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December 6, 2021

By Hand and Email

Rob Ciampitti, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Special Permit for Nonconformities-UPDATED MATERIALS;
4 Plum Street, Newburyport, MA (the "Property")
Assessor's Map: 52 Lot: 53

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Mike Bukhin and Anna Wallack (collectively the "Applicant"), the owners of the Property, relative to proposed additions to the existing single family structure on the Property. The Applicant previously appeared before the Historical Commission at its October 28 meeting and is scheduled to appear again before the Commission at its December 9 meeting. The Applicant is schedule to appear before the ZBA at its December 14 meeting. Now, in response to the feedback they received from the Commission, the Applicant submits the following updated/revised materials and information:

- Updated Elevations and Renderings: The Applicant has made a number of changes from the previously proposed plans. First, wooden clapboard siding has been added to the addition to differentiate it from the existing historical structure which has wooden shingle siding. Although, the Dormer is exempt from the Commission's Demolition Delay purview under the City Ordinance, the dormer has also been redesigned to reflect the shape of the proposed addition and detract from the existing structure less than the prior proposal. The dormer enjoys the same roof design as the house picking up on the gable design. The dormer is not as broad across the roof as was originally proposed
- For clarity, the order of the elevations in the proposed and existing elevations has also been changed for consistency when comparing the elevations. For example, now the Southwest Elevation is shown in the top left corner of both the proposed and existing elevations.
- The Architect has also retained the Services of Lisa J. O'Donnell, PE of LJO Engineering, LLC to provide Professional Engineering Services on this project including construction. Ms. O'Donnell has extensive experience working with architects on projects involving historic structures, some of which have been in Newburyport. As the Architect previously mentioned, before he developed the plans, he undertook a thorough in-person investigation of the structure and developed plans that could be physically accommodated. He cannot imagine problems that he cannot see or that do not exist and fully intends to

Millis Office

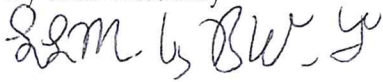
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

deal with the known structural issues and those that may be discovered during construction with Ms. O'Donnell.

To be clear, while the elevations have changed, the footprint has not. The changes are purely architectural. Therefore, there is no new Site Plan included with this filing and the relief requested from the Board remains the same.

