

30 Howard Street

- 9,743 sq. ft. lot in the R2 zoning district
- Pre-existing, nonconforming for lot area and frontage
- Single-family home constructed in 1952
- Pre-existing, nonconforming for front yard setback and one side yard setback
- Proposal is to remove existing home and construct single-family residence
- Established front yard setback is 20.1 ft. pursuant to Section VI-G of Newburyport Zoning Ordinance
- Side yard setbacks, rear yard setback, lot coverage, open space, building height, and parking will all comply with the Ordinance



NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON SEPTEMBER 19, 2019 AND MAY 20, 2020.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY. ONLY THE LOCATION OF VISIBLE SURFACE STRUCTURES WAS LOCATED. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) VERTICAL DATUM IS ASSUMED.

LEGEND:

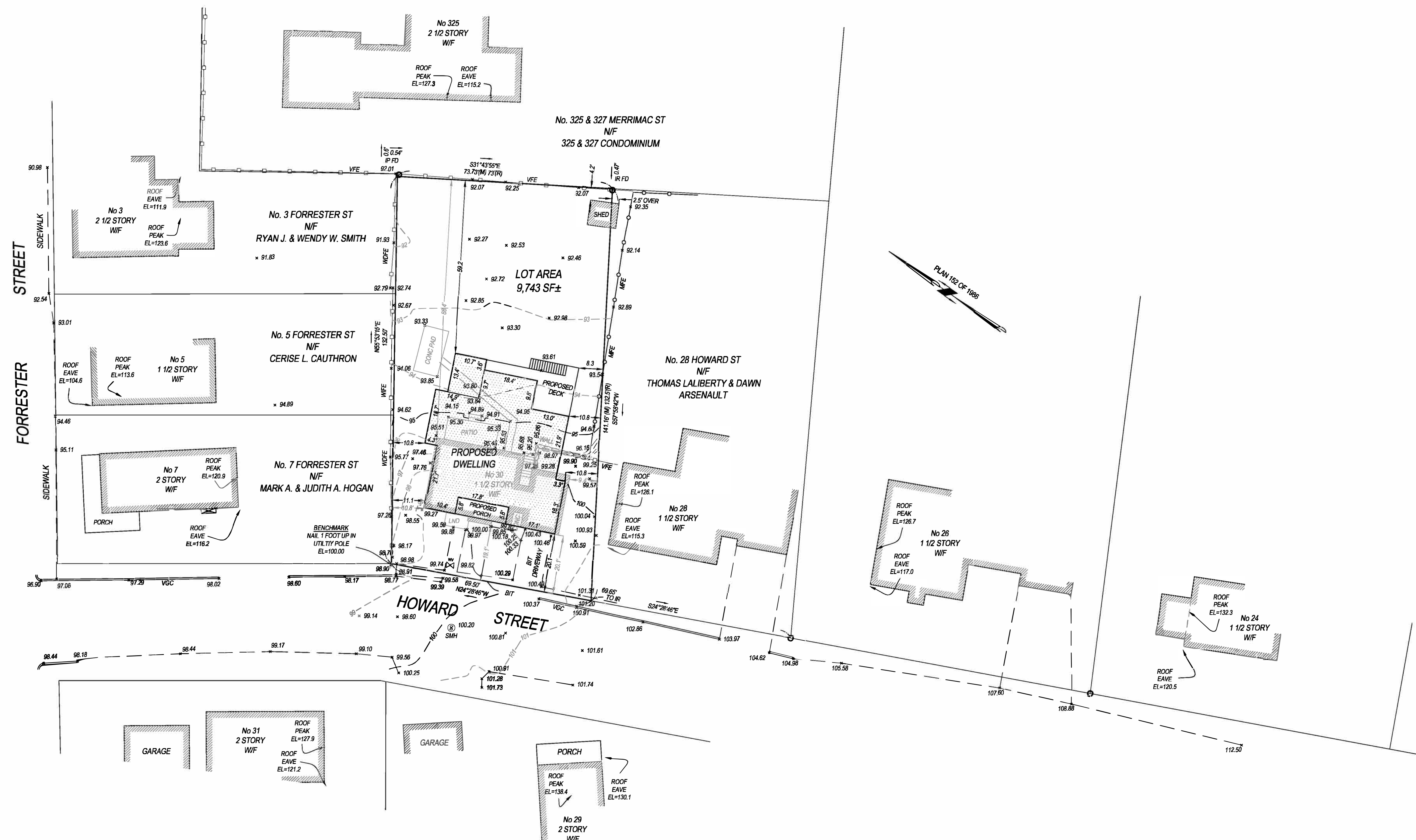
BIT	BITUMINOUS
CONC	CONCRETE
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
(M)	MEASURED
(R)	RECORD
VF	VINYL FENCE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WFF	WOOD FRAME
WV	WATER VALVE

