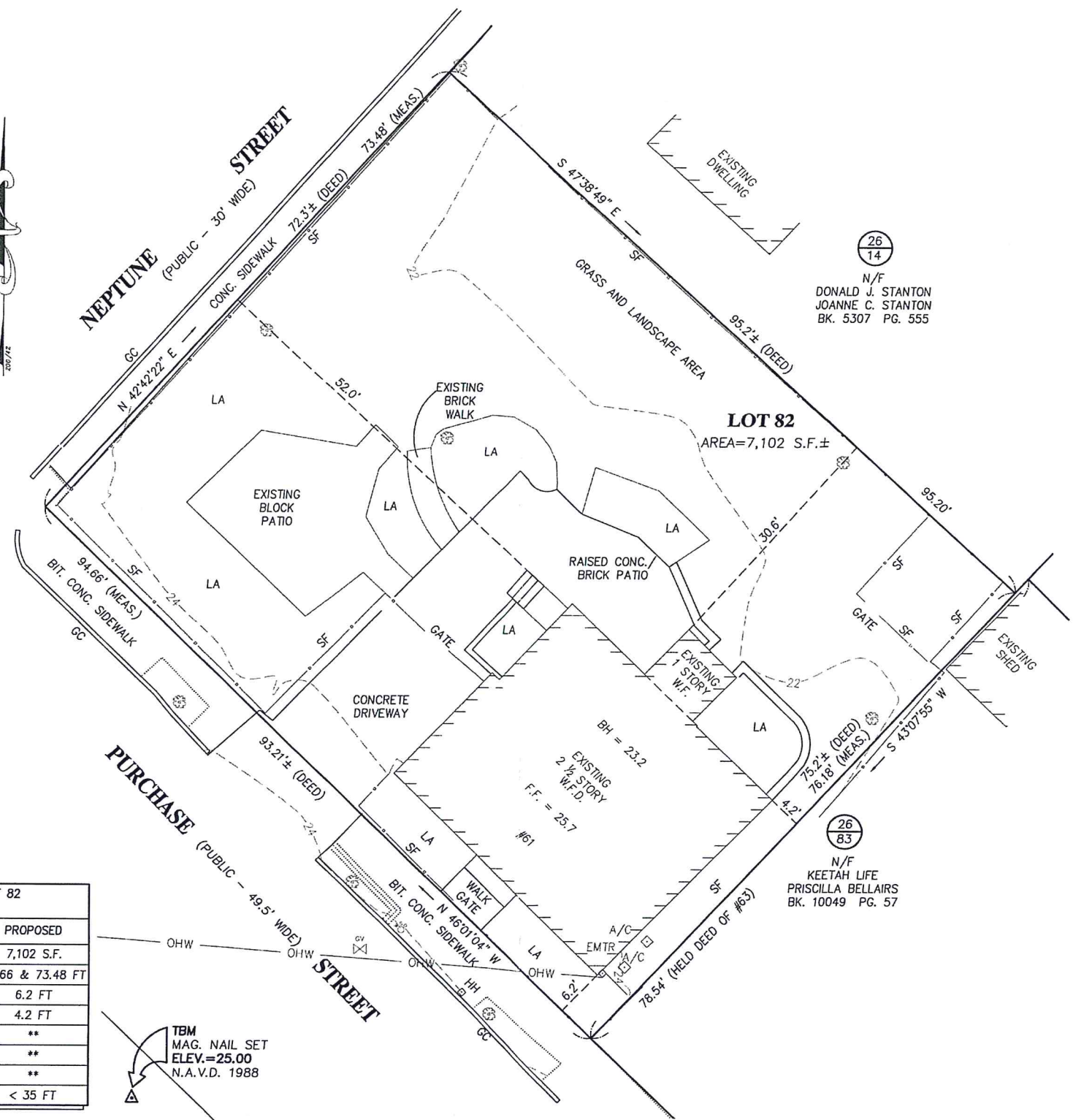
**LEGEND**

MAG.	MAGNETIC NAIL
GC	GRANITE CURB
F.F.	FIRST FLOOR
BH	BUILDING HEIGHT
EMTR	ELECTRIC METER
A/C	AIR CONDITIONING UNIT
N/F	NOW OR FORMERLY
22	EXISTING ELEVATION CONTOUR
LA	LANDSCAPE AREA
⊙	TREE
□	ELECTRIC HANDHOLE
W.F.D.	WOOD FRAMED DWELLING
W.F.	WOOD FRAMED
SF	STOCKADE FENCE
CONC.	CONCRETE
BIT.	BITUMINOUS
OHW	OVERHEAD WIRE
⊗	GAS VALVE
⊕	WATER SHUT OFF
00	ASSESSORS MAP#
	PARCEL#

