

City of Newburyport Zoning Board of Appeals
Application for a VARIANCE = Modification

Petitioner: Paul and Pat Henault, c/o Lisa L Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 7 Marlboro Street

Map and Lot(s): 30/78A Zoning District: R-2

Book and Page(s): 30491/183

Owner(s) Name: Paul and Pat Henault

Mailing Address (if different): 7 Marlboro Street

The petitioner is requesting a Variance from section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|---|--|
| <input type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> Parking (VII) |
| ___ Lot Area ___ Front Yard | |
| ___ Open Space ___ Side Yard | |
| ___ Lot Coverage ___ Rear Yard | <input type="checkbox"/> PIOD (XXI) |
| ___ Height ___ Lot Width | ___ FAR |
| ___ Frontage | ___ 2 ½ stories |
| | ___ Footprint expansion |
| <input checked="" type="checkbox"/> Modification of existing variance (please attach) | <input type="checkbox"/> Other: _____ |

Request:
Modification of existing variance to allow renovation and extension of one story addition on westerly side of house.

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 VARIANCE

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	3,206	3,206	10,000
Frontage	104.77	104.77	90
Height*	<35	<35	35
Lot Coverage (%)**	28.04	34.87	25
Open Space (%)***	62.68	55.84	40
Front Setback	2.8/2.2	2.8/2.2	25
Side A Setback	>42	28.6	10
Side B Setback	NA	NA	NA
Rear Setback	9.5	8.9	25
Parking Spaces	2+	2+	2+
FAR****	NA	NA	NA

*Height is measured to *median* roof line.

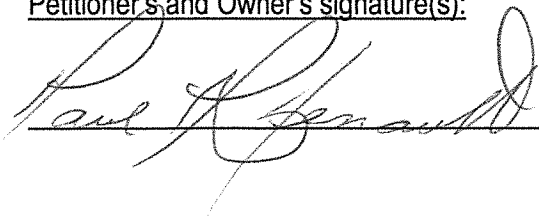
**Total building footprint divided by the lot area expressed as a percentage.


***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.

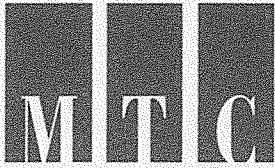
****FAR is only applicable in the Plum Island Overlay District (PIOD).

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):







Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

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

October 28, 2019

By Hand

Rene Bourdeau, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Zoning Review Denial;
7 Marlboro Street, Newburyport, MA (the "Property")
Assessor's Map: 30 Lot: 78-A

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Paul and Patricia Henault, the owners of the Property (the "Applicant") relative to a proposed addition to be constructed along the western side of an existing single-family home (the "Residence") on the Property. The Property and Residence are pre-existing nonconforming as noted below are subject to a variance which was issued in 1990 (Book 10542 Page 574 Attached as **Exhibit A**) and therefore a modification to that variance is required.

The Property is located in the R2 zoning district and the Demolition Control Overlay District ("DCOD") of the Ordinance. The Property was created through a lot split from what was originally Map 30, Lot 78 and included at that time both 7 Marlboro Street and 2 Union Street. A Dimensional Variance was granted by the Zoning Board of Appeals to split the lots on July 31, 1990. While it is not clear from the variance decision, it appears from the decision that the variance permitted a reduction in lot area, all setbacks and lot coverage.

The Property is nonconforming for lot size, front setback, left side yard setback, rear setback, and lot coverage. The R2 district requires 10,000 square feet and the Property has 3,206 square feet. The Property has a front setback of 2.2 feet and 2.8 feet where the R2 requires 25 feet, a rear setback of 9.5 feet where the requirement is 25 feet, and a lot coverage of 28.04%, where the maximum allowed is 25%.

The Applicant proposes to construct a modest 14' by 24' addition on the western side of the existing Residence. The addition will serve to, among other things, lengthen the existing kitchen located at the rear of the Residence, which the Applicants intend to renovate as part of this project. The lot coverage and rear setback nonconformities will be

slightly exacerbated. The Applicant will be removing 17% of the exterior walls of the Residence; therefore, the DCOD is not triggered, pursuant to Section XXVII-E. The home is dated to in or around 1750. The Henaults have undertaken great care in the past to restore their home in appropriate ways to preserve the period of the house and were recognized in 2016 by the Preservation Trust for their efforts. As you can see from the plans, this modest addition will result in the same quality outcome.

The Applicant is also moving through the process for the roofline change with the Historic Commission.

In order to proceed with the project the Applicant must modify the variance previously granted in 1990. It appears from the ANR plan which is a part of the variance, that the now two lots were one with a two family home. However, what is peculiar is that while there are some shared walls between the home, there is also about a one and a half (1.5') foot separation between the exterior walls leading from Union Street to the west. However, 7 Marlboro Street has the benefit of an easement for a bathroom which exists inside the Union Street structure. All this to say, that this is a unique set of circumstances and the Applicant is not exacerbating any of the shared spaces but for reconstructing/repairing an existing portion of a foundation which is in very poor condition. Otherwise the proposed addition actually moves into the 7 Marlboro Street lot away from the shared lot lines.

Pursuant to Section X-H(6) of the Zoning Ordinance, “[t]he [Z]oning [B]oard of [A]ppeals shall have the power. . . to grant. . . a variance. . . from the terms of this [Z]oning [O]rdinance.. .” upon the following conditions:

1. Conditions and circumstances are unique to the Petitioner’s lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district.
2. Strict application of the provisions of th[e Zoning Ordinance] would deprive the Petitioner of reasonable use of the lot, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same district.
3. The unique conditions and circumstances are not the result of actions of the Petitioner taken subsequent to the adoption of th[e Zoning Ordinance].
4. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district.


In the case at hand, there are unique circumstances which do not apply to the surrounding area. As noted below a portion of the Applicant’s home is actually in the neighboring structure. The lot itself is a very odd shape. Even if it had not been divided previously, the lot is like a trapezoid which is emphasized by its position on the corner of Marlboro and Union Street. The Applicant neither created the original condition nor the current condition and shape of the lot.

The Applicant seeks to provide a modest extension to the west of the lot away from the existing structure and shared lot line. To strictly impose the requirements of this section, when in fact but for the prior variance this modification would be permitted by a special permit for non-conformities, would deprive the Applicant from reasonable use of their property.

Finally, in this instance and given these unique circumstances, approving the variance would not be a special privilege inconsistent with other properties in the district. Many of the surrounding properties, particularly across Marlboro Street and to the west of the Property, have a much greater lot coverage ratio and are the structures are

located much closer to the lot lines. In this case, the addition is located away from the street and will not adversely impact the lot lines and posses a modest increase in lot coverage.

Respectfully submitted
Paul and Patricia Henault
By their Attorney



Lisa L. Mead

Attachment
cc: client



CITY OF NEWBURYPORT **TK01054216574**
 Zoning Board of Appeals
 NOTICE OF DECISION

Date July 30, 1990
 Date of Hearing July 24, 1990

You are hereby notified of the decision of the Board of Appeals on the application of
 Applicant and Owner, if different M. Priscilla Sullivan
 for property located at (street address, assessor's map and parcel number) Map 30--Lot 78
7 Marlboro and 7 Union Streets, Newburyport, MA 01950
 which was filed with the Board on (date of filing) June 25, 1990
 The Board, as authorized by Section 15, Chapter 40A of the M.G.L. held a Public Hearing on the above
 date and voted to GRANT ~~THE~~ said application as follows:
 Record of Proceedings: See below*
 Motion: Douglas MacBurnie
 Second: Russell S. Hussey, Jr.
 Stipulations: _____

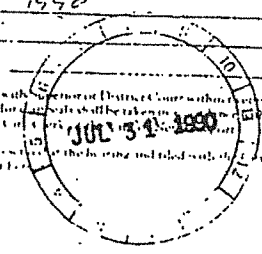
Vote on Motion with/without Stipulations

	YES	NO	ABSTAIN	ABSENT
Chairman Kravchuk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member Abbott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Member Hussey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member MacBurnie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member Colson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assoc. Member Connell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assoc. Member Boyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Board Cites the following as reason(s) for its decision:
 DIMENSIONAL VARIANCE FOR PURPOSE OF LOT SPLIT WHERE LOT AREA AND
 SETBACKS WILL BE NON-CONFORMING UNANIMOUSLY APPROVED.
 THE BOARD FOUND THAT THE CONDITIONS FOR A VARIANCE HAD BEEN SATISFIED
 AND MADE REFERENCE TO THE WRITTEN DOCUMENTATION SUBMITTED WITH
 APPLICATION

Chairperson Russell S. Hussey, Jr. Date 31 July 1990

An appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A and shall be filed with the Superior District Court within thirty
 (30) days after the date of filing of the above cited decision with the Office of the City Clerk. Protests and appeals shall be taken in
 Section 17 of Chapter 40A. Copies of this decision have been filed with the Planning Board and City Clerk.
 *See rec'd of evidence, find of facts and decision filed with proceedings of Board of Appeals for review of the hearing and filed with the
 City and Planning Board, which is being incorporated herein by reference and made a part of this report.



