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RECEIVED

FEB 18 2020

Newburyport Planning Dept.

February 18, 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 Applicant has revised the proposed project. The addition will be lengthened by three-quarters of a foot, bringing the rear yard setback to 26 feet. This is still in compliance with the minimum required rear yard setback of 25 feet in the R2 district. The percentage of exterior walls to be demolished remains at 20.6%. The revised plans do not change the original roofline and therefore the Applicant no longer requires Historical Commission review of the project. Other minor changes have been made to the proposal, including eliminating the proposed shutters from the front elevation windows and retaining the existing chimney.

A revised site plan and architectural drawings are attached hereto. We look forward to presenting the project to the Board on February 25, 2020.

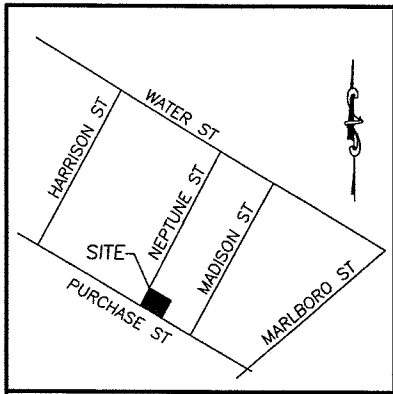
Respectfully submitted
Windward Shaw LLC
By its Attorney


Lisa L. Mead

Attachment
cc: client

Millis Office

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



LOCUS MAP
N.T.S.