**ZONING TABLE**

61 PURCHASE STREET - ASSESSORS MAP 26 LOT 82  
ZONING DISTRICT R-2 (DCOD)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	7,102 S.F.	7,102 S.F.
LOT FRONTAGE:	90 FT	94.66 & 73.48 FT	94.66 & 73.48 FT
FRONT SETBACK:	25 FT	6.2 FT	6.2 FT
SIDE SETBACK:	10 FT	4.2 FT	4.2 FT
REAR SETBACK:	25 FT	30.6 FT	**
LOT COVERAGE:	25%	15.9%	**
OPEN SPACE:	40%	79.4%	**
BLDG HEIGHT:	35 FT	23.2 FT	< 35 FT



**BASIS OF BEARINGS**  
PLAN BOOK 206 PLAN 42

**OWNER OF RECORD**  
ANNE E. BARRETT-DODWELL  
BK. 15119 PG. 577

**PLAN REFERENCES**  
PLAN BOOK 206 PLAN 42  
PLAN BOOK 264 PLAN 23

26  
14  
N/F  
DONALD J. STANTON  
JOANNE C. STANTON  
BK. 5307 PG. 555

26  
83  
N/F  
KEETAH LIFE  
PRISCILLA BELLAIRS  
BK. 10049 PG. 57

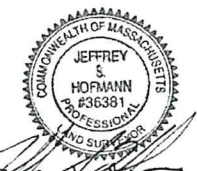
**NOTES:**

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. 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 NO SUCH EASEMENTS EXIST.

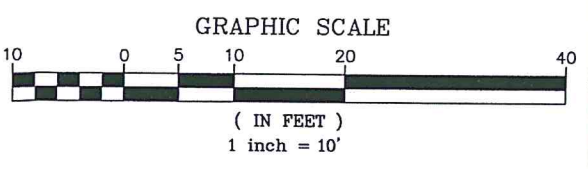
RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND OCTOBER 7, 2019, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.



PROFESSIONAL LAND SURVEYOR DATE 10/16/19



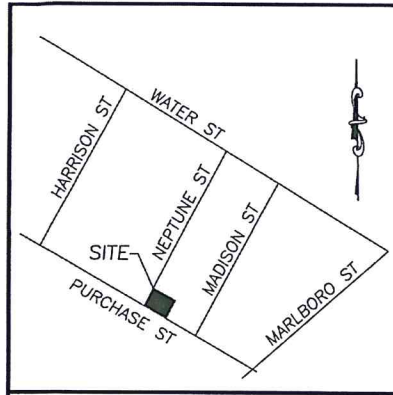
PREPARED FOR  
**WINDWARD SHAW**  
P.O. BOX 1389  
NEWBURYPORT, MA 01950

**PLAN OF LAND**  
IN  
**NEWBURYPORT, MA**  
SHOWING  
**EXISTING CONDITIONS**  
AT  
**61 PURCHASE STREET**  
(MAP 26 - LOT 82)

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

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M193645
DATE: OCT. 16, 2019	CHKD. BY: J.S.H.	SHEET: 1 OF 1

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LOCUS MAP  
N.T.S.