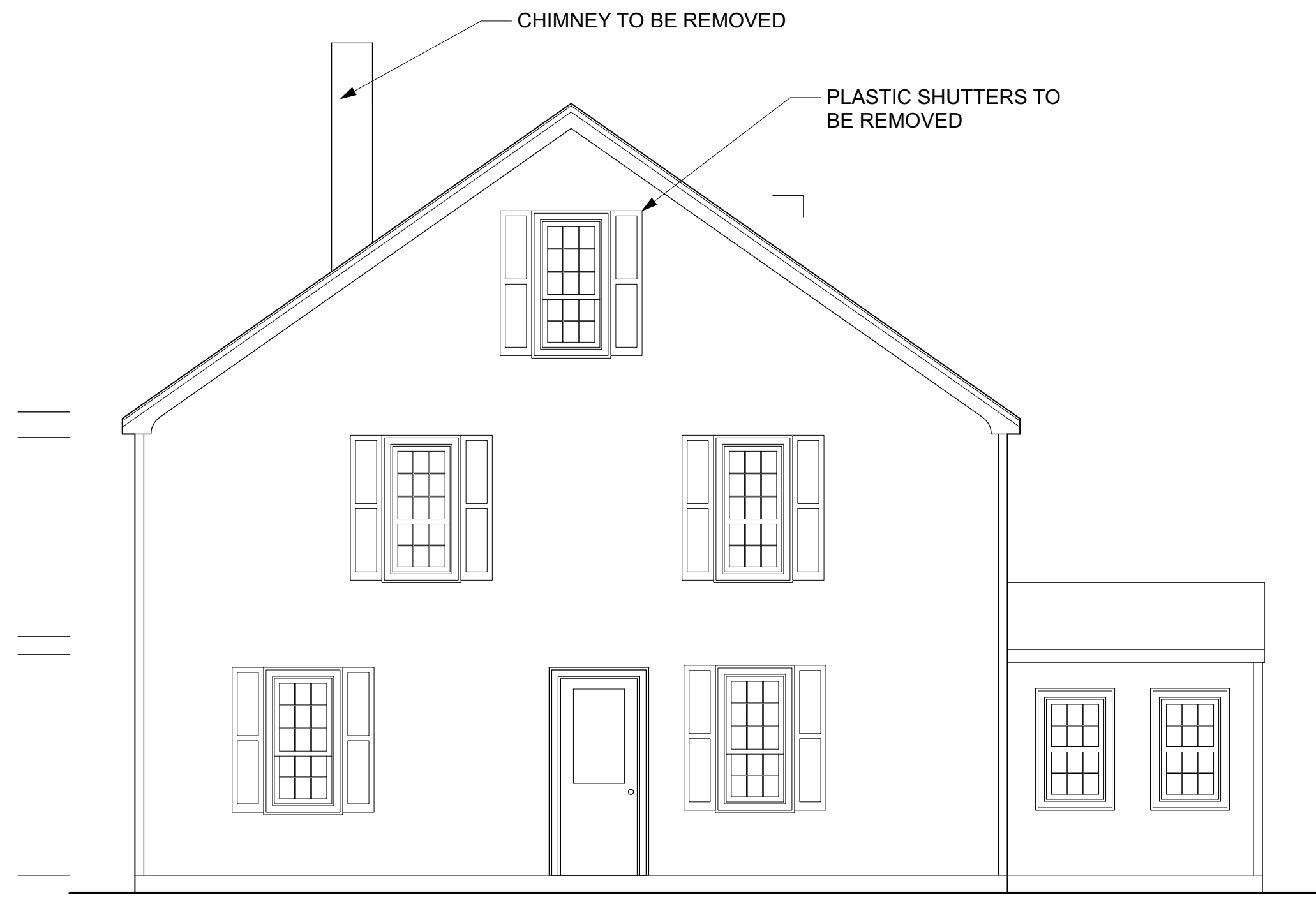
Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted
Mike Bukhin and Anna Wallack
By their Attorney

Handwritten signature in cursive script, appearing to read "L.M. by B.W. Y".