RECORD OWNERS:

MICHAEL B. TRAISTER & DENISA Q. TRAISTER
30 HOWARD STREET
NEWBURYPORT, MA 01950

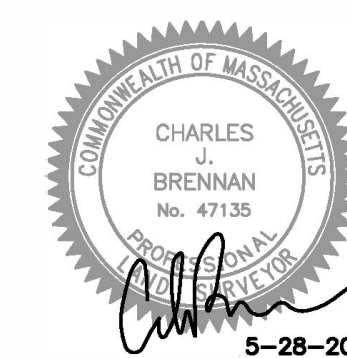
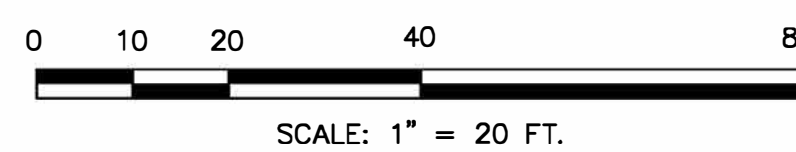
REFERENCES:

DEED BOOK 38278 PAGE 249
PLAN IN BOOK 2494 PAGE 455
PLAN 367 OF 1948
PLAN 152 OF 1986

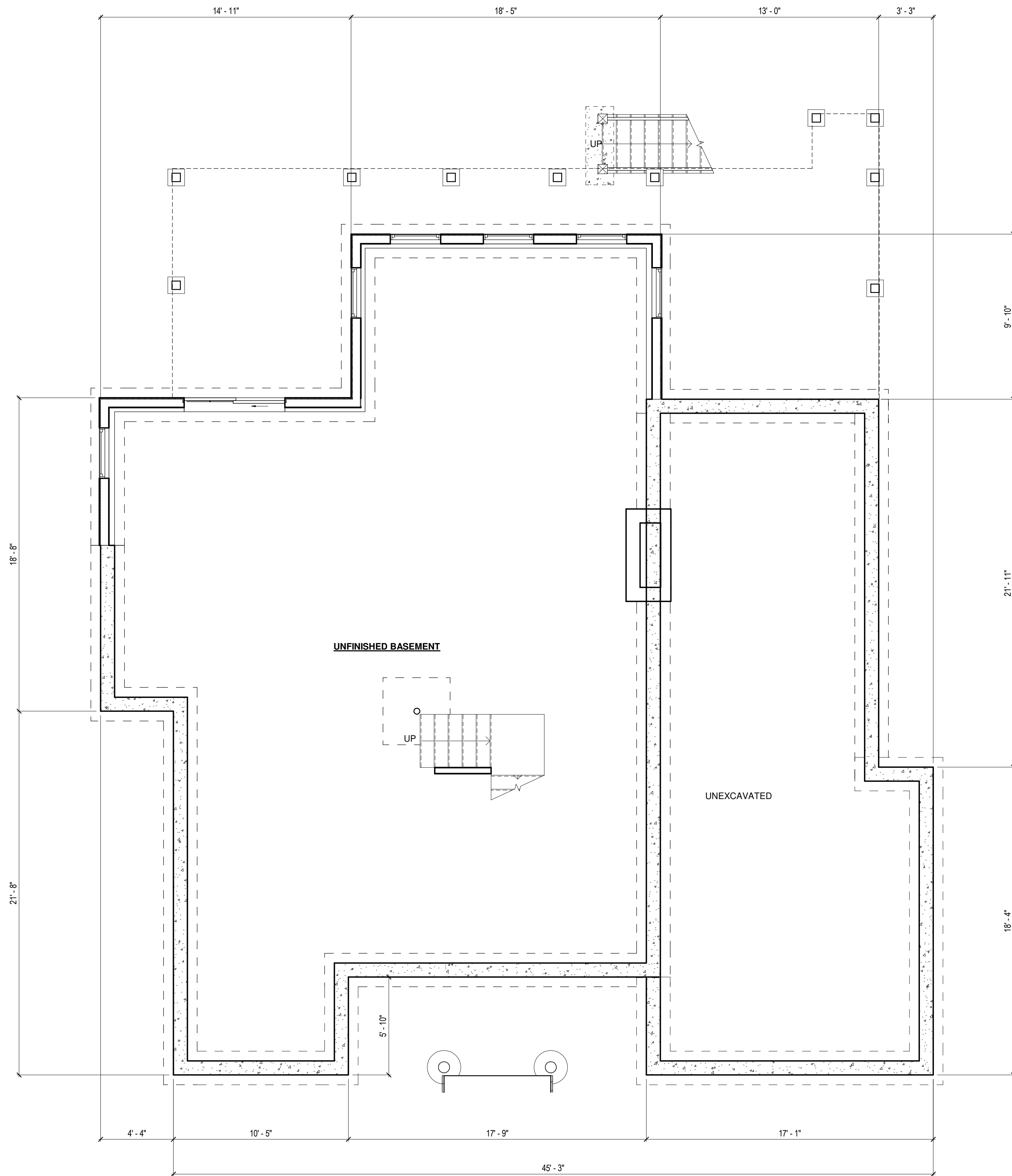


ZONING:

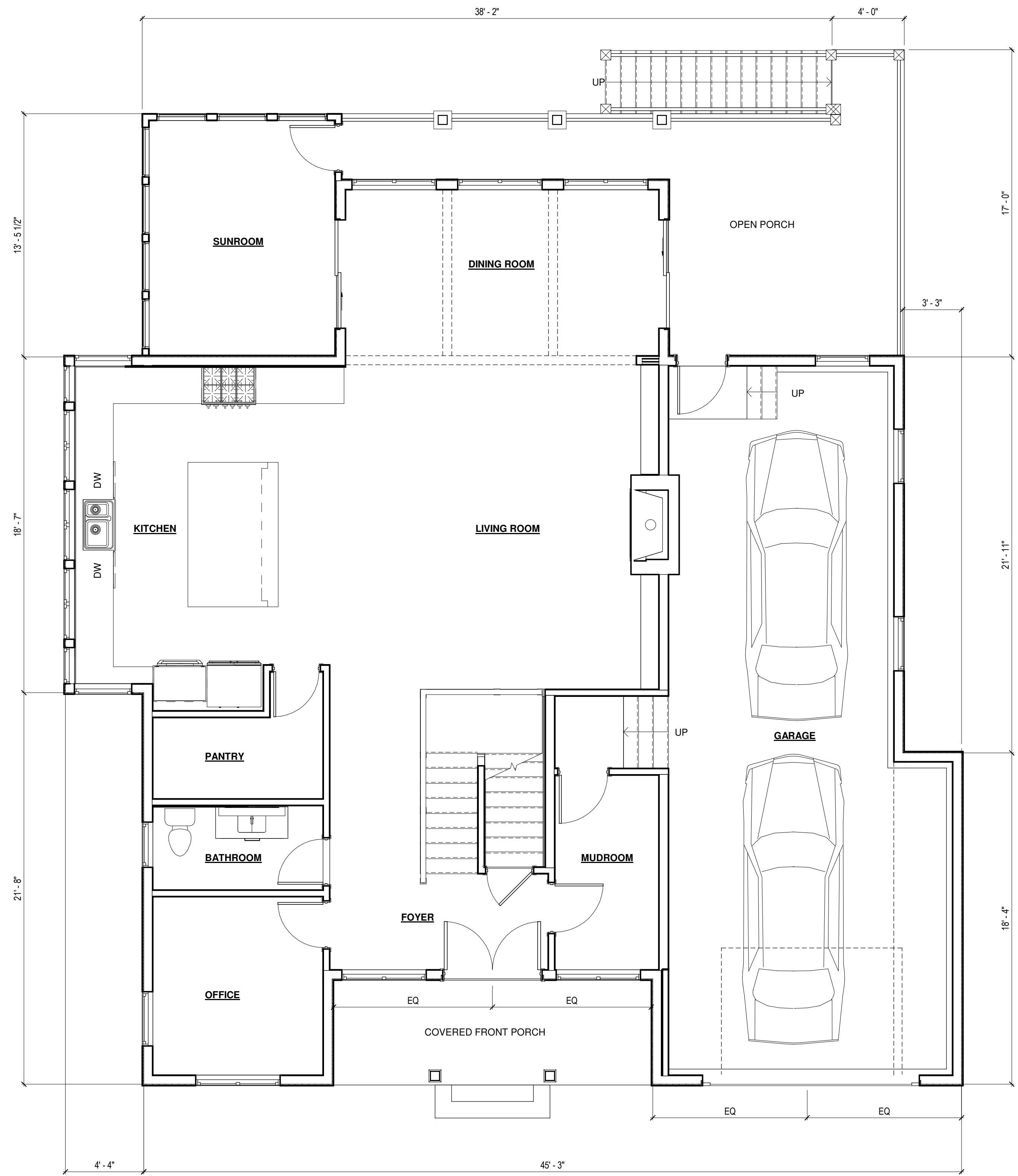
(REQUIRED)	(EXISTING)	(PROPOSED)
LOT AREA: 10,000 SF	LOT AREA: 9,743 SF	LOT AREA: 9,743 SF
FRONTAGE: 90'	FRONTAGE: 69.50'	FRONTAGE: 69.50'
FRONT OFFSET: 25'	FRONT OFFSET: 20.1'	FRONT OFFSET: 20.1'
SIDE OFFSET: 10'	SIDE OFFSET: 9.4'	SIDE OFFSET: 10.8'
REAR OFFSET: 25'	REAR OFFSET: 88.4'	REAR OFFSET: 59.2'
LOT COVERAGE: 25%	LOT COVERAGE: 11.6%	LOT COVERAGE: 23.7%
OPEN SPACE: 40%	OPEN SPACE: 86.3%	OPEN SPACE: 73.8%



