

City of Newburyport Planning Board  
Application for a DOD SPECIAL PERMIT

RECEIVED  
CITY CLERK'S OFFICE  
NEWBURYPORT, MA

Petitioner: Arthur Murphy  
Address: 300 Rear Merrimac St NISPT  
Phone: 617 719 9720  
Email: ArtMurphy1@verizon.net  
Owner: Anastasia Terzis  
Address: 7 Prospect St  
Phone: 561-373-2930

2018 OCT 10 AM 10:00

Site Address: 7 Prospect St.  
Assessor's Map and Lot(s): 5-3 Zoning District: B2/R3/DOD  
Book and Page #: 34939-0094 or Certificate of Title: \_\_\_\_\_

The applicant is requesting a Special Permit under Section XXVII - Downtown Overlay District (DOD) for the following request: Add 5' x 17' 2nd Floor Addition over existing 1st Floor For Use As Bath Room + Closet

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

Petitioner and Landowner signature(s):  
Signature [Signature] Anastasia Terzia  
Print or type above name(s) here Arthur Murphy Anastasia Terzis

CITY OF NEWBURYPORT, MA  
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-070

Name: Arthur Murphy

Address: 7 Prospect Street Zoning District(s): B2/R3/DOD

Request: Add 85sf second floor addition over existing structure at rear of building. Modify roofline of existing single story portion to remain.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
  - \_\_\_ Lot Area      \_\_\_ Open Space      \_\_\_ Front Yard
  - \_\_\_ Lot Frontage      \_\_\_ Height      \_\_\_ Side Yard
  - \_\_\_ Lot Coverage      \_\_\_ Lot Width      \_\_\_ Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
  - \_\_\_ Type      \_\_\_ Size
  - \_\_\_ Lighting      \_\_\_ Location

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

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

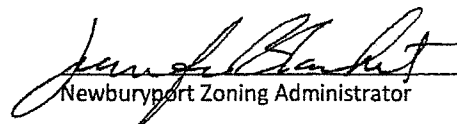
- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

  
Newburyport Zoning Administrator

08/22/2018  
Date



CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	Description	Code	Appraised Value	Assessed Value
TERZIS ANASTASIA NICOLA					RESIDENTL	1010	146,400	146,400
7 PROSPECT ST					RES LAND	1010	227,300	227,300
NEWBURYPORT, MA 01950					RESIDENTL	1010	2,300	2,300
Additional Owners:	SUPPLEMENTAL DATA							
	Other ID:	5-3	CONDO CV:					
	SUB-DIV		IN/LAW Y/N:					
	PHOTO		LOT SPLIT:					
	WARD	2	40B HSN:					
	FILE #:							
	ATT 1/2 HSE:							
	GISID:	M_251513_951054	ASSOC PID#					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
TERZIS ANASTASIA NICOLA	34939/0094	05/23/2016	U	1	1A	1A	2018	1010	146,400	2017	1010	142,100
TERZIS ALEXIOS N	30339/0310	04/08/2011	U	1	1A	1A	2018	1010	227,300	2016	1010	216,500
TERZIS ALEXIOS N-MARY G TE	4643/353						2018	1010	2,300	2016	1010	2,300
<b>Total:</b>									376,000			360,900

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>OTHER ASSESSMENTS</b>							
<b>ASSESSING NEIGHBORHOOD</b>							
NBHD/ SCB	NBHD Name	Street Index Name	Tracing	Batch			
6/A							
<b>NOTES</b>							
Total Appraised Parcel Value: 376,000							

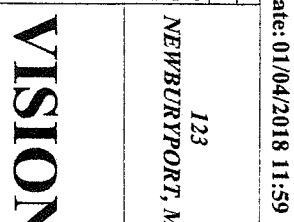
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)					144.7				
Appraised XF (B) Value (Bldg)					1.7				
Appraised OB (L) Value (Bldg)					2.3				
Appraised Land Value (Bldg)					227.3				
Special Land Value									
Total Appraised Parcel Value					376.0				
Valuation Method:									
Adjustment:									
Net Total Appraised Parcel Value					376.0				

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Issp. Date	% Comp.	Date Comp.	Comments	

LAND LINE VALUATION SECTION												
B Use	Use	Zone	D Front	Depth	Units	Unit Price	I. Factor	Acre S.A.	C. Disc	ST. Ldx	Adj.	Notes-Adj
1	1010 SINGLE FAM	B2			3,012 SF	65.63	1.1500	6	1.0000	1.00	0.00	

