

**64 Liberty Street,  
Newburyport**

*Application for*  
**Special Permit for Non-Conformities**  
October 26, 2021



Mead, Talerman & Costa, LLC  
Attorneys at Law

**64 Liberty Street,  
Newburyport**  
**Existing Conditions**

**Existing Conditions**

- Located in R2 District. Corner lot with primary front yard on Liberty Street and secondary front yard on Federal Street.
- Single Family structure constructed in/around 1750-1775 with existing nonconformities:
  - Lot Area: Requires 10,000 s.f. where lot has 1,883 s.f.
  - Front Yard Setback: Requires 25 feet where primary front yard is 0.2 feet over the boundary, and secondary front yard is 0 feet.
  - Rear Yard Setback: 25 feet required where is 0.2 feet over the boundary.
  - Maximum Lot Coverage of 25% where this lot has 53.2%
  - Minimum Open Space at 40% where this lot has 12.3%.
- Frontage and Side Yard setback are conforming.
- DCOD not triggered as removing less than 25% of existing walls.

**64 Liberty Street,  
Newburyport  
Proposed Project**

**Proposed Project**

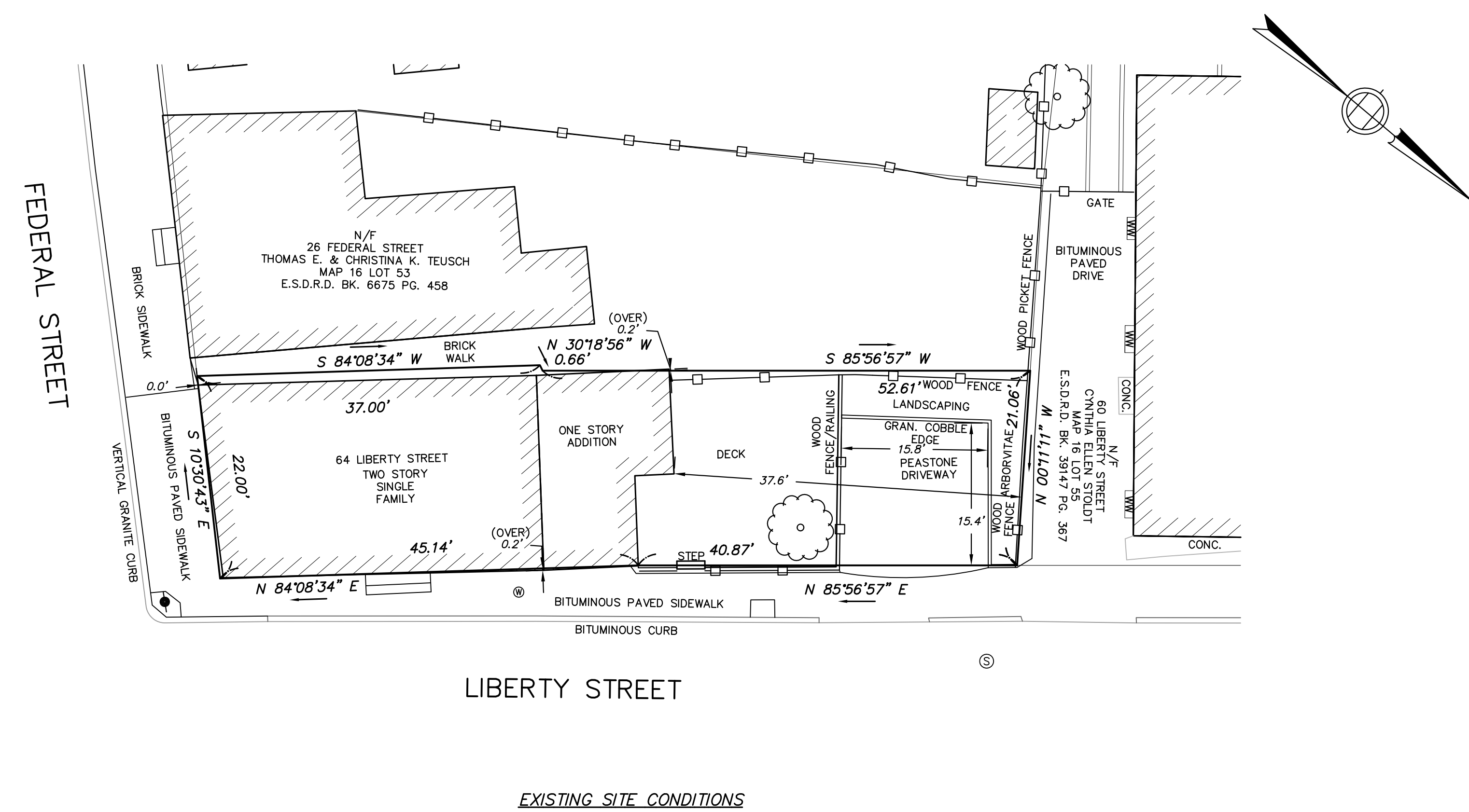
- Remove existing one story addition on the northerly end of the structure and replace with combined one and two story addition. Existing deck will be made smaller to accommodate proposed addition.
- Proposal extends existing non-conformities but creates no new non-conformities.
  - Primary Front yard setback is extended along Liberty Street, but not intensified. Rear yard setback is also extended but not intensified.
  - Lot coverage increased to 60.3%.
  - Open space increased to 13.4%.
- Addition also constitutes upward extension of non-conformities.