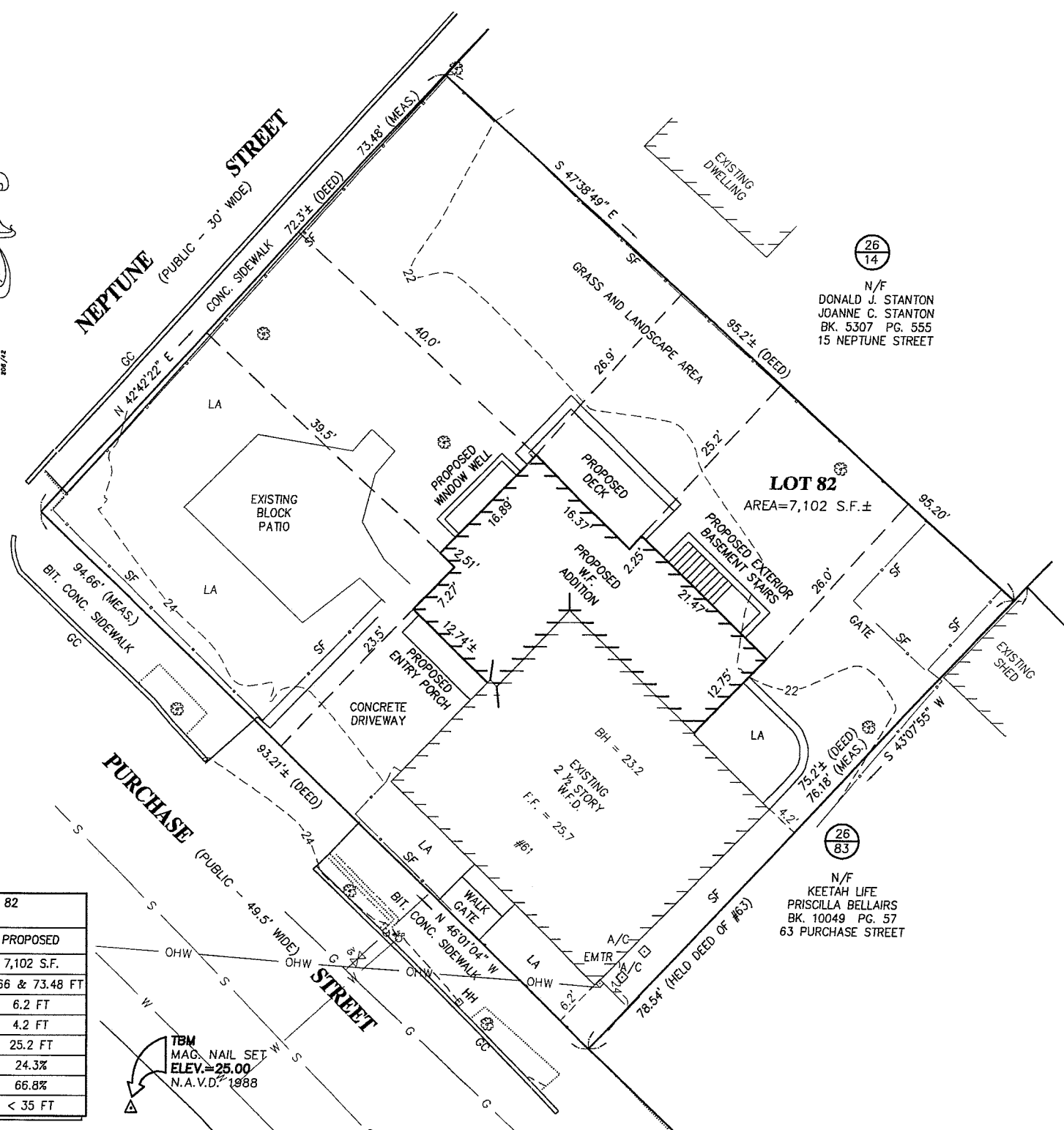
LEGEND

- 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
- H.H. 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#
- ⊙ 00 PARCEL#

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	25.2 FT
LOT COVERAGE:	25%	15.9%	24.3%
OPEN SPACE:	40%	79.4%	66.8%
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

PLAN BOOK 206 PLAN 42
PLAN BOOK 264 PLAN 23

26
14
N/F
DONALD J. STANTON
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

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.

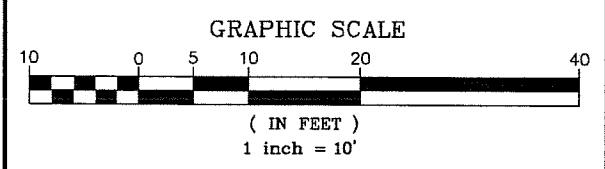
THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

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.

**PROGRESS
PRINT**

PROFESSIONAL LAND SURVEYOR DATE



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

**PLAN OF LAND
IN
NEWBURYPORT, MA**

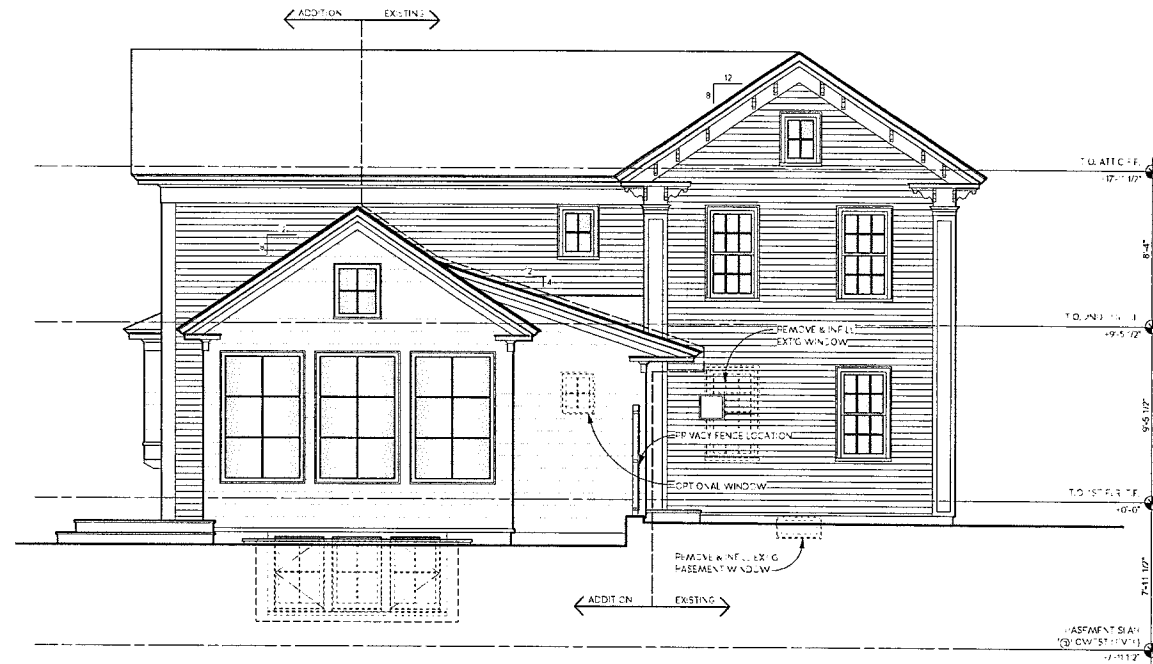
SHOWING
PROPOSED CONDITIONS
AT
61 PURCHASE STREET
(MAP 26 - LOT 82)