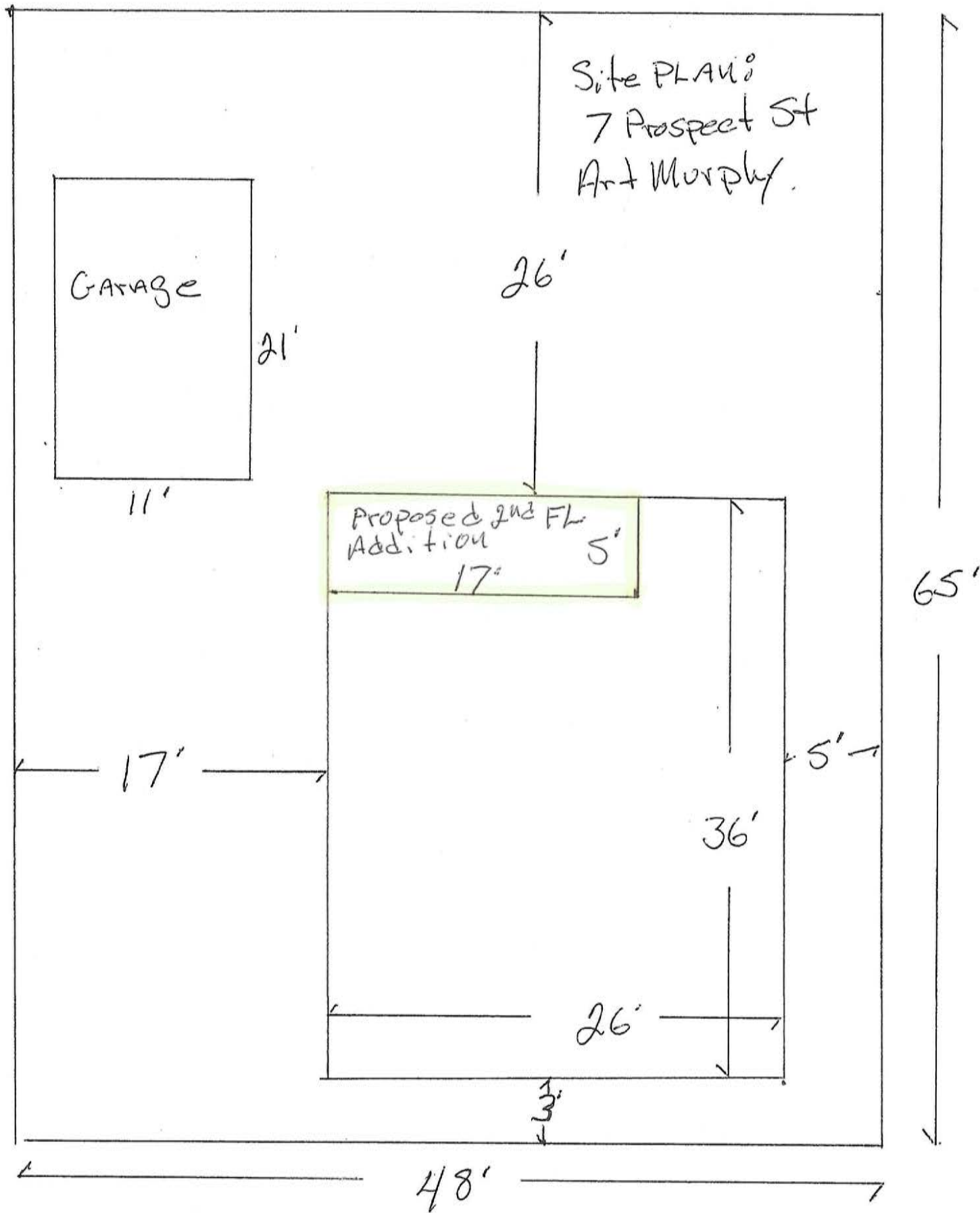
VISIT/ CHANGE HISTORY									
Date	Type	IS	ID	Cd.	Purpose/Result				
01/19/2012	01		DR	00	Measur++Listed				
05/29/2007			RL	00	Measur++Listed				
02/12/2007			MM	02	Measur++2Visits				
02/12/2007			MM	01	Measur++1Visit				
04/24/1998			CN	00	Measur++Listed				