ZONING			
RESIDENTIAL (R-2)			
SINGLE-FAMILY (101)			
	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	1,883 SQUARE FEET	1,883 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	108.01 FEET	108.01 FEET
FRONT SETBACK	25 FEET	0.2 FEET (OVER)	0.2 FEET (OVER)
SIDE SETBACK (R)	10 FEET	37.6 FEET	28.8 FEET
SIDE SETBACK (L)	10 FEET	0.0 FEET	0.0 FEET
REAR SETBACK	25 FEET	0.2 FEET (OVER)	0.5 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	53.2%	60.3%
MAXIMUM HEIGHT	35 FEET	22.7 FEET	22.7 FEET
MINIMUM OPEN SPACE	40.0%	12.3%	13.4%
MINIMUM PARKING REQUIRED	2	1*	1*

\*PARKING INCLUDES OVERHANG OVER LANDSCAPE AREA AT THE REAR OF THE PARKING AREA.

ON-LINE ZONING ORDINANCES  
CITY OF NEWBURYPORT WEBSITE  
<https://www.cityofnewburyport.com/Planning/Index.html>  
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.




**NOTES**  
THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED DECEMBER 1, 2020, JANUARY 13, 2021 AND MAY 19, 2021 BY THIS FIRM.

PROPOSED BUILDING AND SITE FEATURES ARE AS PROVIDED BY THE PROJECT ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

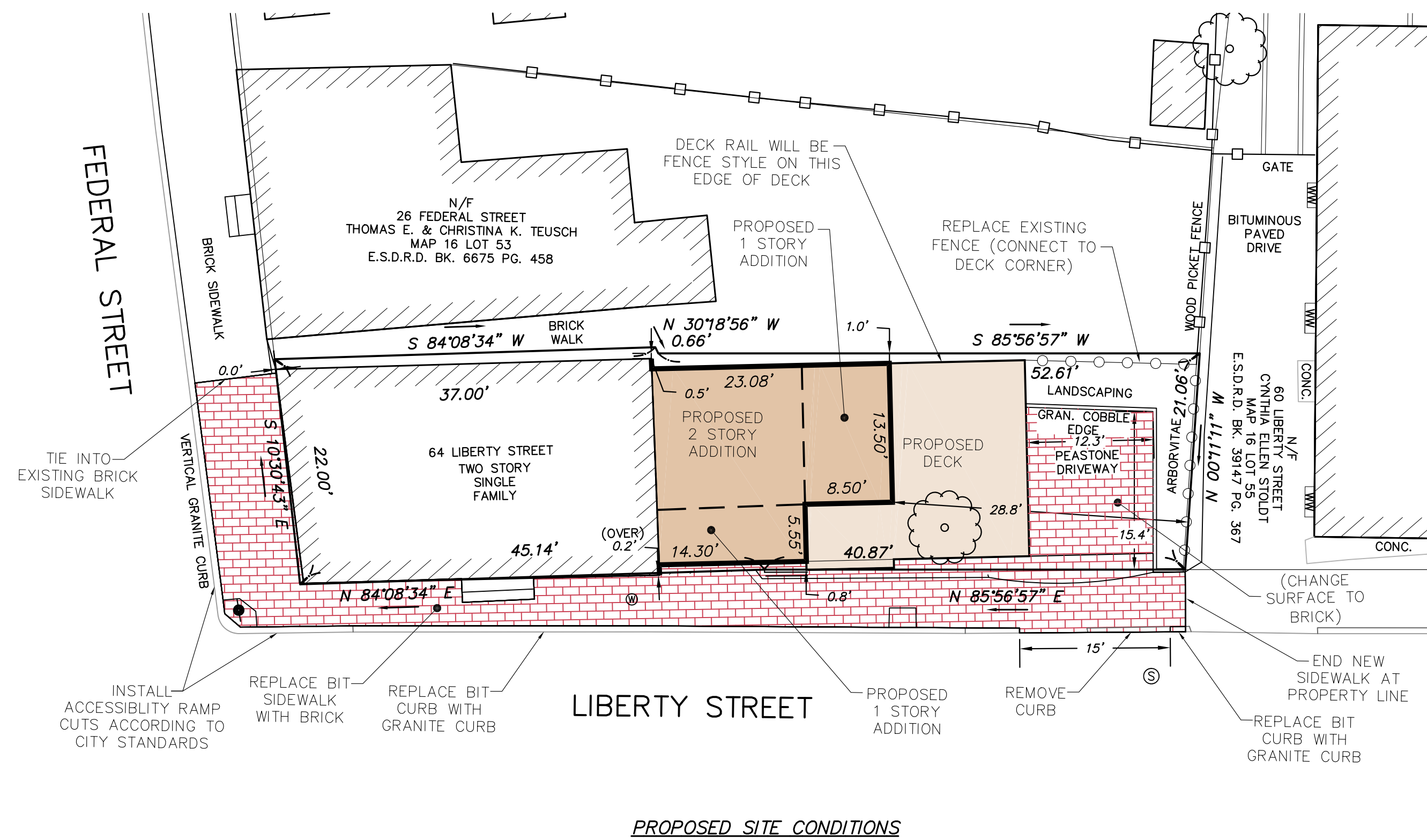
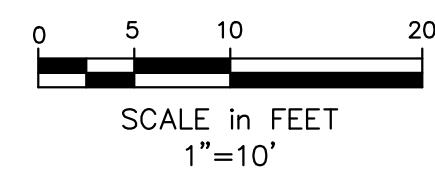
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

**LOCUS TITLE INFORMATION**

64 LIBERTY STREET

OWNER: EVE DAVIS LEE  
DEED REFERENCE: BOOK 33008 PAGE 387  
ASSESSORS: MAP 16 LOT 54





T.O. THIRD FLOOR

T.O. SECOND FLOOR

T.O. FIRST FLOOR



architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

**EXISTING NORTH**

Project number	21077	<b>2.0A</b>
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale		1/4" = 1'-0"