10

2K010542P6573



8
SEE PL. 264
PL 31

8 PLAN

8 PLAN

MICHAEL J. SULLIVAN
City Clerk

Office of City Clerk
CITY HALL
CITY OF NEWBURYPORT
MASSACHUSETTS
.01950

(603) 465-4407

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

CERTIFICATE OF CITY CLERK

RE: M. Priscilla Sullivan
7 Marlboro Street
Newburyport, Mass.

Variance- 7 Marlboro Street

1990 AUG 24 AM 8:11

000012

I certify pursuant to Chapter 40A, Section 11 of Massachusetts General Laws, as amended by Chapter 808 of the Acts of 1975, that the attached Decision with reference to the above entitled matter, is a true copy of the Decision filed with the Office of the City Clerk on July 31, 1990 and that twenty (20) days have elapsed and no appeal has been filed.

Michael J. Sullivan
City Clerk

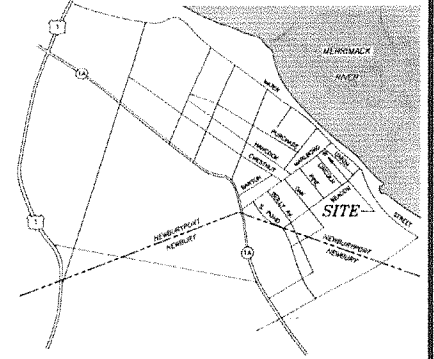


Dated: August 22, 1990

PLAN BOOK 264 PLAN 31
 DATE: Aug 24, 1990
 DESIGN: MARY PRISCILLA SULLIVAN
 M. SULLIVAN
 REGISTERED PROFESSIONAL ENGINEER
 No. 10472 - S.73.
 REGISTER OF DESIGNERS

31
 264

MAGNETIC
 AS OF
 MAY, 1990



LOCUS

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS 1 PART IN 29,500.
2. OWNER OF RECORD:
 MARY PRISCILLA SULLIVAN
 7 MARLBORO STREET
 NEWBURYPORT, MA
3. REFERENCE DEEDS:
 a) BOOK 5185, PAGE 701 L.C.H.B.
 b) BOOK 721, PAGE 170 ESSEX COUNTY REGISTRY OF DEEDS-SOUTH
4. ZONING DISTRICT: RESIDENTIAL II

ZONING BOARD OF APPEALS
 TOWN OF NEWBURYPORT

Russell A. Howard Jr. 8-14-90

PLANNING BOARD APPROVAL
 TOWN OF NEWBURYPORT

Priscilla Sullivan 8/17/90

LEGEND

- IRON PIPE FOUND
- IRON ROD TO BE SET
- GRANITE BOUND FOUND
- SILVER MANHOLE
- WATER SHUT-OFF
- GAS MAIN
- UTILITY WELLS
- POCKET FENCE
- STOCKPILE FENCE

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE	REMARKS
1	S 28° 39' 30" E	10.14	
2	S 94° 44' 00" W	10.33	
3	S 52° 22' 37" E	10.00	

SCALE: 1 inch = 20 Feet
 0 10 20 40



TETON LAND CONSULTANTS, INC.
 5 SPRUCE STREET, EXETER, N.H. (603) 778-9209

LOT SPLIT
 FOR
PRISCILLA SULLIVAN
 IN
 NEWBURYPORT, MASSACHUSETTS

RESEARCHER: TLF
 CAD: AF
 CHECKED BY: AF
 PROJECT No: 891207

PLANNING: TLF, AF
 DRAFTED BY: AF
 APPROVED BY: JPB
 DATE:



ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.
2	8-17-90	PLANNING BOARD APPROVAL	MS	JPB	JPB

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-073

Name: Paul and Patricia Henault c/o Lisa Mead, MTC LLC

Address: 7 Marlboro Street

Zoning District(s): R2/DCOD

Request: Construct single story addition to property that was previously granted a Variance. Addition results in extended nonconforming lot coverage and rear setback created by the prior Variance. Addition results in a roof line change requiring Demo Delay, but less than 25% wall Demo so no DCOD. <500 NSF gain

ZONING BOARD REVIEW REQUIRED

Variance

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

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


Newburyport Zoning Administrator

10/24/2019
Date

7 MARLBORO ST**Location** 7 MARLBORO ST**MBLU** 30/ 78/A / /**Owner** HENAULT PAUL R**Assessment** \$428,600**PID** 1723**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$178,400	\$250,200	\$428,600

Owner of Record**Owner** HENAULT PAUL R**Sale Price** \$295,000**Co-Owner** PATRICIA M T/E**Certificate****Address** 7 MARLBORO ST**Book & Page** 30491/0183

NEWBURYPORT, MA 01950

Sale Date 06/27/2011**Instrument** 00**Ownership History**

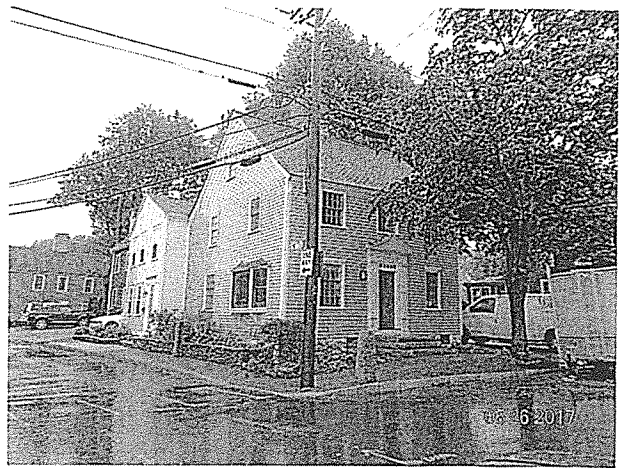
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENAULT PAUL R	\$295,000		30491/0183	00	06/27/2011
HEFFERNAN MICHAEL	\$355,000		20640/0045	00	04/22/2003
FAY CHRISTOPHER J	\$0		15342/0233	1A	12/21/1998
FAY CHRISTOPHER & J.M. T/E	\$155,500		12784/0050	00	10/14/1994
KIRBY CHRISTINE M	\$158,500		10556/ 282	00	09/04/1990

Building Information**Building 1 : Section 1****Year Built:** 1850**Living Area:** 1,657

Building Attributes	
Field	Description
Style	Old Style Colonial
Model	Residential
Stories:	2 Stories
Occupancy	1

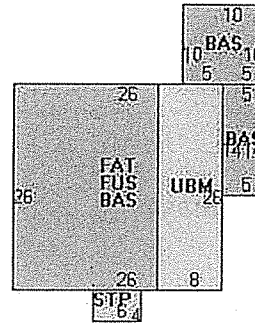
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	846	846	
FUS	Upper Story, Finished	676	676	
FAT	Attic	676	135	
STP	Stoop	24	0	
UBM	Basement, Unfinished	208	0	
		2,430	1,657	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$2,900	1
FPO	EXTRA FPL OPEN	2 UNITS	\$1,400	1

Land Use

Use Code 1010
 Description SINGLE FAM
 Zone R2

Land Line Valuation

Size (Acres) 0.07
 Depth 0
 Assessed Value \$250,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			204 S.F.	\$900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$168,000	\$238,300	\$406,300

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Mass. h. (For E. Whiting)
Dist. - Dist. E

NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
✓ 1-3 # 173	30-76		ca 1800-1810	Federalist	C
1699 5 F	30-77		pre 1840	Federalist vernacular	C
1695 7-9 F	30-78		ca 1750	central-chimney vernacular	C
1696 11 F	30-79		ca 1880	Italianate	C
1697 13 F	30-80		ca 1880	Italianate	C
1698 15 F	30-81		ca 1880	sidehall Italianate	C
1699 17 F	30-82		ca 1880	Italianate	C
✓ 19 # 174	30-83		ca 1750	central-chimney vernacular	C
1700 21 F	30-84		ca 1880	Italianate	C
1701 23 F	29-1A		ca 1950	contemporary	INT
1703 25-27 F	29-1	Double House	ca 1810	Federalist	C
✓ 31 # 170	29-43		ca 1810	Federalist	C

NOTES:

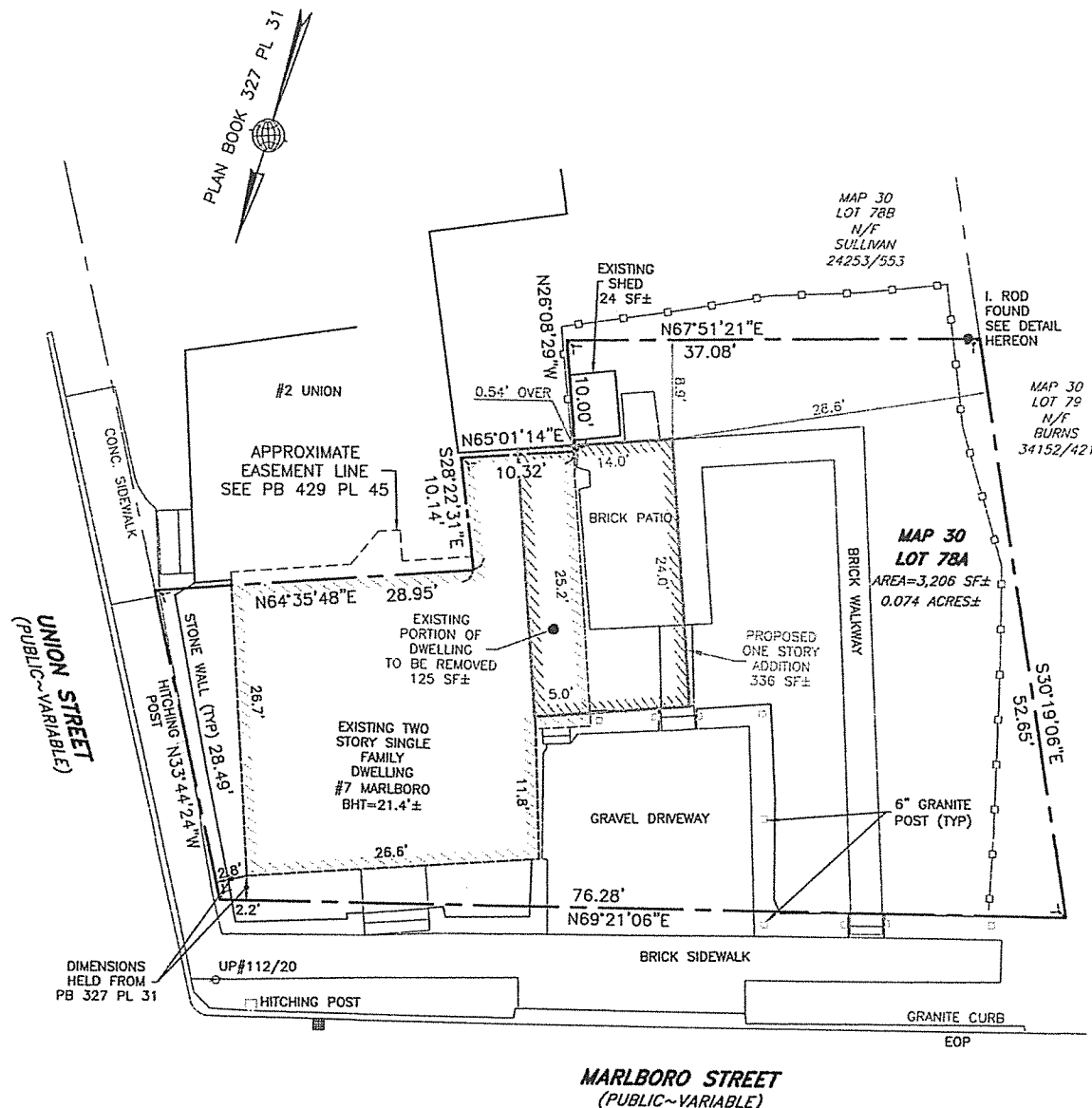
1. FIELD SURVEY PERFORMED: FEBRUARY 7, 2019
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. SUBJECT TO EASEMENTS DEPICTED ON ECRD PLAN BOOK 429 PLANS 45 & 46

OWNER/APPLICANT:

PAUL & PATRICIA HENAULT
DEED BOOK 30491 PAGE 183
ASSESSOR'S MAP 30 LOT 78A

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS
BK 30491 PG 183 (DEED)
BK 10542 PG 573 (1990 VARIANCE)
- PLAN BK 264 PL 31
PLAN BK 327 PL 31
PLAN BK 429 PL 45
PLAN BK 429 PL 46



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.

Edward Dixon
EDWARD DIXON
No. 34304
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 10-22-19

ZONING:

RESIDENTIAL 2 (R2)
DEMOLITION CONTROL OVERLAY DISTRICT (DCOD)

REQUIRED:

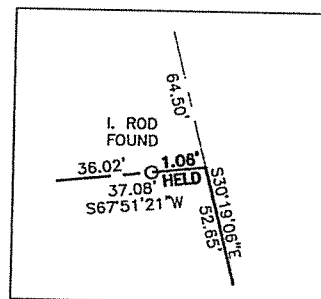
LOT AREA=10,000SF
FRONTAGE=90'
MIN. FRONT SETBACK=25'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=25'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=25% (BLDGS ONLY)
OPEN SPACE=40%

EXISTING:

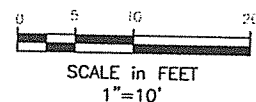
3,206 SF±
28.49' (MARLBORO)
76.28' (UNION)
2.2' (MARLBORO)
2.8' (UNION)
(L)0.54' OVER/(R)35.7'
9.5'
21.4'±
28.04%
62.68%

PROPOSED

3,206 SF± (NC)
28.49' (MARLBORO) (NC)
76.28' (UNION) (NC)
2.2' (MARLBORO) (NC)
2.8' (UNION) (NC)
(L)0.54' OVER(NC)/(R)28.6'
8.9'
21.4'± (NC)
34.872%
55.845%



DETAIL
(NOT TO SCALE)
SEE PLAN BOOK 327 PLAN 31



BY:	DESCRIPTION:	DATE:	REV: 1
DRAWING NO.:			REV: 0
			22247PPP.dwg

PROPOSED PLOT PLAN
7 MARLBORO STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