PLOT PLAN
IN
NEWBURYPORT, MA
AT 30 HOWARD STREET
PREPARED FOR
KATHY & RICHARD TRAISTER
BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
MAY 26, 2020 19-0149



2 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

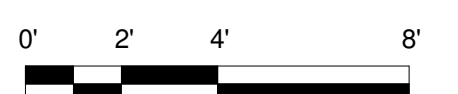


1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

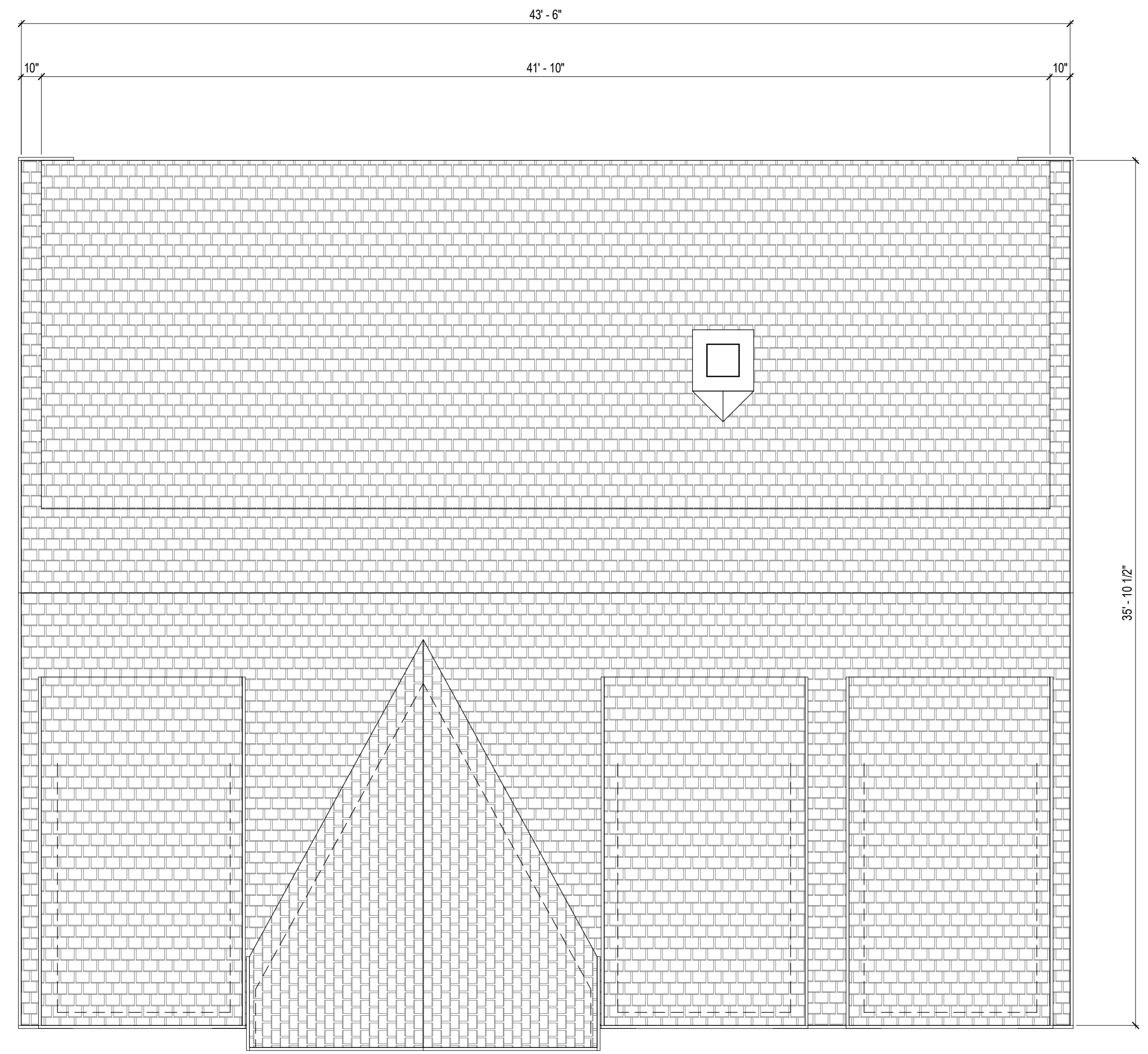
SF CALCULATIONS

BASEMENT	1,202 SF
FIRST FLOOR	1,236 SF
SECOND FLOOR	1,381 SF
GARAGE	544 SF

TOTAL LIVABLE AREA 2,617 SF
(NOT INCL. BASEMENT OR GARAGE)



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2 ROOF PLAN