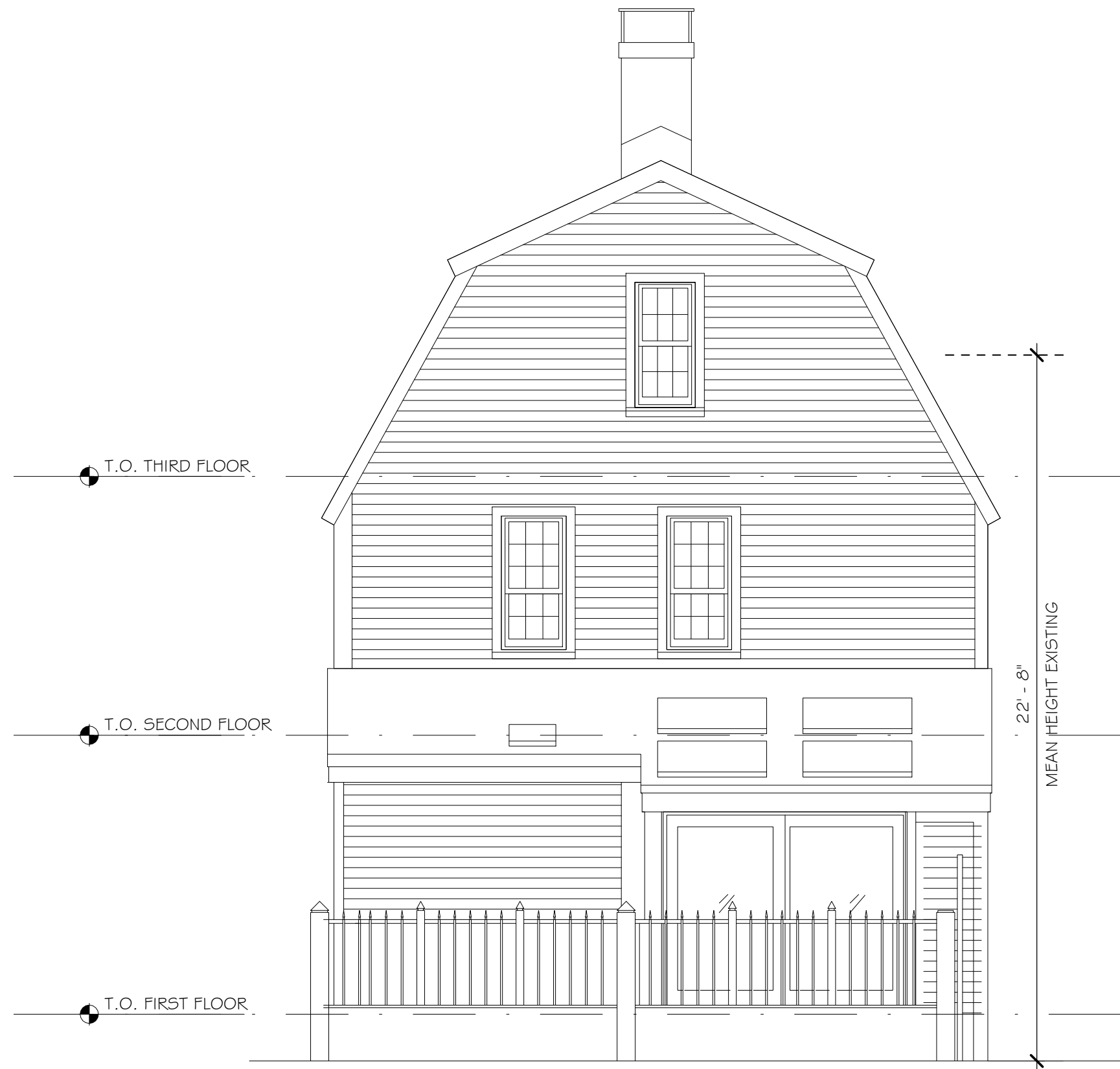
architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

**NORTH ELEVATION**

Project number	21077	<b>2.0B</b>
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale		1/4" = 1'-0"