Lisa L. Mead

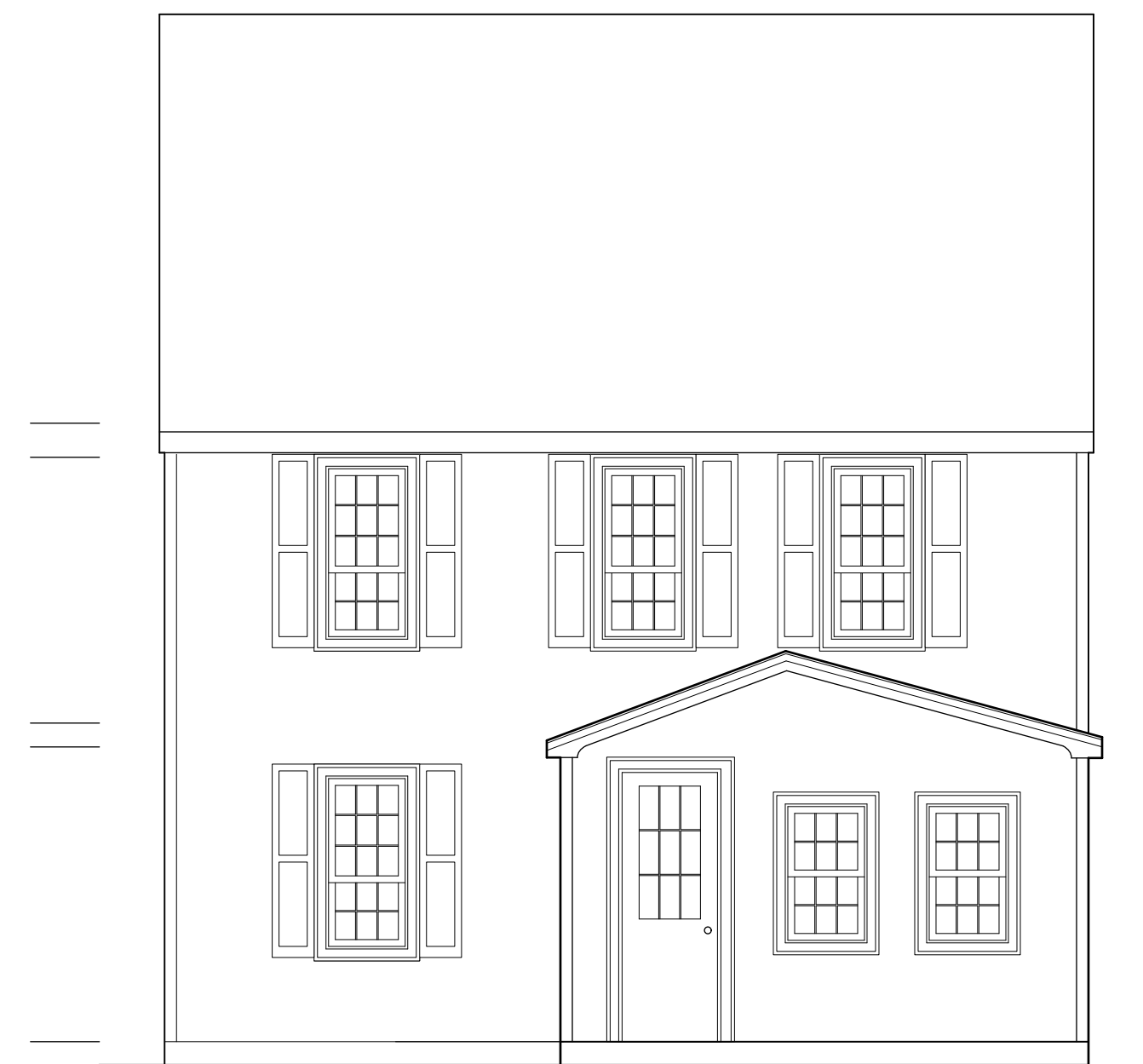
Attachment
cc: client



1 SOUTHWEST ELEVATION
Scale: 1/4" = 1'-0"



3 NORTHWEST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTHEAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTHEAST ELEVATION
Scale: 1/4" = 1'-0"



**WALLACK-BUKHIN
RESIDENCE
4 PLUM STREET
NEWBURYPORT,
MASSACHUSETTS**

No.	Date	Revisions / Submissions
1	9/29/21	CHIMNEY & SHUTTER NOTE
2	11/15/21	COORDINATE EL ORIENTATIONS