Total Card Land Units:	0.07 AC	Parcel Total Land Area:	0.07 AC	Total Land Value:	227.3
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NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
5 # 358	5-2		ca 1845	Greek Revival	C
7 # 2703	5-3		ca 1845	sidehall Greek Revival	C
9 # 2704	5-4		ca 1775-1800	twin-chimney timber frame	C
11-13 # 2705	5-5	Double House	ca 1875	Italianate	C
15-17 # 2706	5-6	Double House	ca 1875	Italianate	C
19-21 # 2710	5-7	Double House	ca 1875	Italianate	C
25 # 2712	15-78		ca 1900	astylistic	MC
27 # 2713	15-34		ca 1875	sidehall Italianate	C
29-31 # 2714	15-35		ca 1880	astylistic late Victorian	C
35 # 2717	15-36		pre 1825	timber frame vernacular	C
37 # 2718	15-37	Enoch Osgood House	1810	Federalist	C
41 # 2720	15-38		pre 1825	timber frame half house	C



← Prospect Street →



















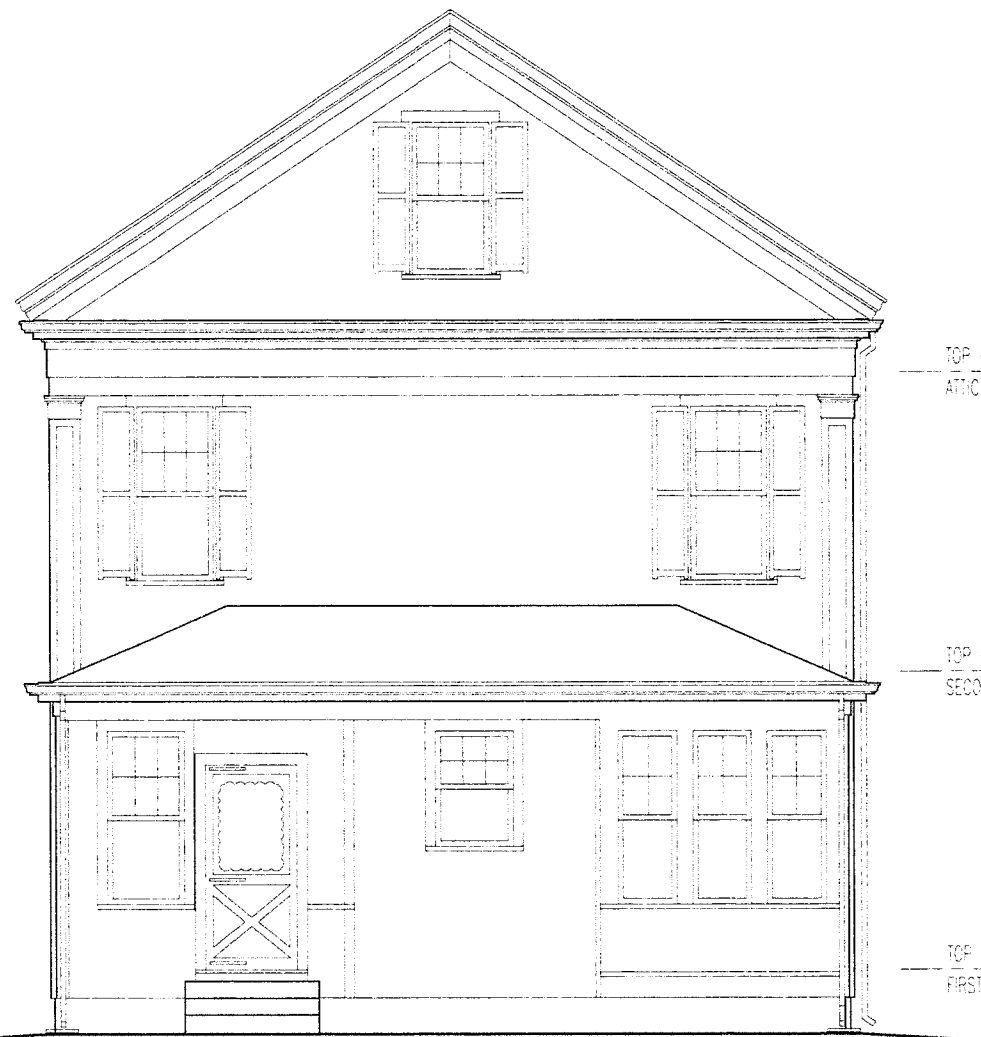












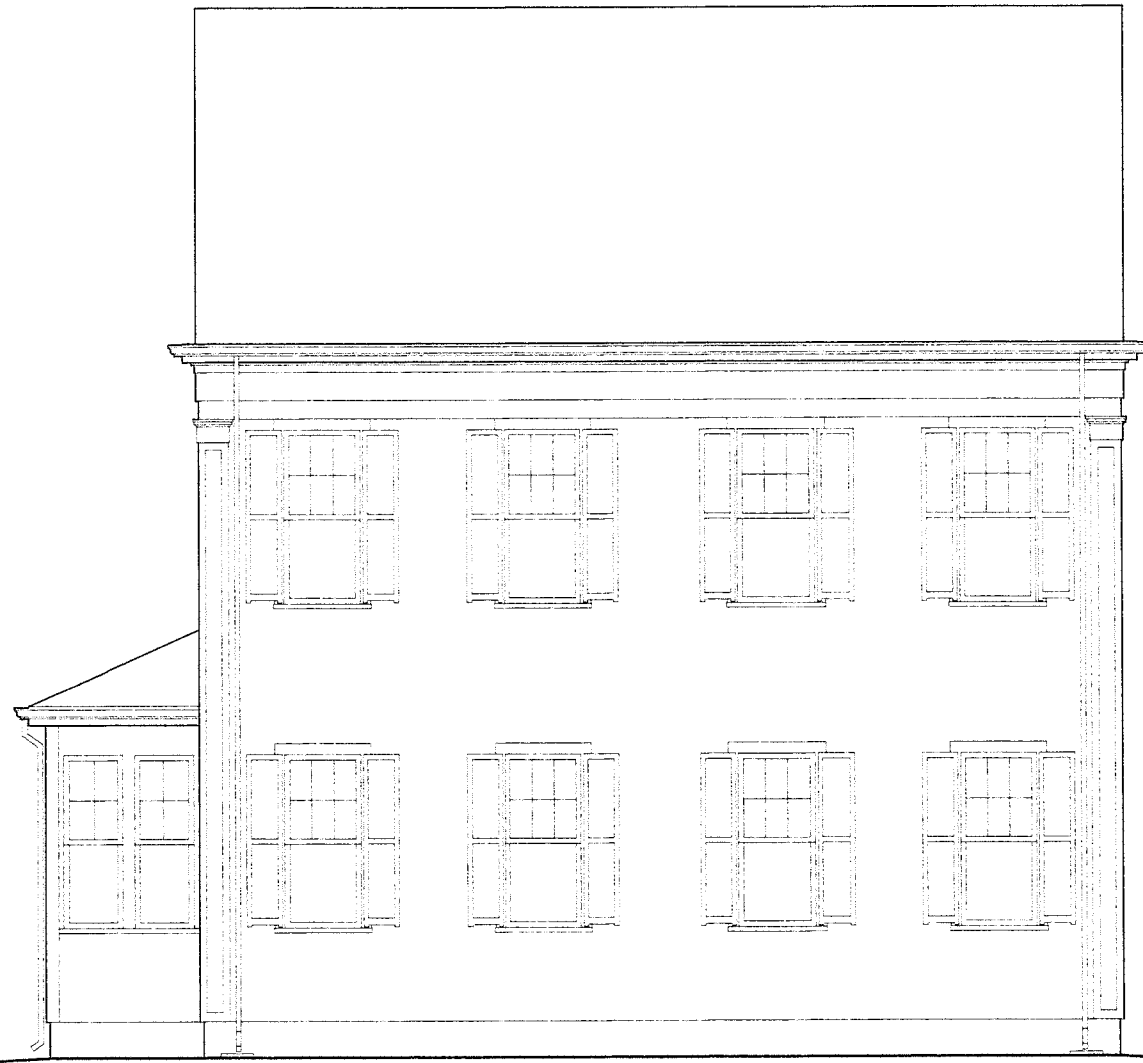
TOP OF SUBFLOOR  
ATTIC FLOOR

9'-8"

TOP OF FIN. FLOOR  
SECOND FLOOR

9'-8"

TOP OF FIN. FLOOR  
FIRST FLOOR



**B** EXISTING LEFT SIDE ELEVATION  
SCALE: 3/4" = 1'-0"

**A** EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**JMA** ARCHITECTS + PLANNERS  
Four New Street, Unit 101  
Newburyport, Massachusetts 01950  
[phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