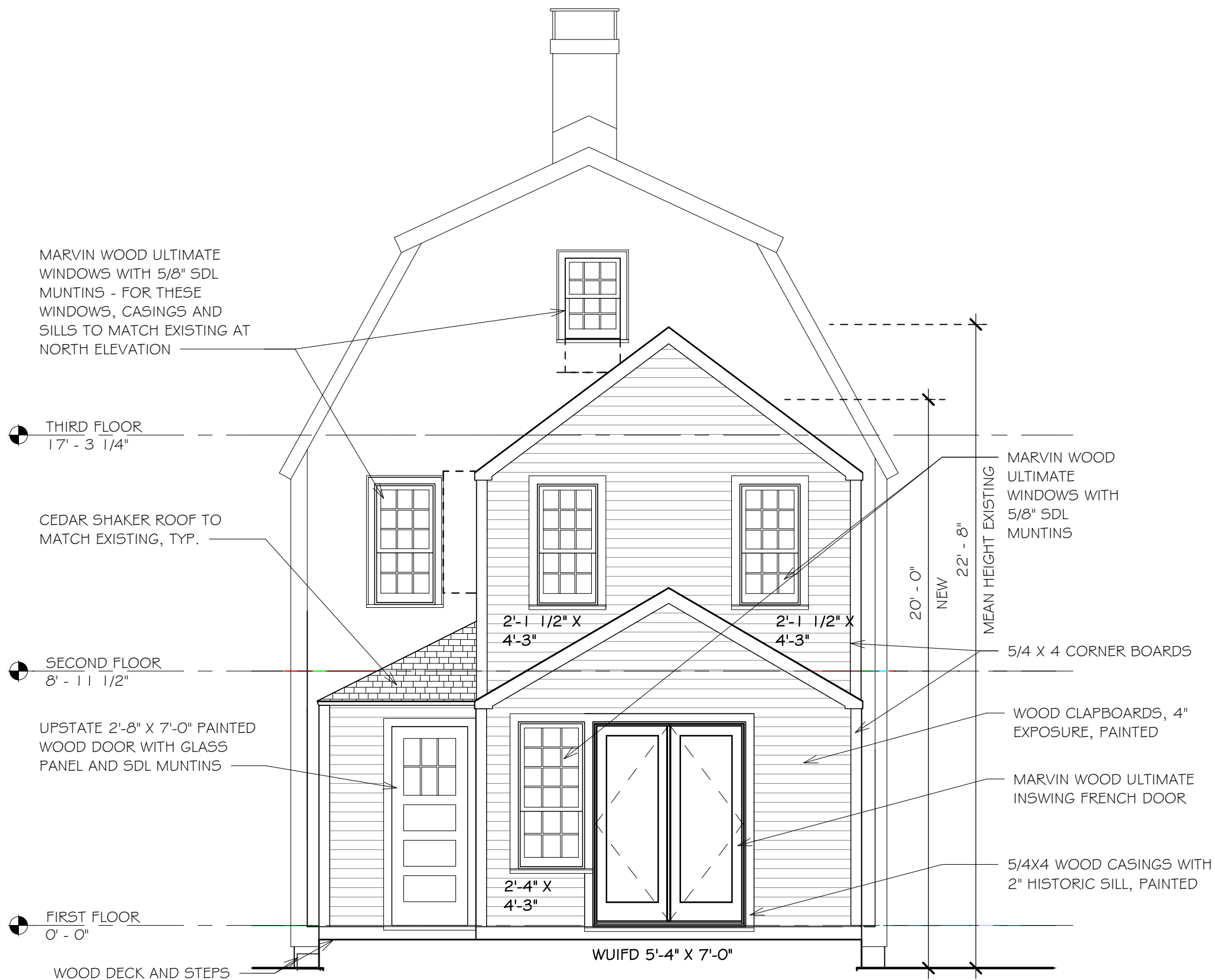


architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

EXISTING WEST		2.1A
Project number	21077	
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale 1/4" = 1'-0"		



architecture planning interiors  
17 Elm Street Manchester, MA 01944  
978 526 4386 www.olsonlewis.com

## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

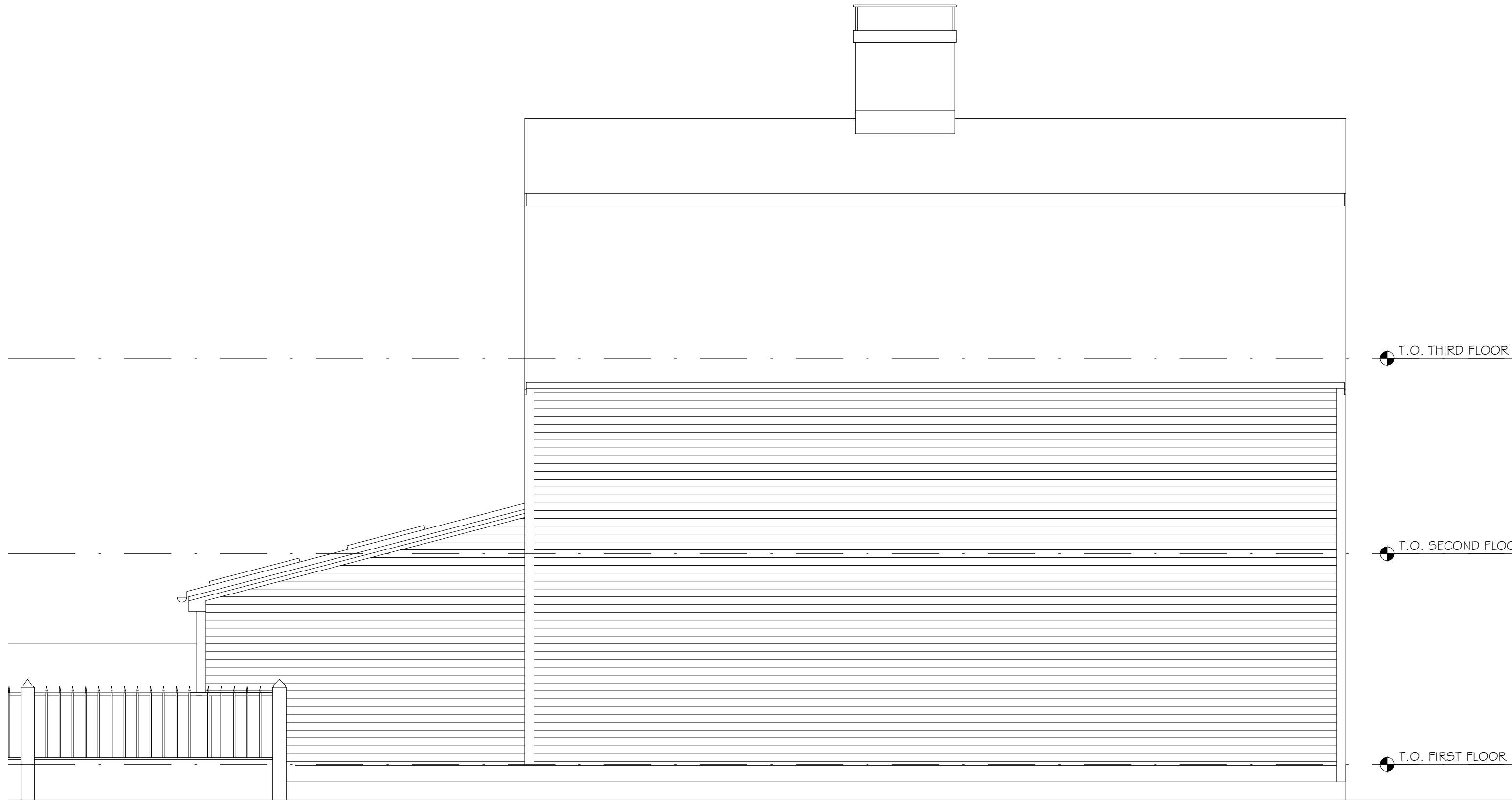
### WEST ELEVATION

Project number 21077  
Date 09.30.2021  
Drawn by -  
Checked by -

# 2.1B

Scale 1/4" = 1'-0"





architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

EXISTING SOUTH		2.2A
Project number	21077	
Date	09.30.2021	
Drawn by	-	
Checked by	-	Scale 1/4" = 1'-0"

CEDAR SHAKER ROOF TO MATCH EXISTING, TYP.

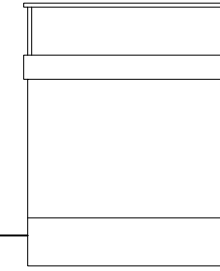

5/4 X 4 CORNER BOARDS

THIRD FLOOR  
17' - 3 1/4"

WOOD CLAPBOARDS, 4" EXPOSURE, PAINTED

SECOND FLOOR  
8' - 11 1/2"

FIRST FLOOR  
0' - 0"