ALLSOPP DESIGN, INC.
Planning, Architecture, Construction

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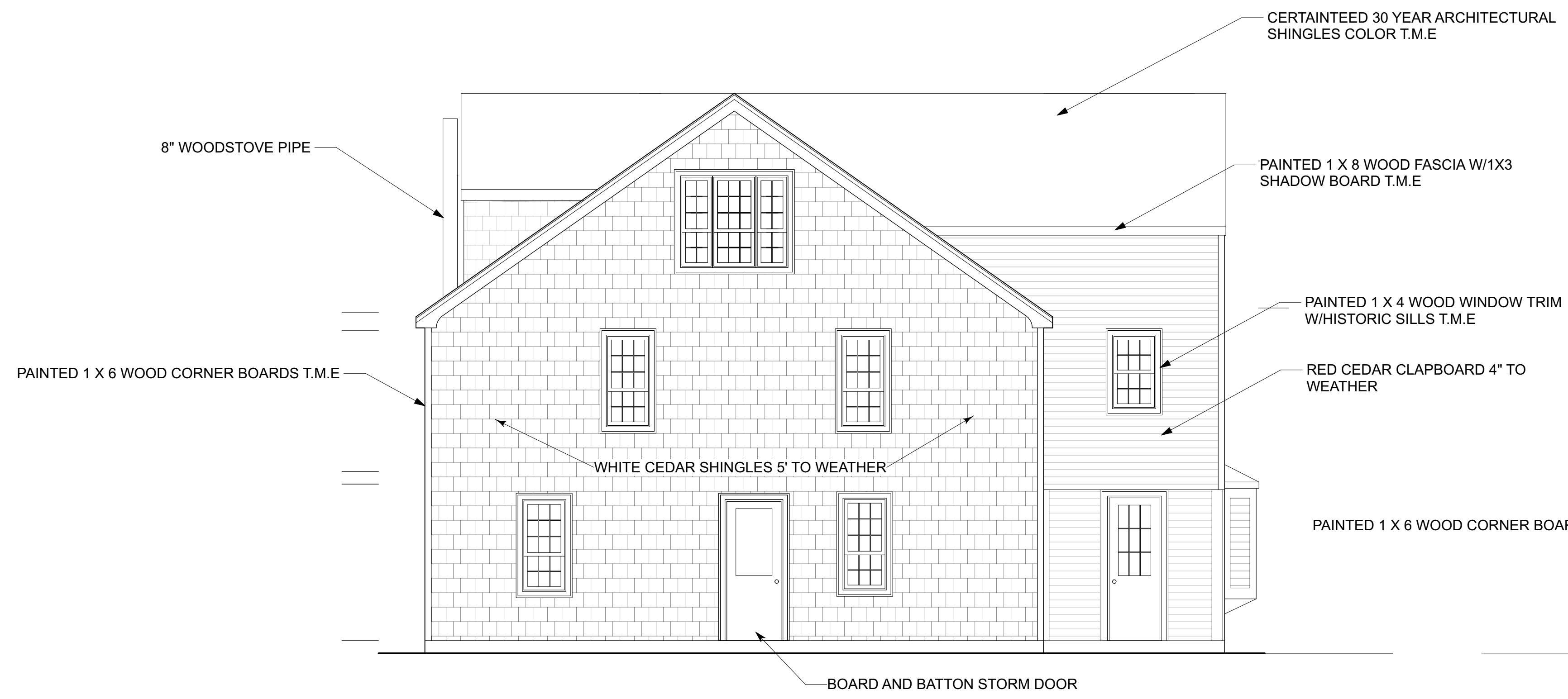
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Design Firm
ALLSOPP DESIGN INC.
587 BAY RD.
HAMILTON, MA 01936
(978)468-1556