ADDITION TO  
7 PROSPECT STREET  
NEWBURYPORT, MA 01950

REVISIONS		
NO.	DATE	REVISION

DRAWN BY: DM  
JOB NO.: D006 - 541K  
SCALE: 3/16" = 1'-0"  
DATE: AUGUST 01, 2018

SHEET

A-1





**A** PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**B** PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**JMA** ARCHITECTS + PLANNERS  
Four New Street, Unit 101  
Newburyport, Massachusetts 01950  
[phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME

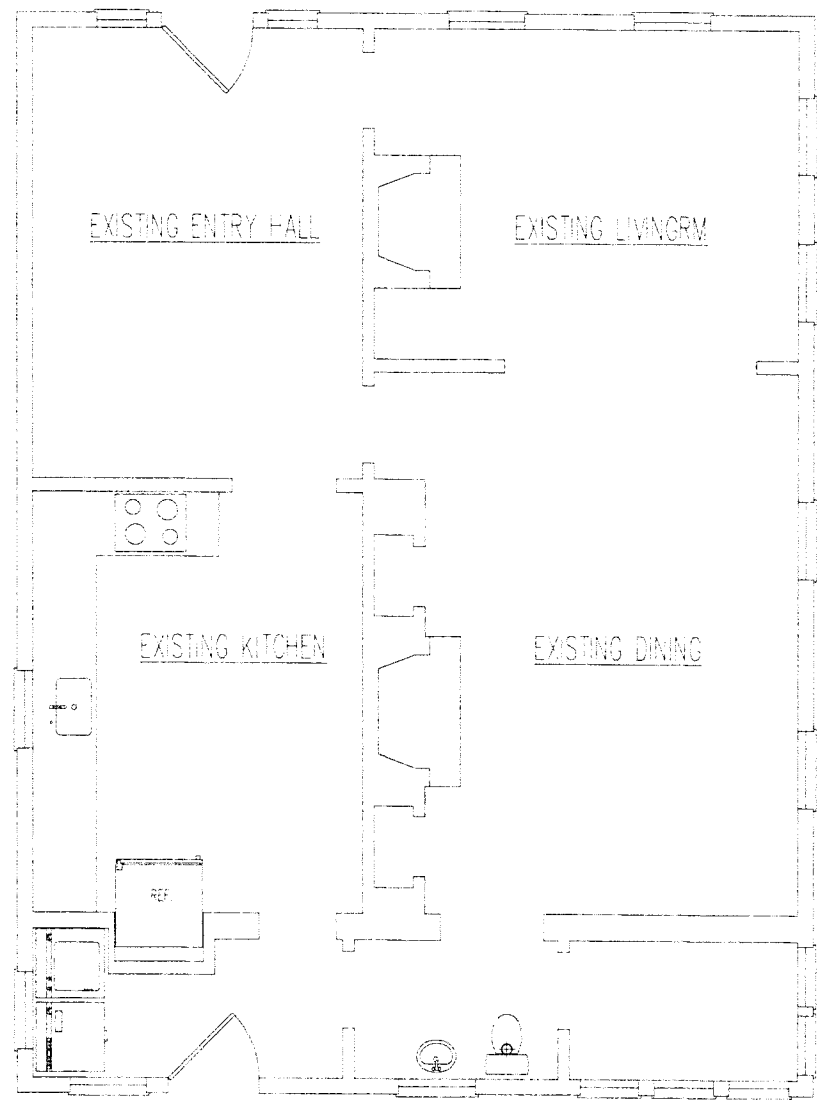
ADDITION TO  
7 PROSPECT STREET  
NEWBURYPORT, MA 01950

REVISIONS		
NO.	DATE	REVISION

DRAWN BY: DM  
JOB NO.: 2066 - 5414  
SCALE: 3/16" = 1'-0"  
DATE: AUGUST 21, 2018

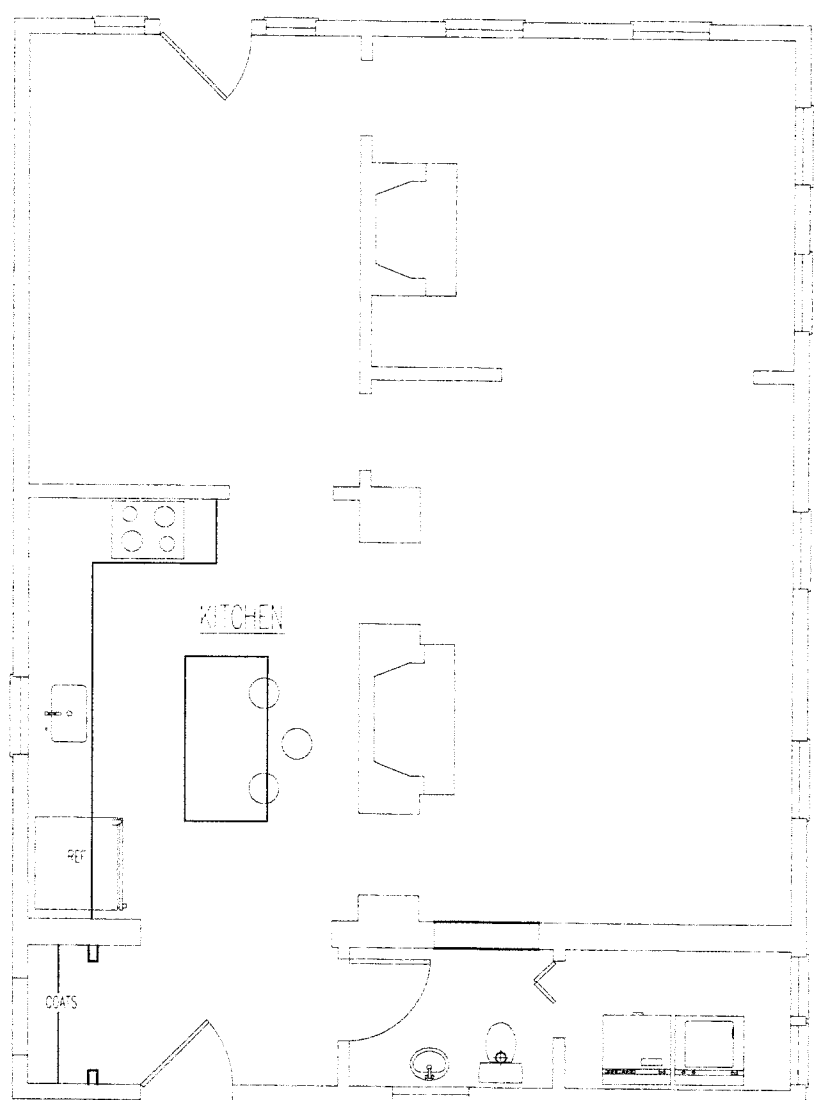
SHEET

A-2



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

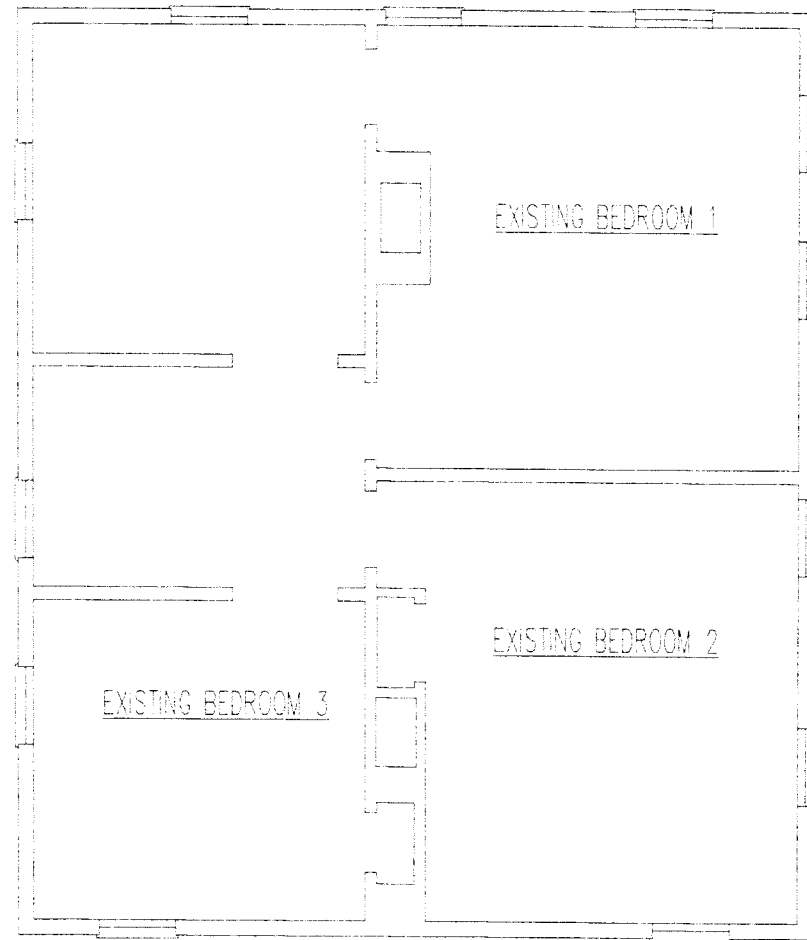
**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME: ADDITION TO  
 7 PROSPECT STREET  
 NEWBURYPORT, MA 01950