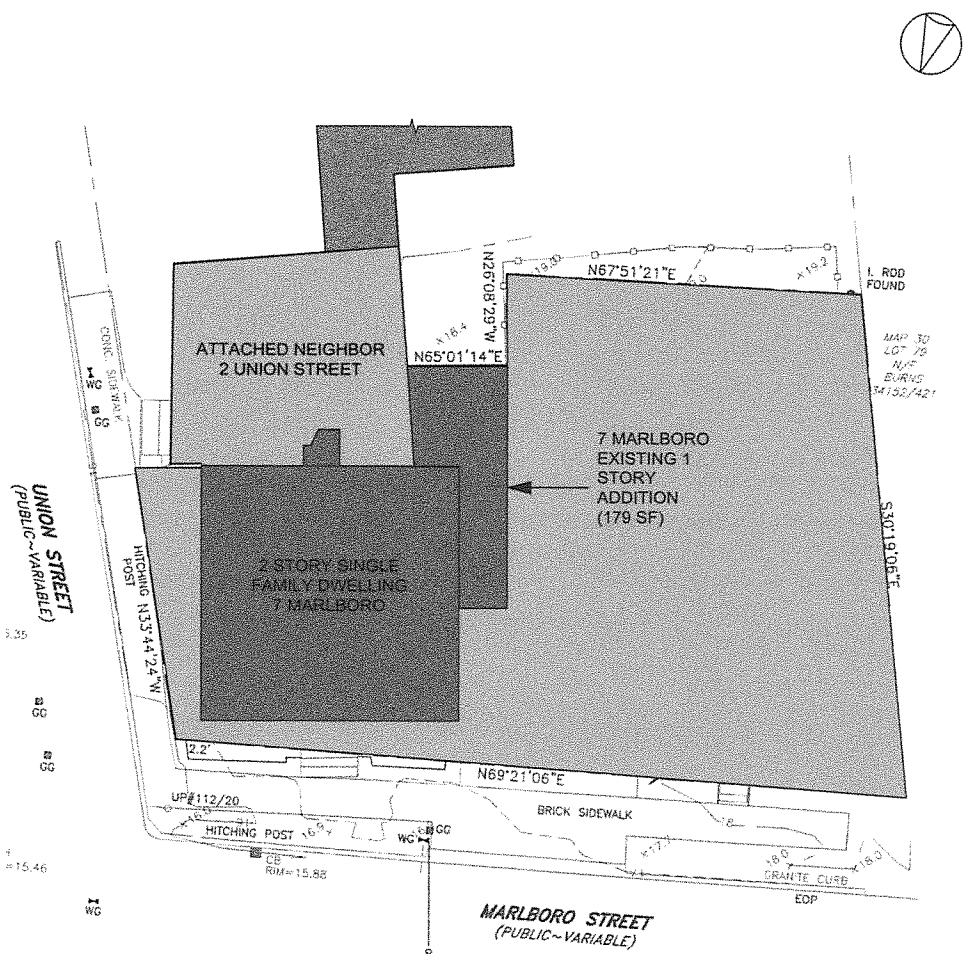
PREPARED FOR:
PAUL HENAULT

PREPARED BY:
HANCOCK ASSOCIATES

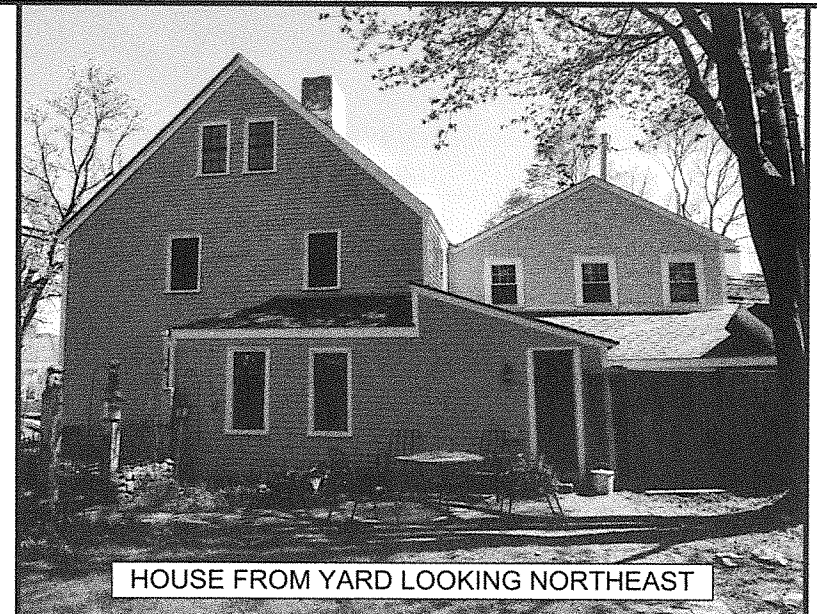
ONE HARRIS STREET
SUITE 3
NEWBURYPORT, MA
01950

Civil Engineers
Land Surveyors
Wetland Scientists
TEL: 978-465-9992
www.hancockassociates.com

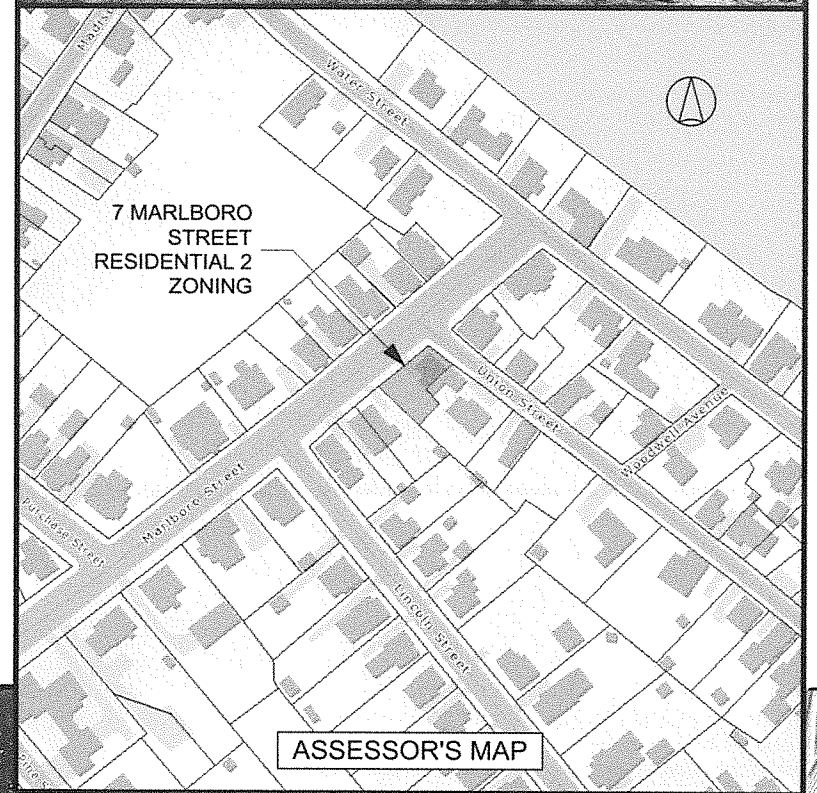
RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: OCTOBER 22, 2019
HANCOCK JOB# 22247
CRD FILE 22247EC.CRD
SHEET NO. 1 OF 1



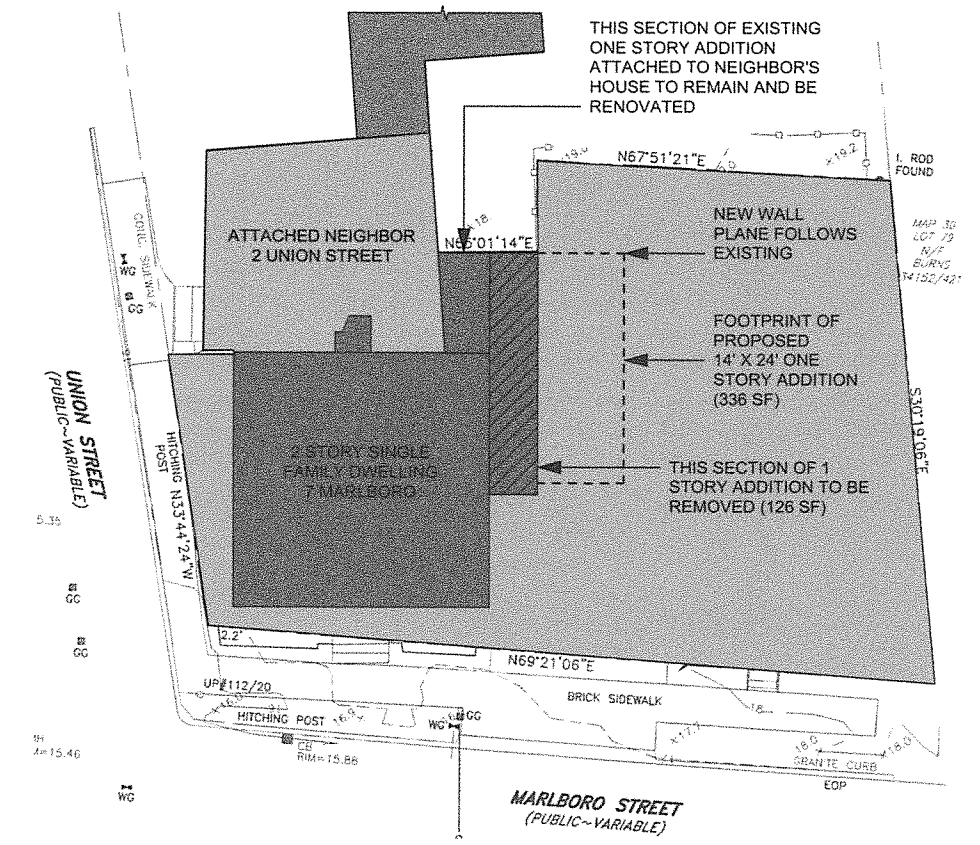
1 Existing Site
Scale: 1" = 20'-0"



