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July 20, 2021

Newburyport Zoning Board of Appeals
Attn: Robert Ciampitti Jr. Chairman
60 Pleasant Street
Newburyport, MA 01950

**RE: Supplemental Information
Special Permit for Nonconformities Application
Property: 86-88 Prospect Street; 2021-043
Our File No.21-304**

Dear Chairman Ciampitti:

The undersigned represents 86-88 Prospect Street, LLC, Blake Wilcox, Manager, as owner of the property at 86-88 Prospect Street. As you will recall, my client has applied to the Newburyport Zoning Board of Appeals for a Special Permit for Nonconformities to allow for the renovation and addition to the existing five-unit building at 86-88 Prospect Street, as well as, the addition of a new three car garage with driveway access off of Parsons Street. In addition to the Special Permit requirement my client was also required to seek a Minor Site Plan review by the Planning Board.

In reviewing our original materials with the Planning Department it was determined that there were errors on our original plan which needed to be rectified along with other changes set forth below. The original plan mistakenly identified the lot line north of the proposed addition as a rear lot line where it is actually a side lot line and so the side setback requirement of 10' applies. The applicant's proposal meets this requirement at 10.1'. Further the southerly lot line was misidentified as a rear lot line where it is actually a side lot line which requires a 10' setback which the applicant meets at 10.1'.

The plan was further revised as follows:

1. The parking spaces have been highlighted on the plan
2. Zoning chart has been updated as set forth above.
3. Proposed in-fill (front yard setback) has been removed

4. Additional dimensions from existing structure to side and rear yard lines have been added.

It should be noted that the Zoning Administrator has revised her Zoning Determination in accordance with this updated plan so that it is clear that the Special Permit being sought is pursuant to Section IX B2B as an alteration to a nonconforming structure or use. This determination is attached.

Please accept this letter, plan and revised Determination as my client's submission of revised/supplemental information to his Special Permit for Nonconformities Application previously filed as discussed above.

Please note that electronic copies of all materials will be forwarded to the Board by email under separate cover. Additionally, copies are being filed with the City of Newburyport's Planning Office.

Thank you for your time and consideration. Please do not hesitate to contact me should you have any question or need any additional information regarding this application.

Sincerely,
Finneran & Nicholson, P.C.



Mark W. Griffin

Encl