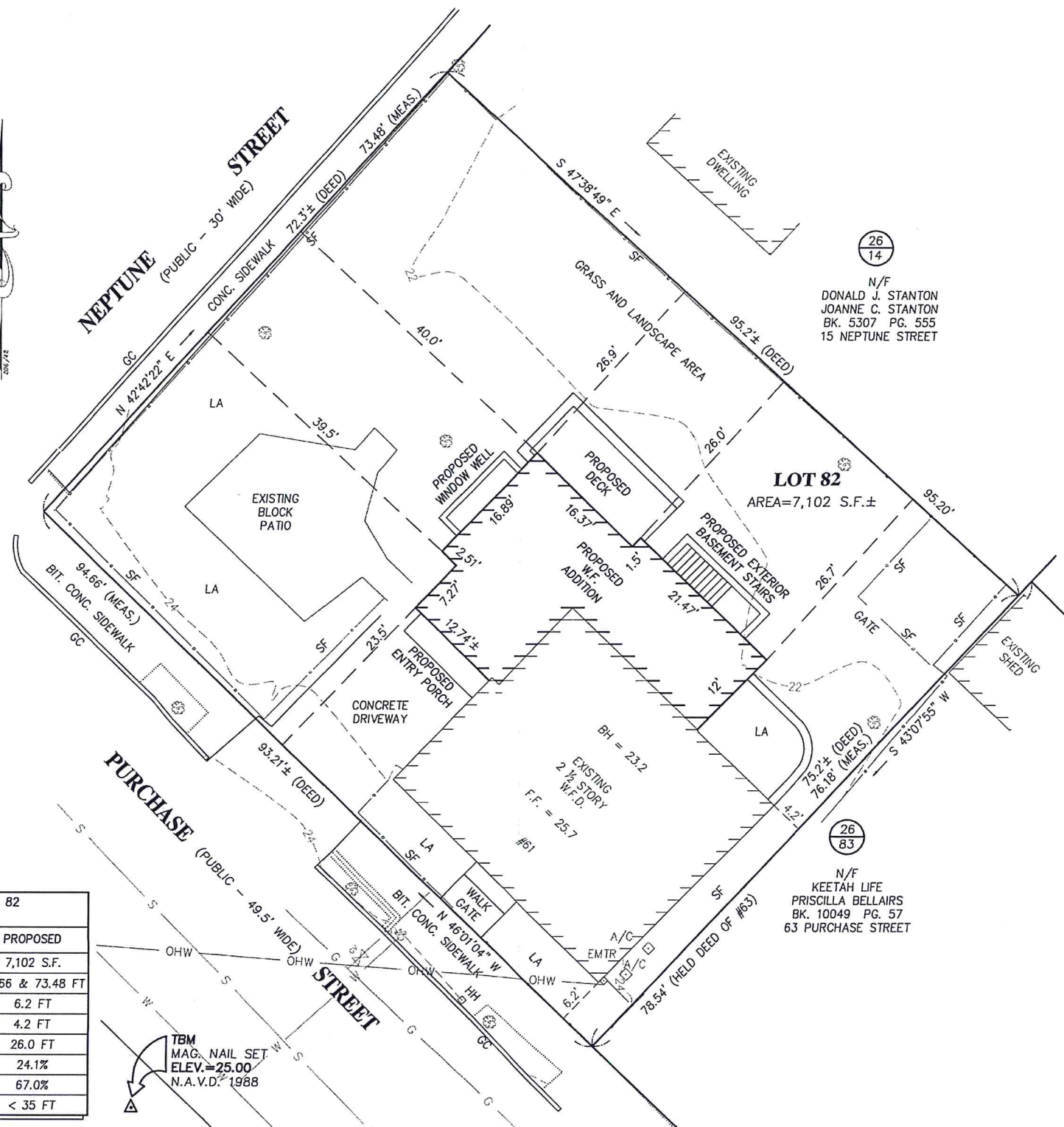
**LEGEND**

- MAG. MAGNETIC NAIL
- GC GRANITE CURB
- F.F. FIRST FLOOR
- BH BUILDING HEIGHT
- EMTR ELECTRIC METER
- A/C AIR CONDITIONING UNIT
- N/F NOW OR FORMERLY
- 22 EXISTING ELEVATION CONTOUR
- LA LANDSCAPE AREA
- TREE TREE
- H.H. ELECTRIC HANDHOLE
- W.F.D. WOOD FRAMED DWELLING
- W.F. WOOD FRAMED
- SF STOCKADE FENCE
- CONC. CONCRETE
- BIT. BITUMINOUS
- CHW OVERHEAD WIRE
- Gas Valve GAS VALVE
- Water Shut Off WATER SHUT OFF
- Assessors Map# PARCELS#

NOTE:  
SEE ARCHITECTURAL PLANS FOR FURTHER  
INFORMATION ON PROPOSED ADDITION.