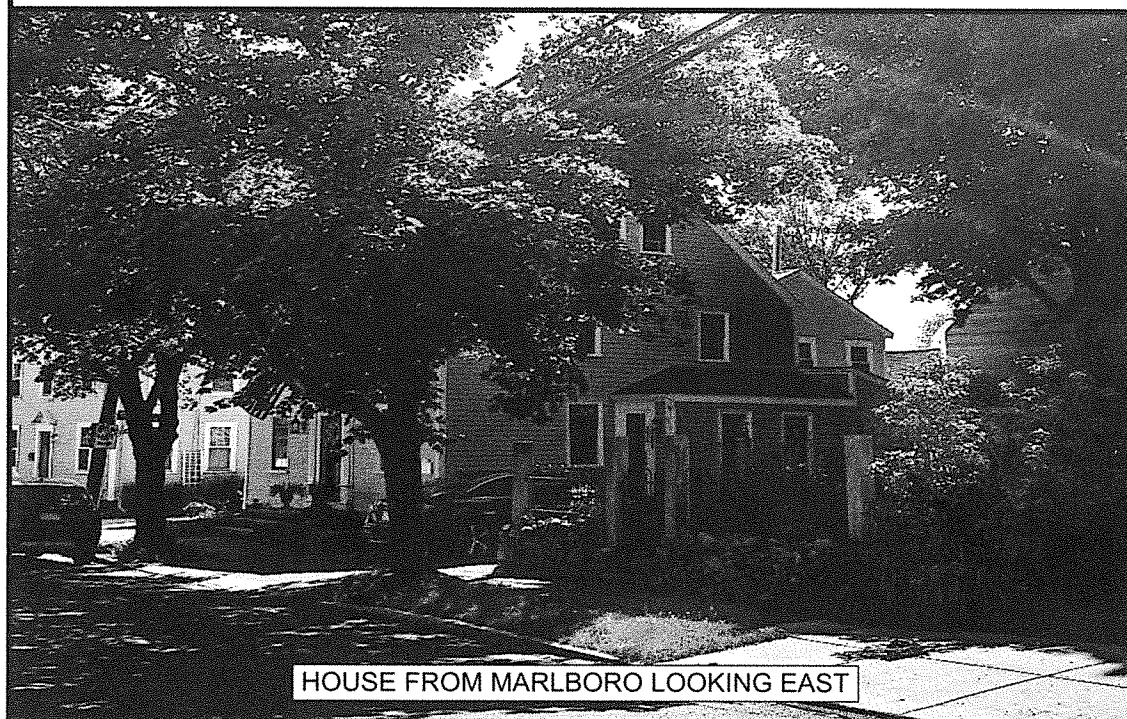
HOUSE FROM YARD LOOKING NORTHEAST



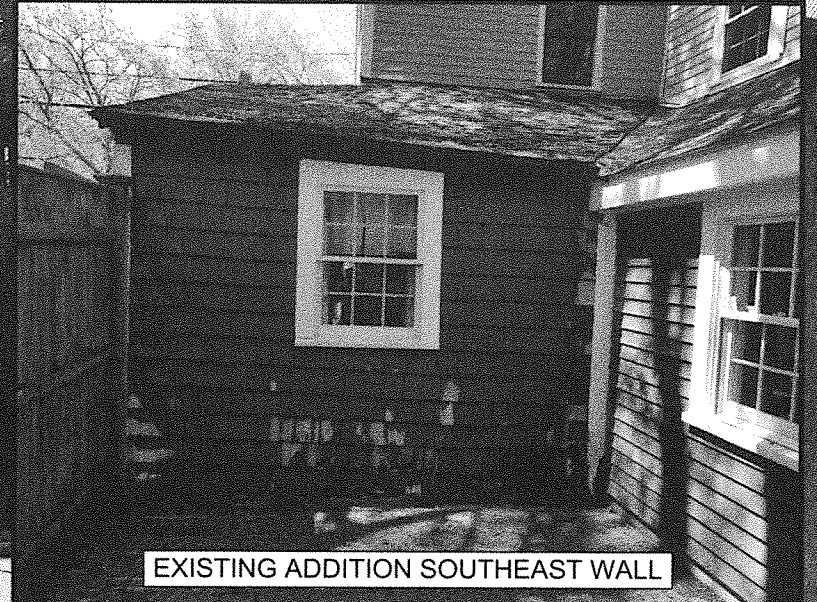
ASSESSOR'S MAP



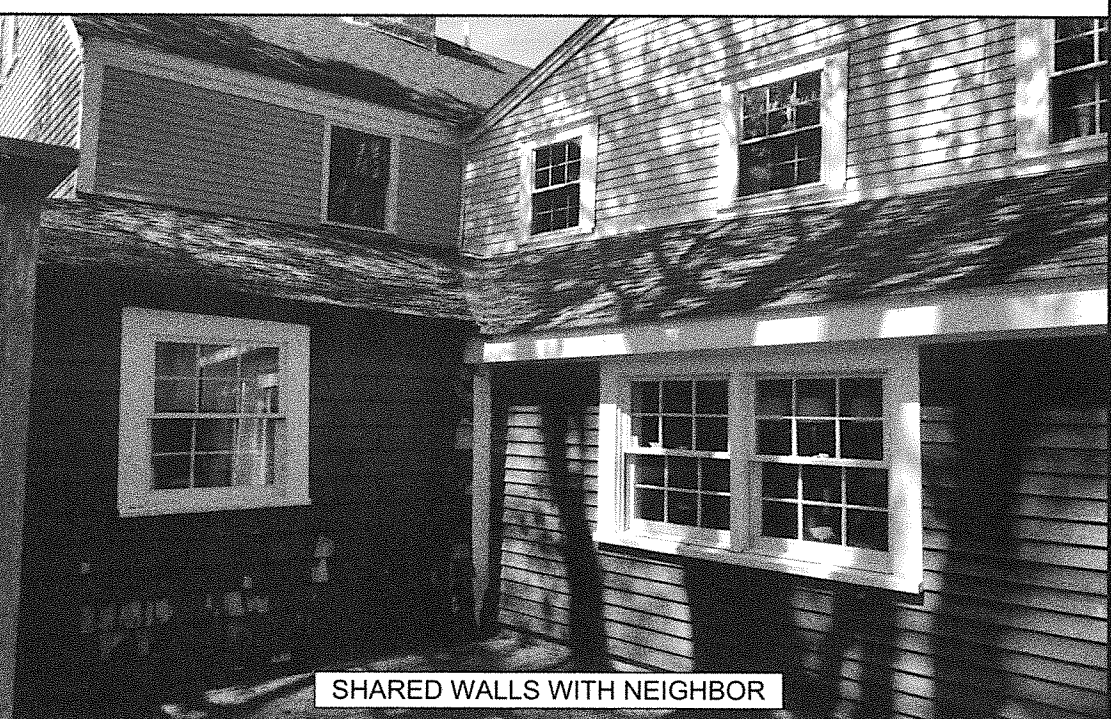
2 Existing Site - Project Overview
Scale: 1" = 20'-0"