REVISIONS		
NO.	DATE	REVISION

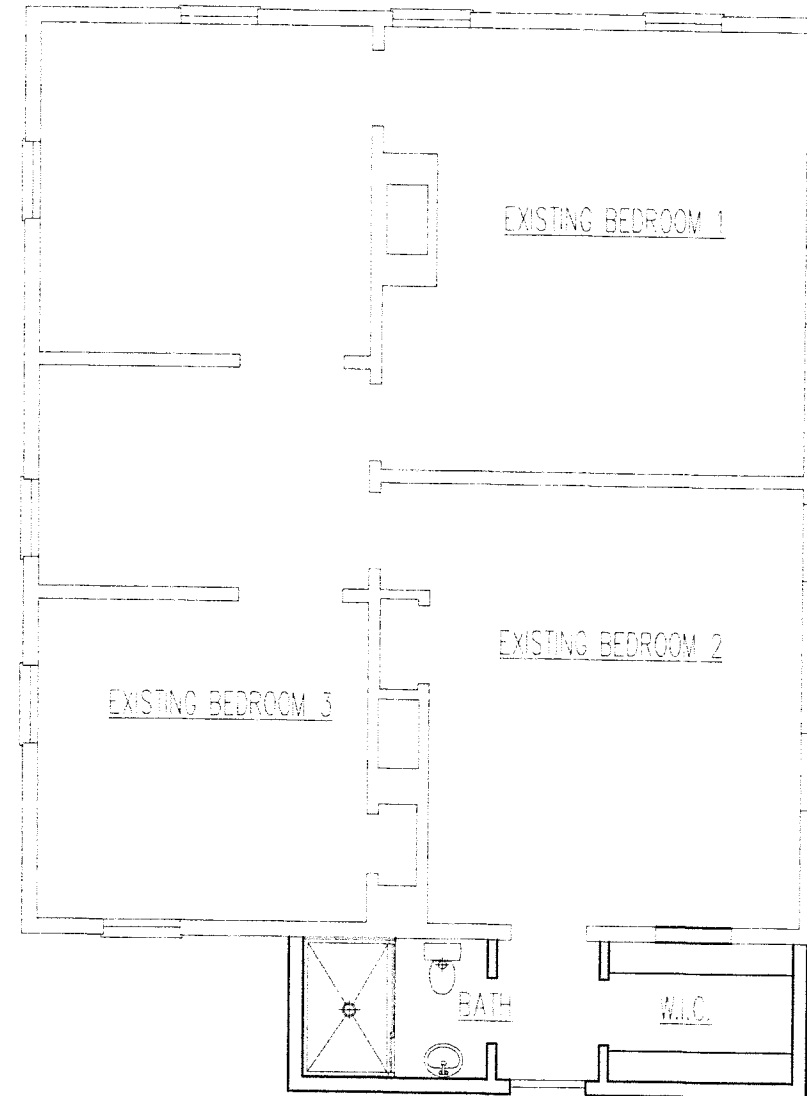
DRAWN BY: DW  
 JOB NO.: D006 - 541K  
 SCALE: 3/16" = 1'-0"  
 DATE: AUGUST 21, 2018

SHEET  
 A-3



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

**JMA** ARCHITECTS + PLANNERS

Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME

ADDITION TO  
 7 PROSPECT STREET  
 NEWBURYPORT, MA 01950

REVISIONS		
NO.	DATE	REVISION

DRAWN BY:	DM
JOB NO.	0006 - 5474
SCALE	3/16" = 1'-0"
DATE:	AUGUST 21, 2018

SHEET
A-4