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
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: FEB. 12, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1

STREB-GOLDEN RESIDENCE
 61 PURCHASE STREET,
 NEWBURYPORT, MA 01950



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



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

REVISION & REISSUE NOTES

No.	Date	Notes
A	1-9-20	SD MEETING
B	2-12-20	ZBA REVISIONS

Project #	Project Manager	Date
2019-39	X.X.	2-12-20

Scale: AS NOTED

PROPOSED
 ELEVATIONS

A2.1

SCOTT BROWN

ESTD ARCHITECTS 2007

29 WATER STREET,

SUITE 209

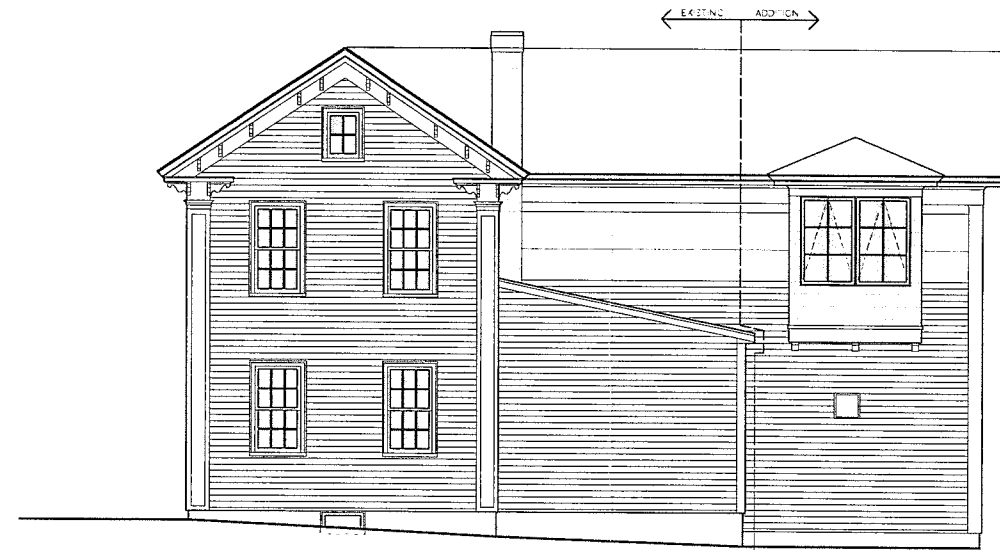
NEWBURYPORT, MA 01950

T: 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

STREB-GOLDEN RESIDENCE

61 PURCHASE STREET,
NEWBURYPORT, MA 01950



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



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

REVISION & REISSUE NOTES

No.	Date	Notes
A	1-9-20	SD MEETING
B	2-12-20	ZBA REVISIONS

Project #	Project Manager	Date
2019-39	X.X.	2-12-20

Scale: AS NOTED

PROPOSED
ELEVATIONS

A2.2

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