HOUSE FROM MARLBORO LOOKING EAST



EXISTING ADDITION SOUTHEAST WALL



SHARED WALLS WITH NEIGHBOR

DAVID DAVIES DESIGN STUDIO
ddaviesdesign@gmail.com

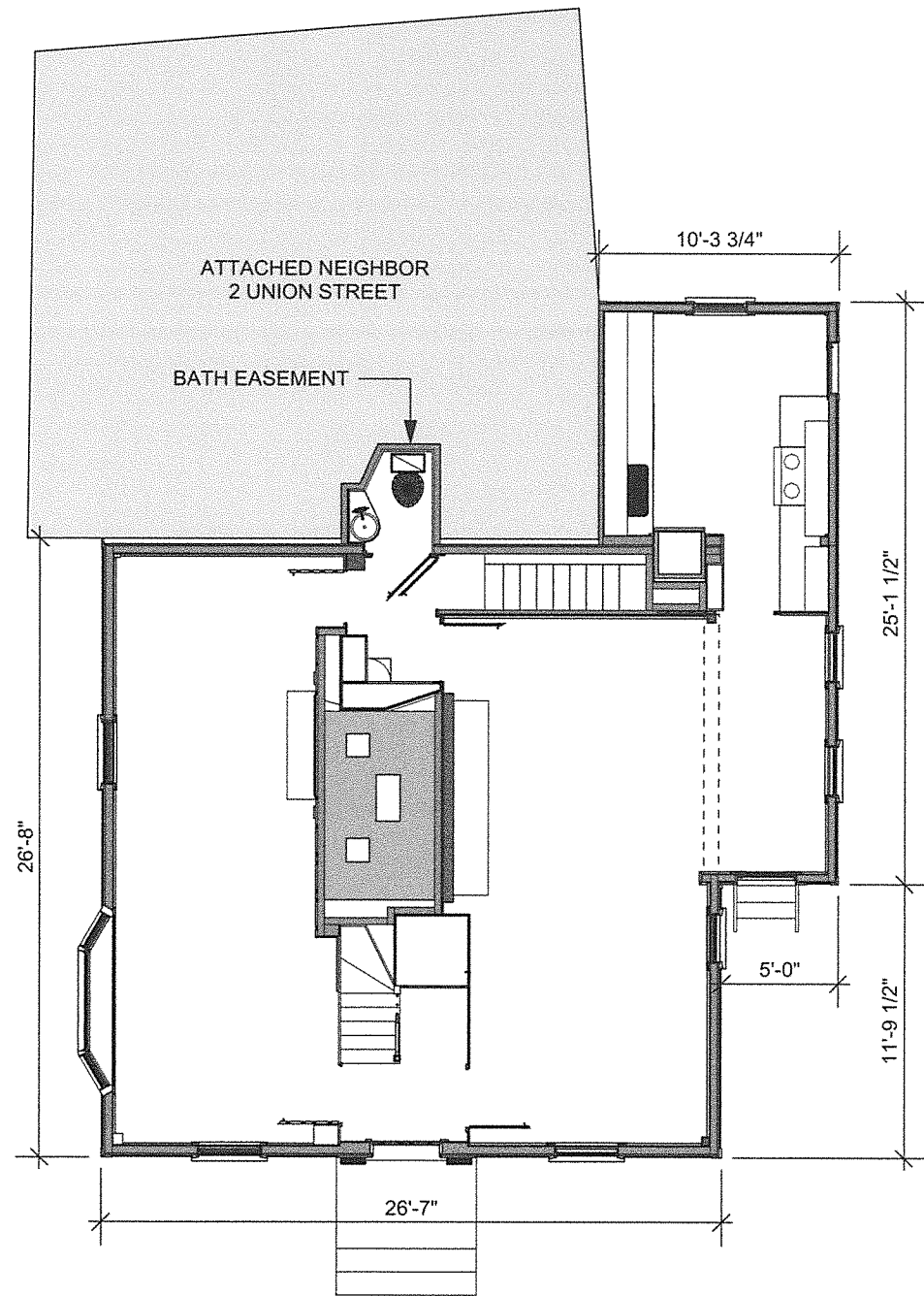
10.28.19

PROJECT OVERVIEW
EXISTING SITE

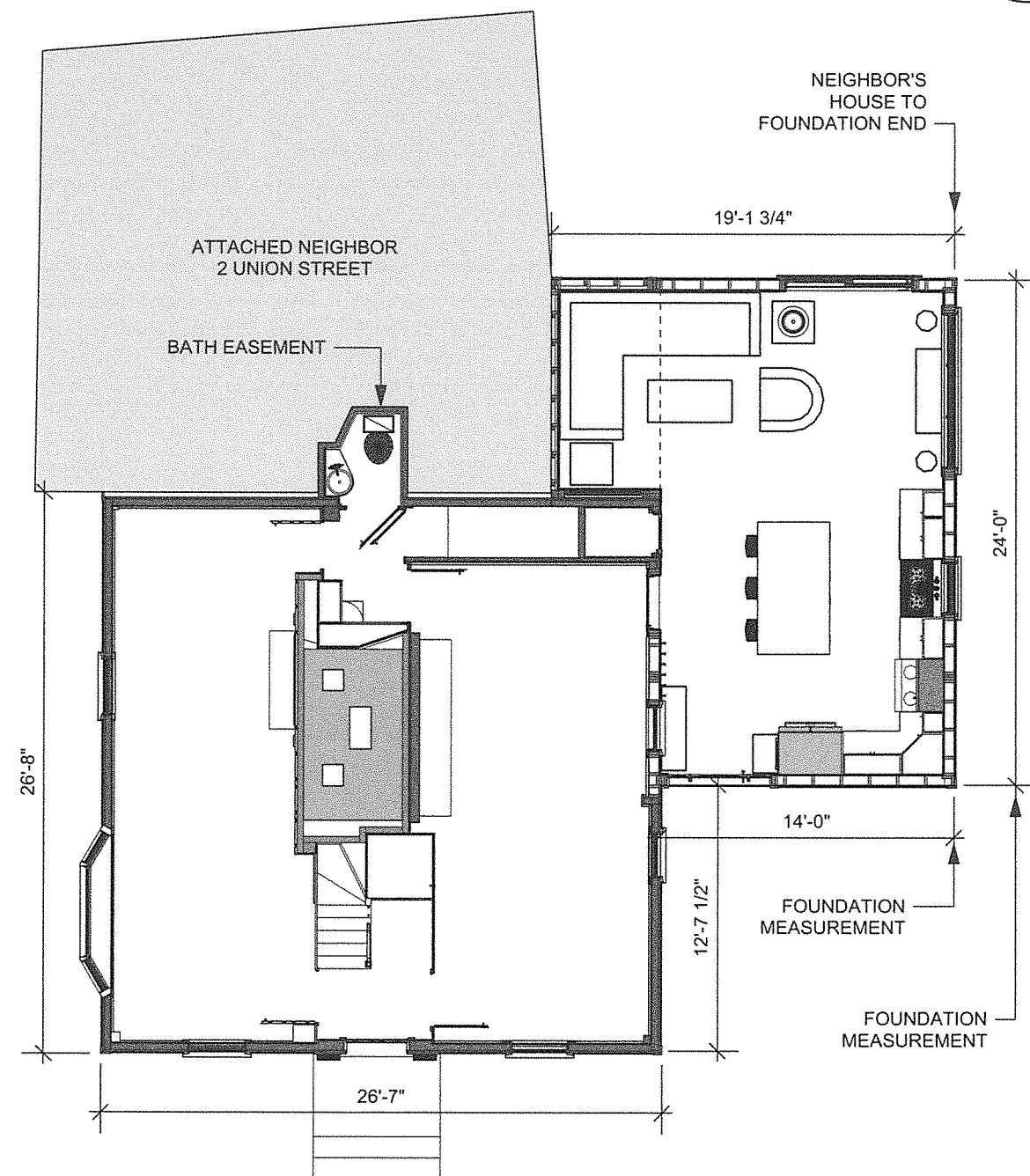
1 STORY
KITCHEN + SITTING AREA
ADDITION

HENAUT RESIDENCE
7 MARLBORO STREET
NEWBURYPORT, MA 01950

1



1 Existing First Floor
Scale: 1/8" = 1'-0"



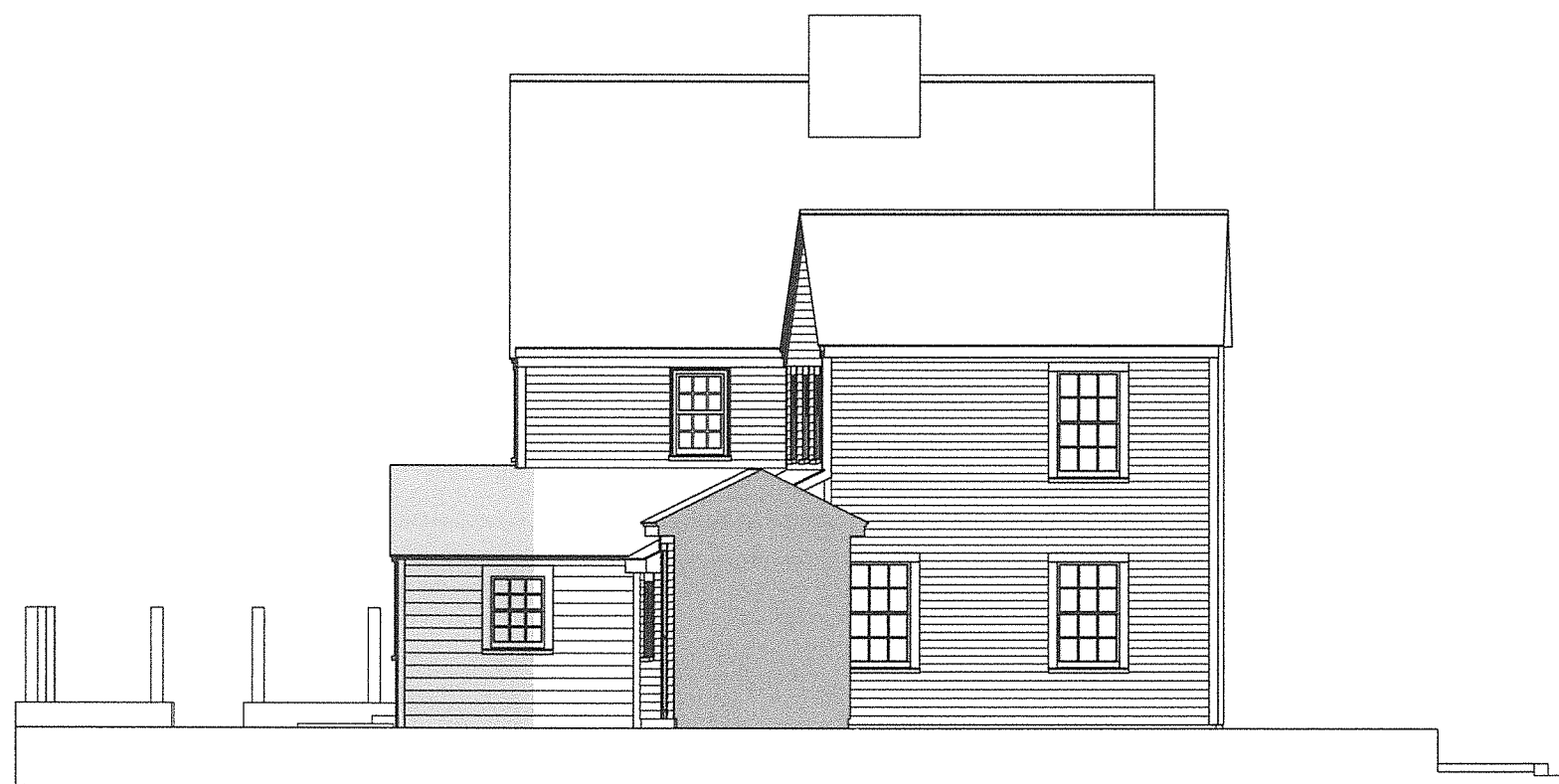
2 Proposed First Floor
Scale: 1/8" = 1'-0"