**ZONING TABLE**

61 PURCHASE STREET - ASSESSORS MAP 26 LOT 82 ZONING DISTRICT R-2 (DCOD)			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	7,102 S.F.	7,102 S.F.
LOT FRONTAGE:	90 FT	94.66 & 73.48 FT	94.66 & 73.48 FT
FRONT SETBACK:	25 FT	6.2 FT	6.2 FT
SIDE SETBACK:	10 FT	4.2 FT	4.2 FT
REAR SETBACK:	25 FT	30.6 FT	26.0 FT
LOT COVERAGE:	25%	15.9%	24.1%
OPEN SPACE:	40%	79.4%	67.0%
BLDG HEIGHT:	35 FT	23.2 FT	< 35 FT



**BASIS OF BEARINGS**

PLAN BOOK 206 PLAN 42

**OWNER OF RECORD**

SARA B. GOLDEN  
ASHLEY J. STREB  
BK. 37959 PG. 375

**PLAN REFERENCES**

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PLAN BOOK 264 PLAN 23

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N/F  
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JOANNE C. STANTON  
BK. 5307 PG. 555  
15 NEPTUNE STREET

26  
83  
N/F  
KEETAH LIFE  
PRISCILLA BELLAIRS  
BK. 10049 PG. 57  
63 PURCHASE STREET

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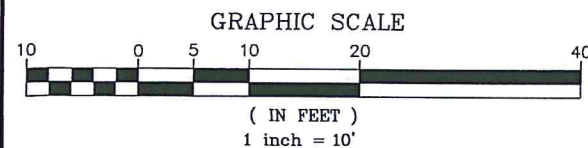
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**PROGRESS  
PRINT**

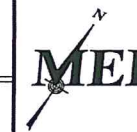
PROFESSIONAL LAND SURVEYOR DATE



PREPARED FOR  
**WINDWARD SHAW**  
P.O. BOX 1389  
NEWBURYPORT, MA 01950

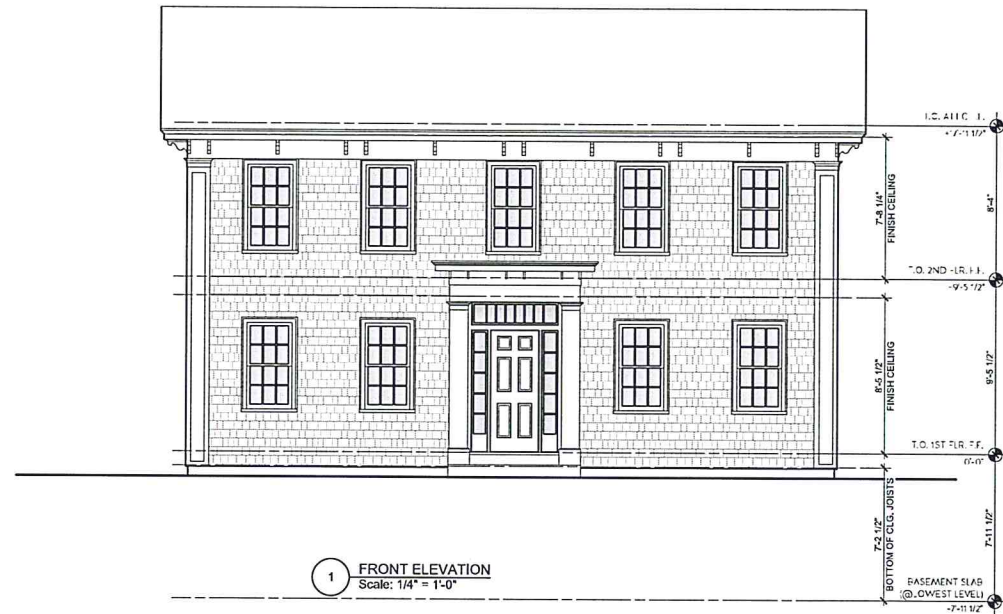
**PLAN OF LAND  
IN  
NEWBURYPORT, MA**

SHOWING  
**PROPOSED CONDITIONS**  
AT  
**61 PURCHASE STREET**  
(MAP 26 - LOT 82)