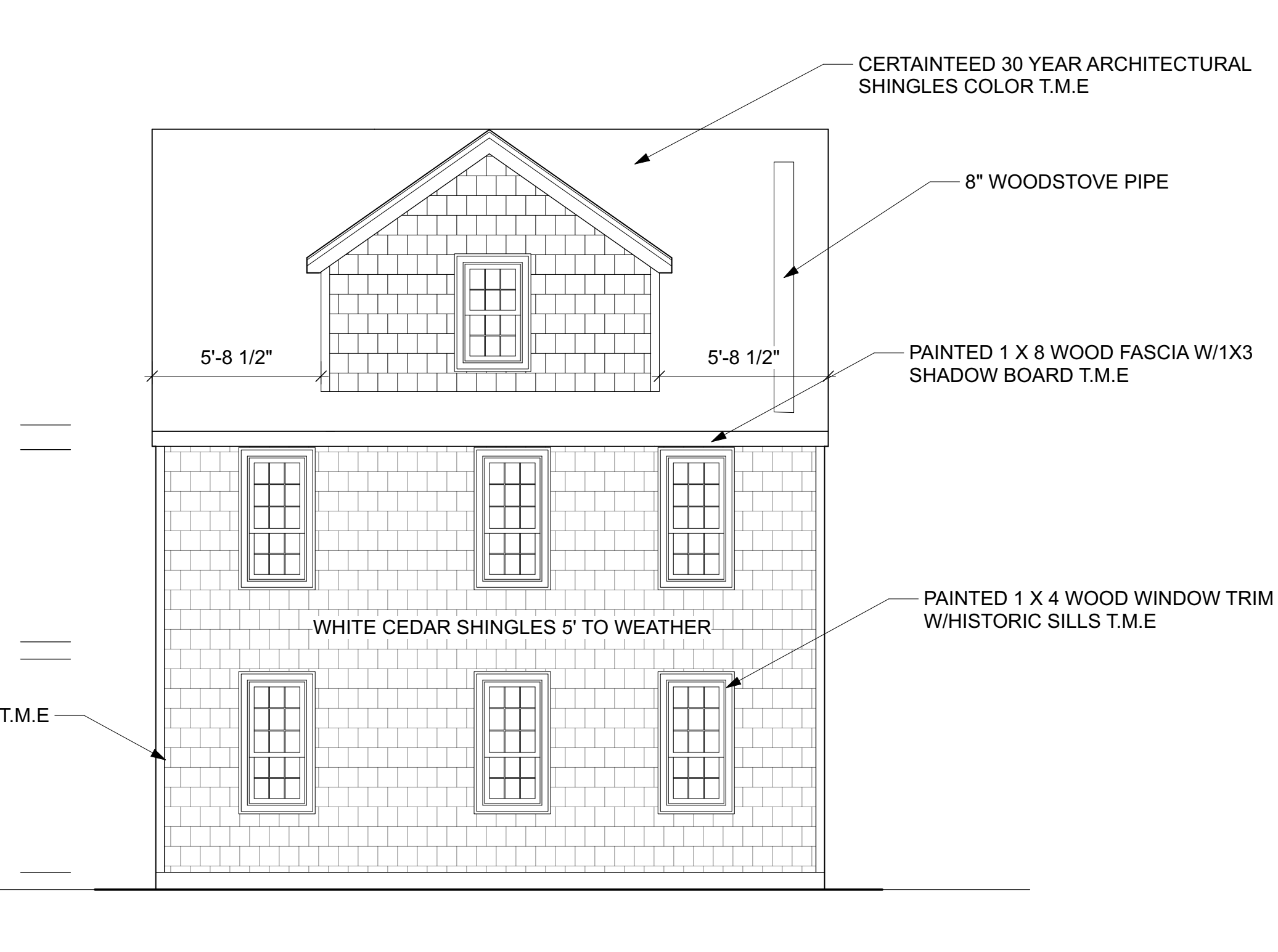
Consultant

Drawing Title
AS BUILT ELEVATIONS

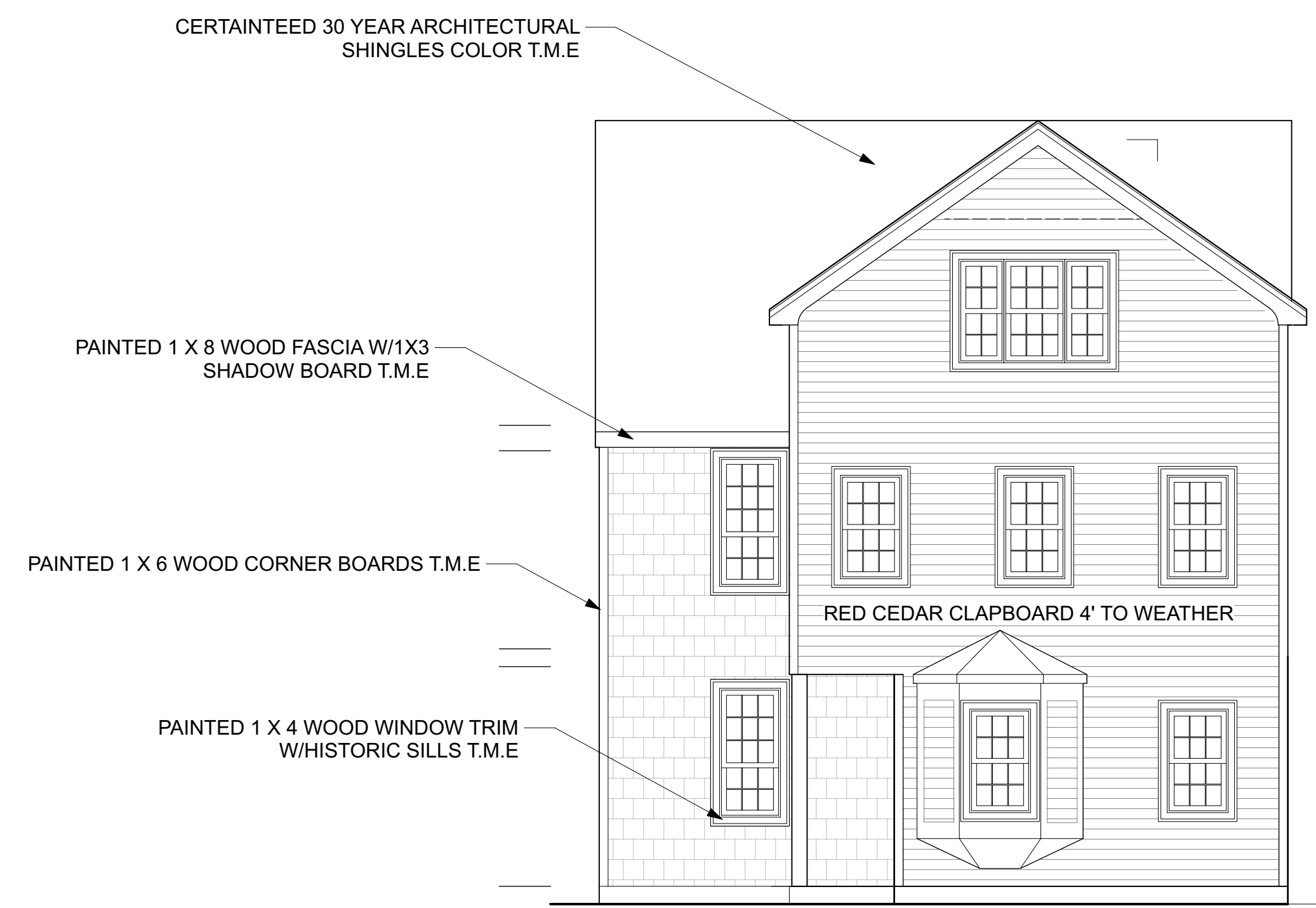
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Reviewed By JFA	Drawing No. AB-2
Date 9 MAR 2021	of
CAD File Name	4 Total Sheets