*BASED ON FIELD MEASUREMENTS

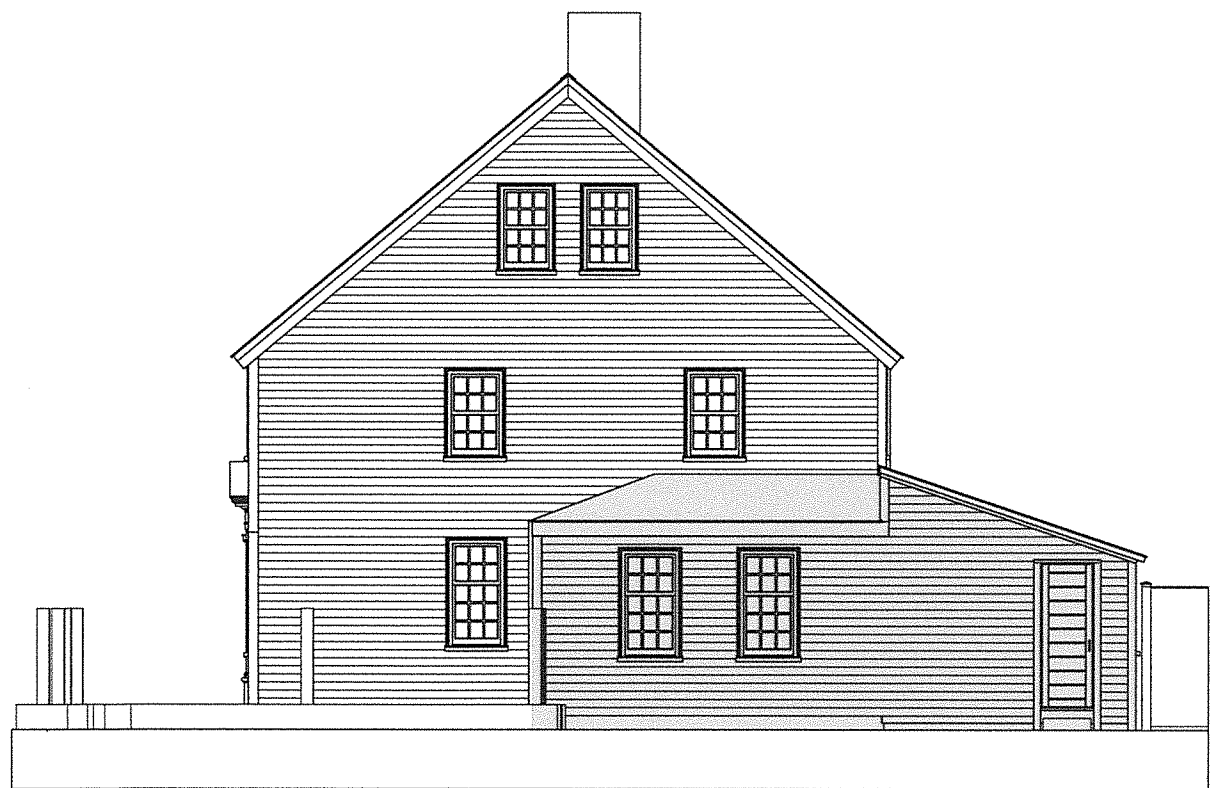


■ = TO BE REMOVED

1 Existing Northwest Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"



2 Existing Southeast Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"

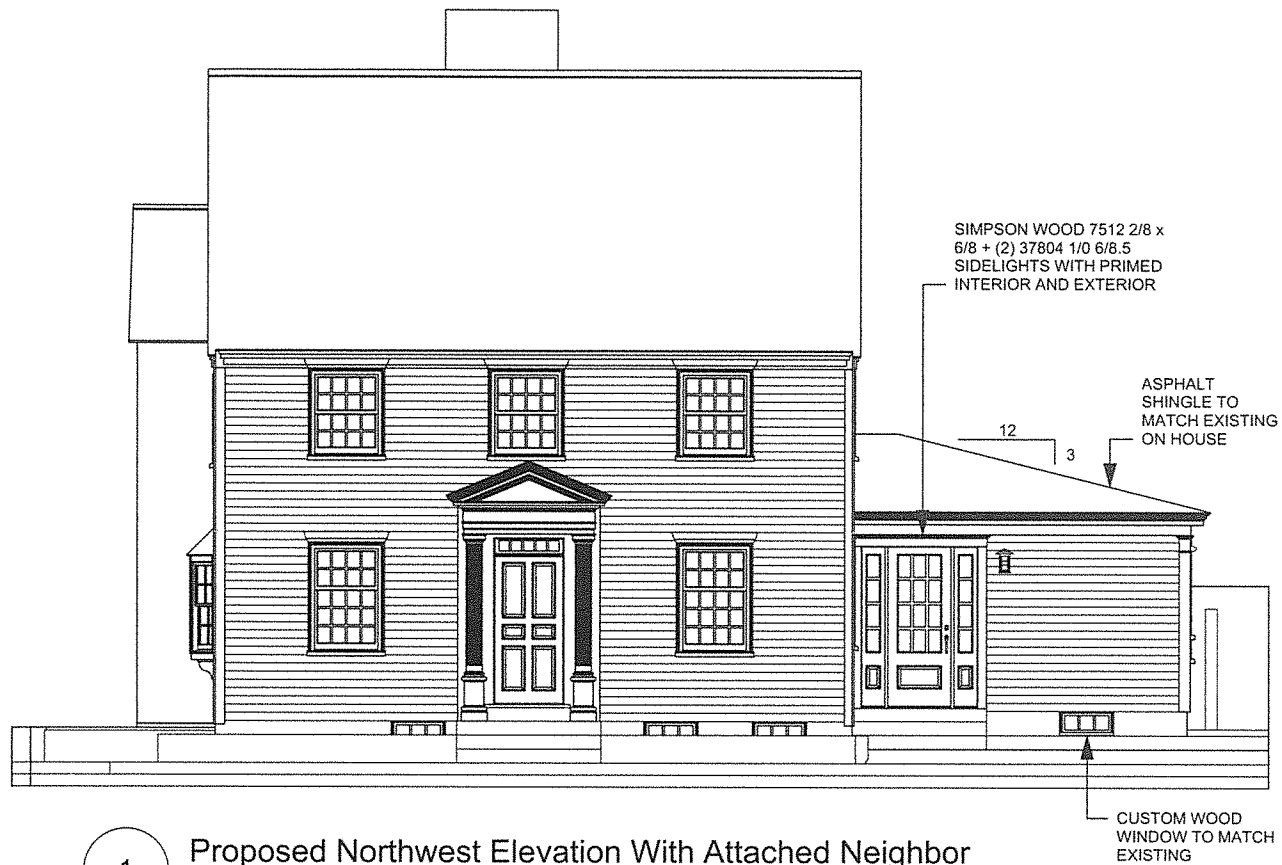


3 Existing Southwest Elevation
Scale: 1/8" = 1'-0"

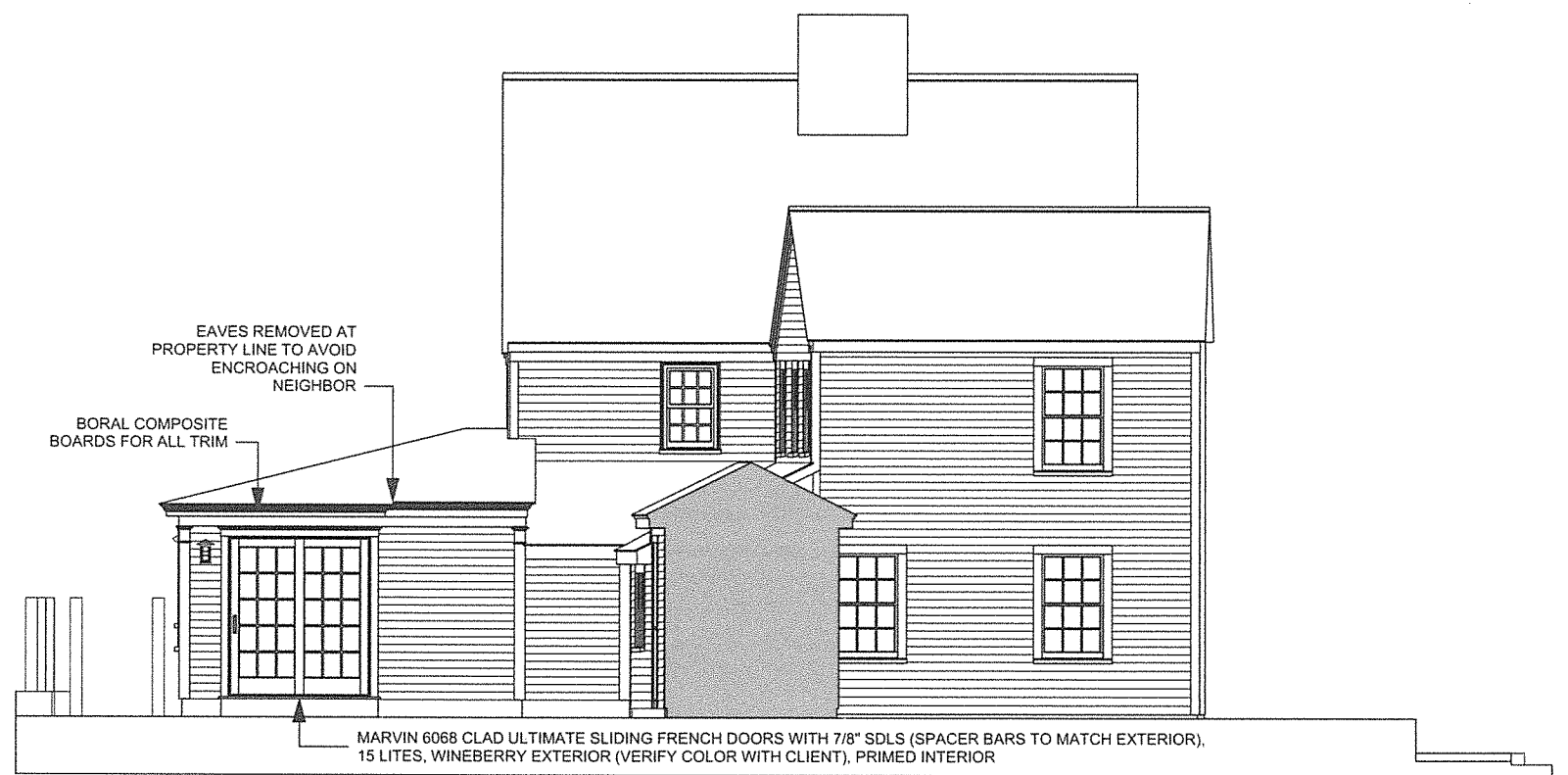


4 Existing Southwest Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"

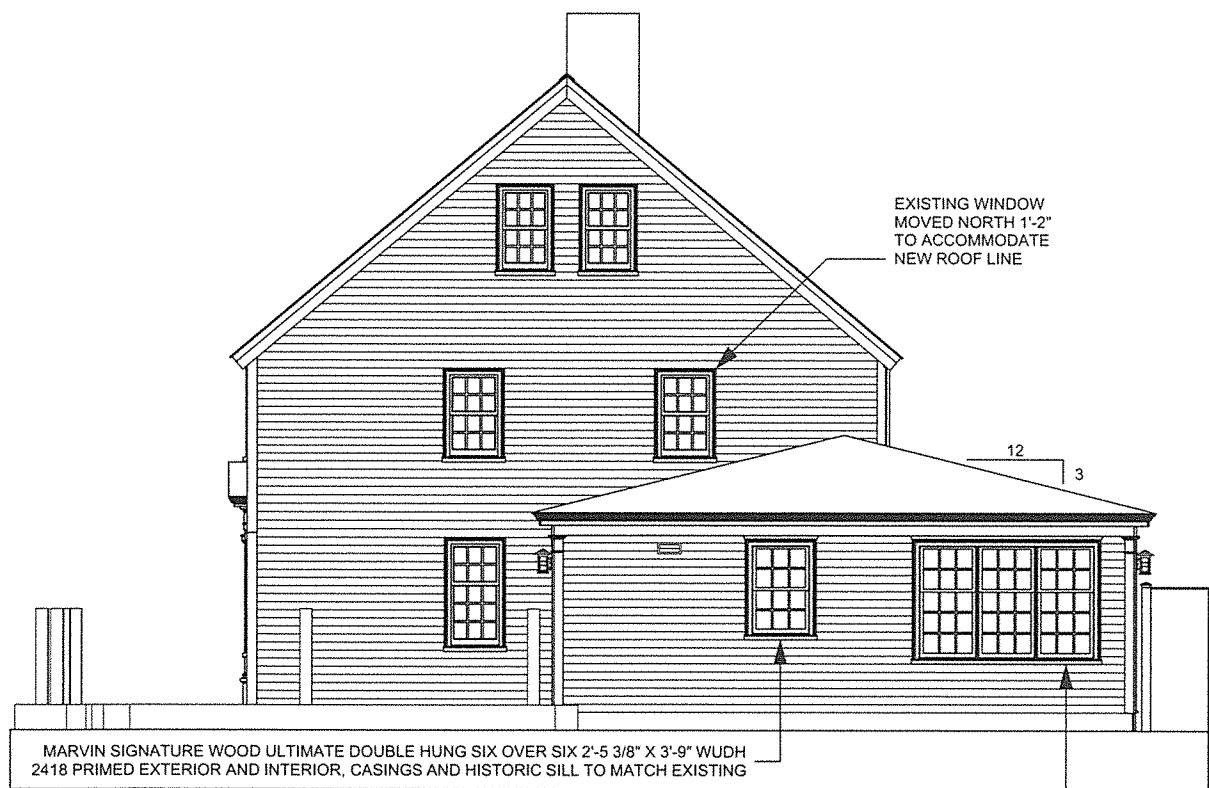
TOTAL EXPOSED ELEVATIONS = 1857 SF
 TOTAL ELEVATIONS TO BE REMOVED = 317 SF
 TOTAL PERCENTAGE OF EXPOSED ELEVATIONS TO BE REMOVED = 17%



1 Proposed Northwest Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"



2 Proposed Southeast Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"



3 Proposed Southwest Elevation
Scale: 1/8" = 1'-0"

MARVIN SIGNATURE WOOD