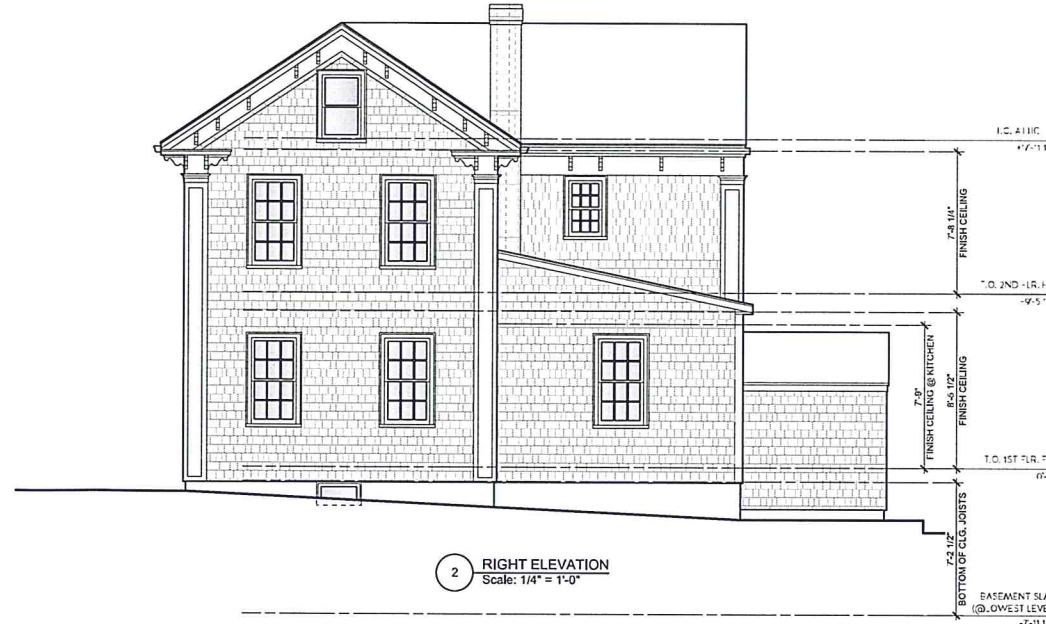


**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M193645
DATE: JAN. 13, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1



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



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



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



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

SCOTT BROWN  
ESTD ARCHITECTS 2007  
29 WATER STREET,  
SUITE 209  
NEWBURYPORT, MA 01950  
T 978.465.3535  
WWW.SCOTTBROWNARCHITECT.COM

STREB - GOLDEN RESIDENCE  
61 PURCHASE STREET,  
NEWBURYPORT, MA

REVISION & REISSUE NOTES		
No.	Date	Notes

Project # 2019-39 Project Manager CAL Date 11-5-19  
Scale: AS NOTED

EXISTING ELEVATIONS

EC2.1

COPYRIGHT 2020 SCOTT M. BROWN, ARCHITECTS

CDL 10/19/19  
61\_Purchase\_S1\_EC.dwg

SCOTT M BROWN  
 ESTD ARCHITECTS 2007  
 29 WATER STREET  
 SUITE 209  
 NEWBURYPORT, MA 01950  
 T: 978.465.3555  
 WWW.SCOTTBROWNARCHITECT.COM