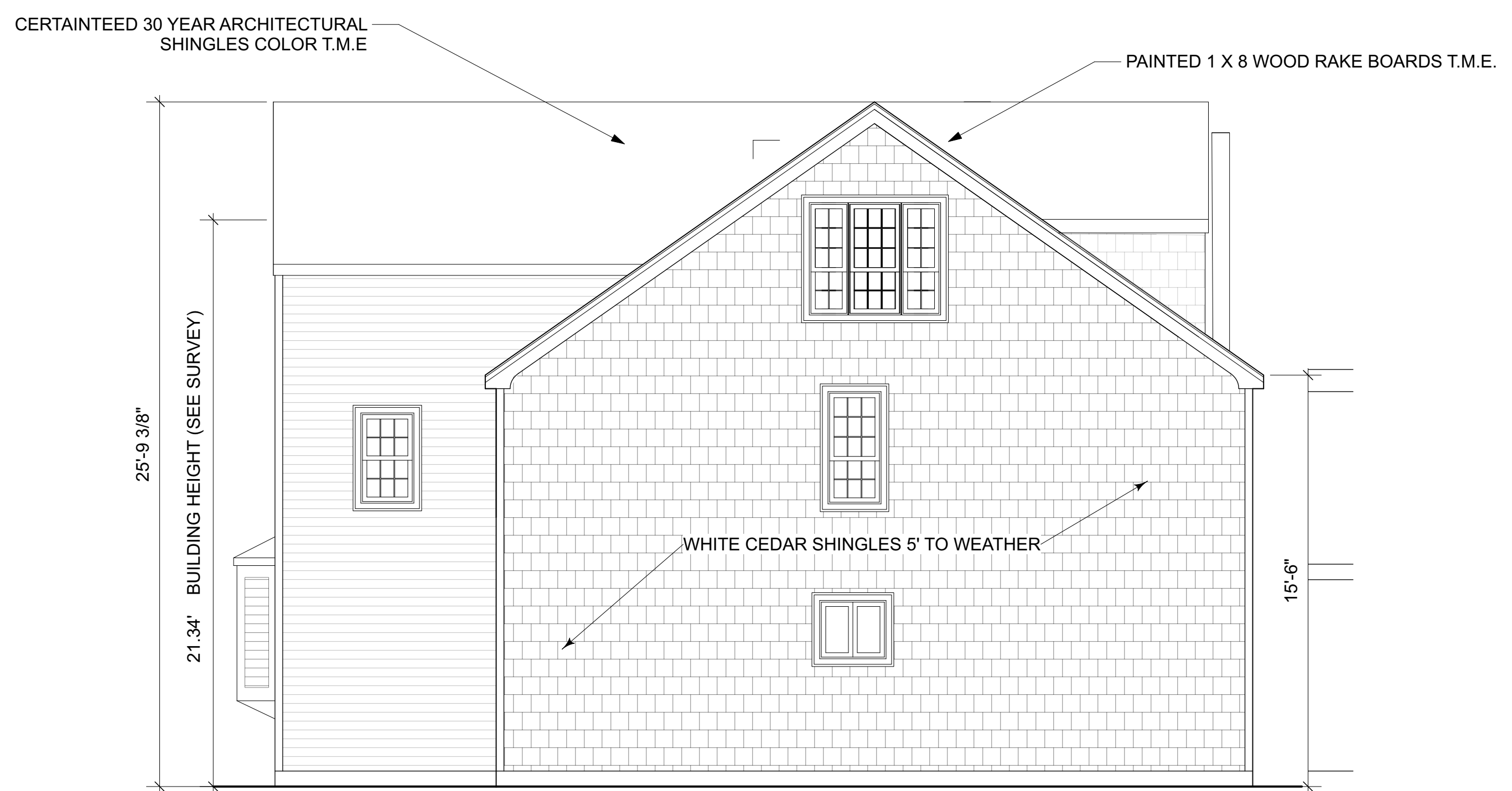
1 SOUTHWEST ELEVATION
Scale: 1/4" = 1'-0"



3 NORTHWEST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTHEAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTHEAST ELVEVATION
Scale: 1/4" = 1'-0"

Building/Structure Height
The vertical distance between the mean grade elevation (average grade around perimeter of building) and the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a feature not excluded, but excluding common rooftop appurtenances such as stairwells, elevator shafts, and mechanical penthouses. Each rooftop appurtenance shall be properly screened from public view and for noise control, located no closer than ten (10) feet from the parapet or exterior wall of the supporting building/structure, and may extend no more than ten (10) feet above the maximum Building/Structure Height. The sum of the area of all rooftop appurtenances to any one building/structure shall not exceed twentypercent (20%) of the total footprint of such building/structure

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MASSACHUSETTS**

No.	Date	Revisions / Submissions
1	9/29/21	SHINGLES NOTE
2	11/10/21	DORMER AND SIDING

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HAMILTON, MA 01936
(978)468-1556

Consultant:

Drawing Title:
SCHEME 5 ELEVATIONS

Project Manager JFA	Project ID
Drawn By FW	Scale 1/4"=1'
Reviewed By JFA	Drawing No. A-2
Date 9 MAR 2021	of
CAD File Name	4 Total Sheets