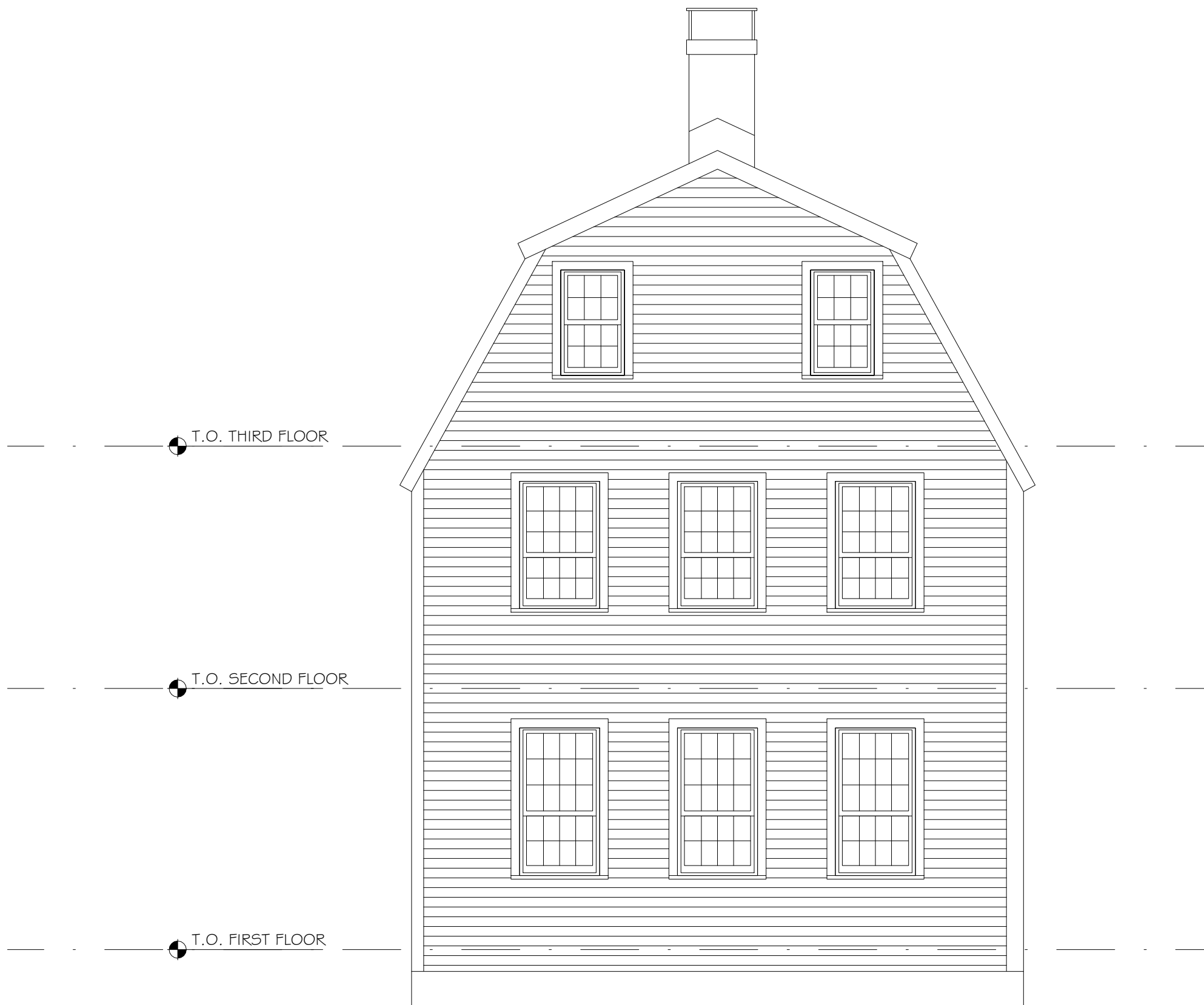



OLSON LEWIS + ARCHITECTS  
architecture planning interiors  
17 Elm Street Manchester, MA 01944  
978 526 4386 www.olsonlewis.com

# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

SOUTH ELEVATION		2.2B
Project number	21077	
Date	09.30.2021	
Drawn by	-	
Checked by	-	Scale 1/4" = 1'-0"



architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

### EXISTING EAST

Project number 21077  
 Date 09.30.2021  
 Drawn by -  
 Checked by -

**2.3**

Scale 1/4" = 1'-0"



architecture planning interiors  
 17 Elm Street Manchester, MA 01944  
 978 526 4386 www.olsonlewis.com

## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

EXISTING PHOTOS	
Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-
<b>1.0</b>	
Scale NO SCALE	

# **Criteria for Special Permit for Nonconformities:**

- 1. That there will be no addition of a new nonconformity.**
  - There are no new nonconformities created.**
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.**
  - The two most immediate abutters are not opposed to project.**
  - Adding only 128 feet to the existing footprint of the structure.**
  - Addition actually improves the Open Space on the lot.**
  - While existing structure has two boundary encroachments and is directly on another boundary, the addition is entirely within the bounds of the Property.**
  - Historical Commission released Demolition Delay on the project and approved of the plans.**
  - Proposed addition is in keeping with the historic nature of the home. It is clearly subservient and set apart due to its size, scale, and relation to the historical structure.**