STREB - GOLDEN RESIDENCE  
 61 PURCHASE STREET,  
 NEWBURYPORT, MA

REVISION & ISSUE NOTES

No.	Date	Notes
A	1-9-20	SD MEETING

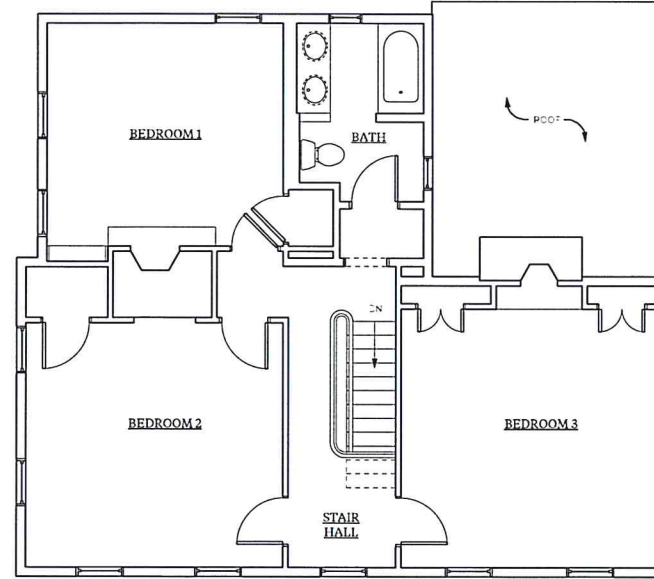
Project #	Project Manager	Date
2019-39	CAL	1-9-20

Scale: AS NOTED

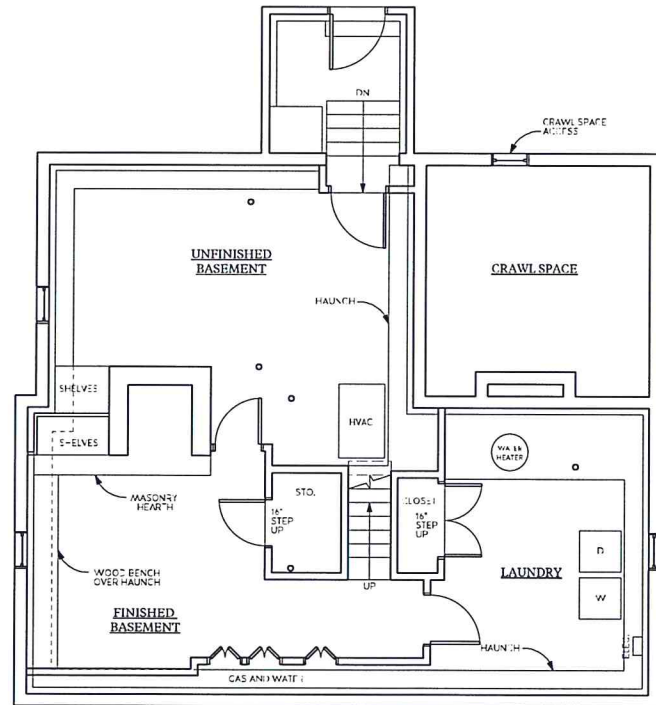
EXISTING FLOOR PLANS

EC1.1

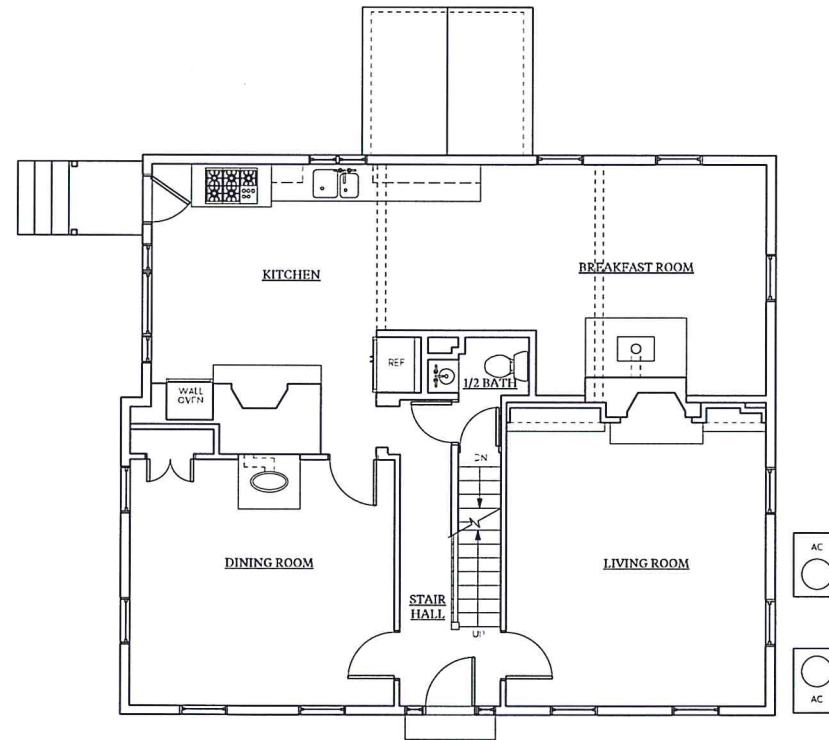
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EXISTING SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"