ULTIMATE COTTAGE STYLE 6 OVER 9
DOUBLE HUNG (3) 2'-5 3/8" X 4'-9"
WUDH 2424 PRIMED EXTERIOR AND
INTERIOR, CASINGS AND HISTORIC
SILL TO MATCH EXISTING



4 Proposed Southwest Elevation With Attached Neighbor
Scale: 1/8" = 1'-0"



1 Existing House - Isometric Looking North
Scale: 1/8" = 1'-0"



2 Proposed Addition - Isometric Looking North
Scale: 1/8" = 1'-0"



EXISTING

PROPOSED



LOOKING EAST
FROM MARLBORO STREET



EXISTING

PROPOSED

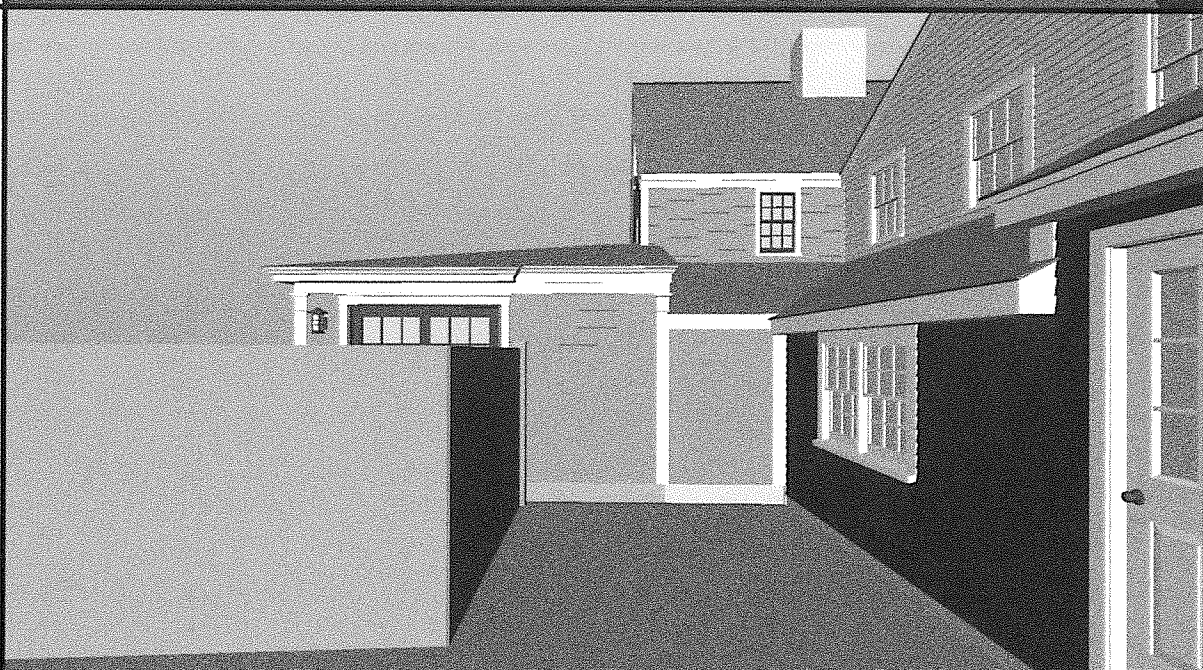


LOOKING NORTH
FROM CORNER OF YARD



EXISTING

PROPOSED



LOOKING NORTHWEST
FROM NEIGHBOR'S YARD TOWARD
SOUTHWEST ELEVATION

DAVID DAVIES DESIGN STUDIO
ddaviesdesign@gmail.com

10.28.19

EXISTING AND PROPOSED
PERSPECTIVES

1 STORY
KITCHEN + SITTING AREA
ADDITION

HENAULT RESIDENCE
7 MARLBORO STREET
NEWBURYPORT, MA 01950

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