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May 3, 2018

Edward Ramsdell, Chair
Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport MA 01950

RE: 15 Eagle Street, Newburyport (the "Property")

Dear Chair and Members of the Board:

Reference is made to the above captioned matter and our submission three days ago. In that connection, it was brought to our attention that the Zoning Matrix used in the site plan and submission were for the prior R-3 district. As this Board knows, late last year, the zoning district changed to R-2. As a result, I am attaching hereto a revised site plan showing the proper zoning matrix.

I should point out, as a result of the correction the prior submission has been changed to eliminate the existing garage due to lot coverage concerns. The garage was built on or around 1980. The Lot Coverage is now proposed to be 22.5% which is below the required 25% limit.

To be clear, the Property is located in the R-2 zoning district and DCOD. The Property includes a single-family home. While the property is non-conforming for lot area (5,915 sq. ft. where 10,000 sq. ft. are required), frontage (60' where 90' is required) and front yard setback (6.3' where 25' is required) the remaining dimensional requirements are met. Further, the Applicant will not be creating any new non-conformities nor exacerbating nor intensifying any existing non-conformities.

I thank you for your time and apologize for any confusion.

Respectfully submitted
Michael and Jennifer Pilz
By their attorney,

A blue ink signature of Lisa L. Mead, consisting of a stylized 'L' and 'M' intertwined.

Lisa L. Mead

cc: Clients

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

Corrected
5-3-18

Form revised 1/2/18

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	5915	60.3	21.8	na	22.1	60	2+	6.3	11.9	24.5	41.3
Proposed	5915	61.5	22.5	na	22.1	60	2+	6.3	11.3	16.4	38.7
Required	10000	40	25	na	35	90	2+	25	10	10	25

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

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
823	2	1523	101
_____	_____	_____	_____
_____	_____	_____	_____

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
1229	2	2458	101
_____	_____	_____	_____
_____	_____	_____	_____

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. – 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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):

RECORD OWNERS:

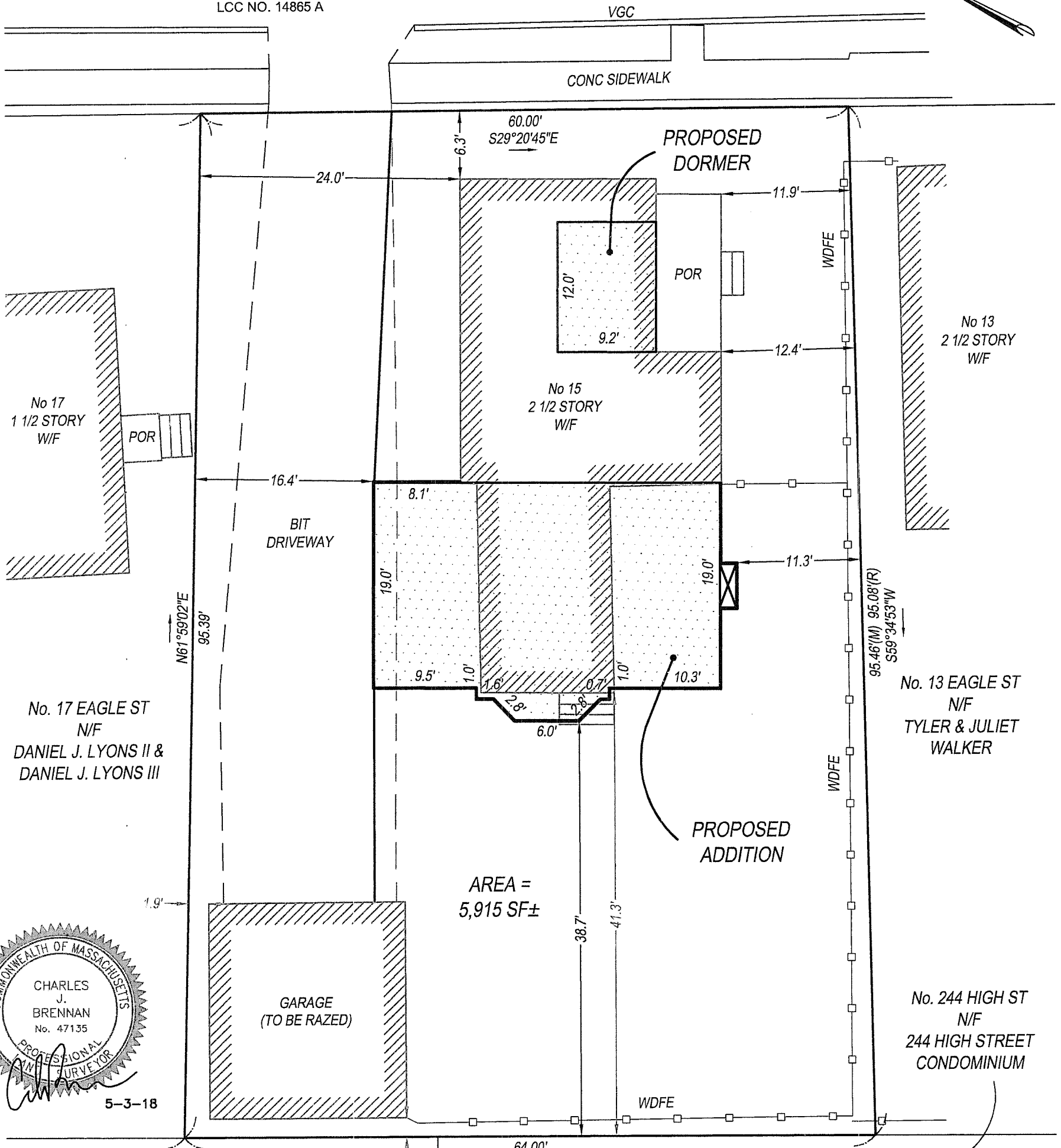
MICHAEL & JENNIFER PILZ
15 EAGLE STREET
NEWBURYPORT, MA 01950

REFERENCES:

DEED BOOK 36487 PAGE 358
PLAN BOOK 200 PLAN 69
PLAN BOOK 436 PLAN 11
PLAN BOOK 429 PLAN 23
LCC NO. 14865 A

EAGLE STREET (PUBLIC - VARIABLE WIDTH)

LCC NO. 14865 A



AREA = 5,915 SF±

ZONING:

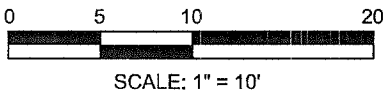
(REQUIRED)	(EXISTING)	(PROPOSED)
LOT AREA: 10,000 SF	LOT AREA: 5,915 SF	LOT AREA: 5,915 SF
FRONTAGE: 90'	FRONTAGE: 60'	FRONTAGE: 60'
FRONT OFFSET: 25'	FRONT OFFSET: 6.3'	FRONT OFFSET: 6.3'
SIDE OFFSET: 10'	SIDE OFFSET: 11.9'	SIDE OFFSET: 11.3'
REAR OFFSET: 25'	REAR OFFSET: 41.3'	REAR OFFSET: 38.7'
LOT COVERAGE: 25%	LOT COVERAGE: 21.8%	LOT COVERAGE: 22.5%
OPEN SPACE: 40%	OPEN SPACE: 60.3%	OPEN SPACE: 61.5%

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON JANUARY 11 & 12, 2017.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

LEGEND:

BIT	BITUMINOUS
CONC	CONCRETE
L	LANDING
(M)	MEASURED
POR	PORCH
(R)	RECORD
VFE	VINYL FENCE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME



PLOT PLAN

IN
NEWBURYPORT, MA
AT 15 EAGLE STREET
PREPARED FOR
MICHAEL & JENNIFER PILZ
BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
MAY 3, 2018 17-0106