EXISTING BASEMENT PLAN  
 Scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"

CAL.dwg  
 61\_Purchase.dwg



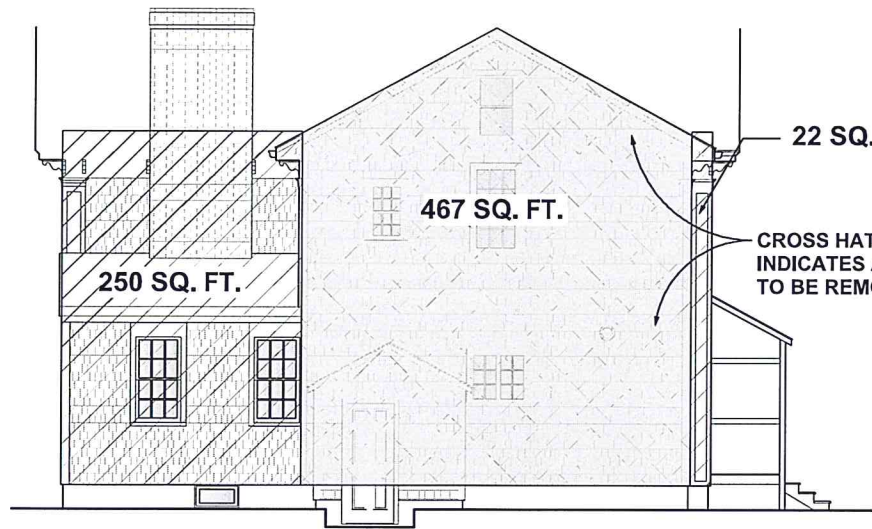
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



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

HATCH TYPE INDICATES AREAS TO REMAIN

CROSS HATCH TYPE INDICATES AREAS TO BE REMOVED



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

CROSS HATCH TYPE INDICATES AREAS TO BE REMOVED

WALLS TO REMAIN

- 680 SQ. FT.
- 630 SQ. FT.
- 630 SQ. FT.
- 272 SQ. FT.

---

= 2212 SQ. FT.

WALLS TO BE REMOVED

- 0 SQ. FT.
- 54 SQ. FT.
- 467 SQ. FT.
- 54 SQ. FT.

---

= 575 SQ. FT.

TOTAL WALL AREA

2212 + 575 = 2787 SQ. FT.

% OF WALL AREA TO BE REMOVED =

575/2787 = 20.6% SQ. FT.

STREB - GOLDEN RESIDENCE  
61 PURCHASE STREET,  
NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

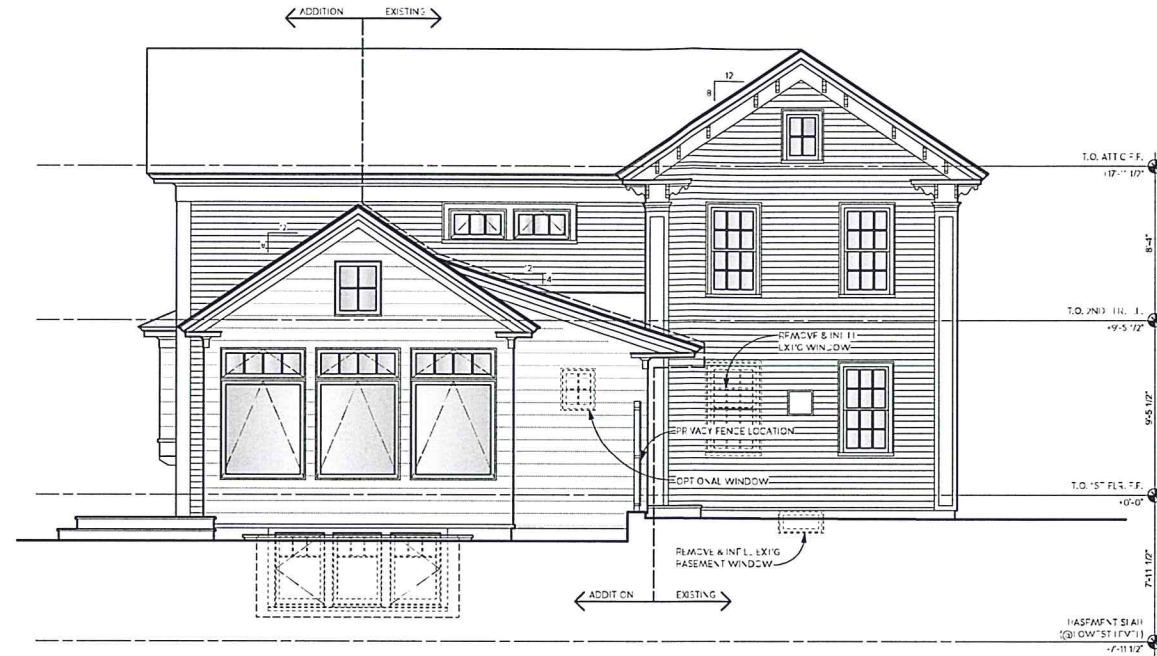
Project #	Project Manager	Date
2019-39	CAL	11-5-19

Scale: AS NOTED

DCOD  
CALCULATIONS

EC2.3

61\_Purchase\_LDD\_Plan2.vw



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



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

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# STREB-GOLDEN RESIDENCE

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### REVISION & REISSUE NOTES

No.	Date	Notes
A	1-9-20	SD MEETING
B	1-11-20	REVISIONS

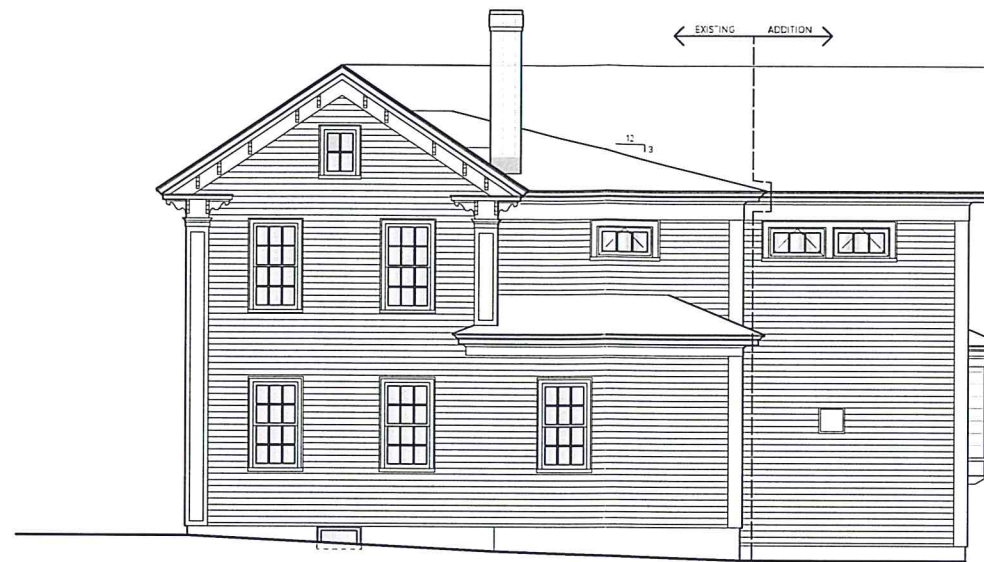
Project #	Project Manager	Date
2019-39	X.X.	1-11-20

Scale: AS NOTED

PROPOSED  
ELEVATIONS

# A2.1

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



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

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NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes
A	1-9-20	SD MEETING
B	1-11-20	REVISIONS

Project #	Project Manager	Date
2019-39	X.X.	1-11-20

Scale: AS NOTED

PROPOSED ELEVATIONS

A2.2