Scale: 1/4" = 1'-0"

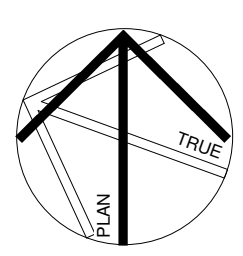
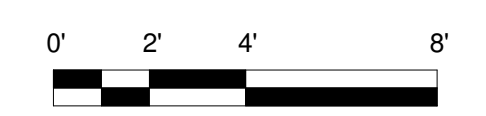


1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

SF CALCULATIONS

BASEMENT	1,202 SF
FIRST FLOOR	1,236 SF
SECOND FLOOR	1,381 SF
GARAGE	544 SF

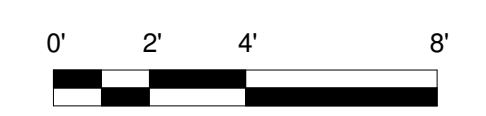
TOTAL LIVABLE AREA 2,617 SF
(NOT INCL. BASEMENT OR GARAGE)



REVISIONS NO.	DATE	REMARKS

ZBA RESUBMISSION
June 9th, 2020

Trister Residence
30 Howard Street, Newburyport, MA 01950
SECOND FLOOR AND ROOF PLAN
SCALE: 1/4" = 1'-0"

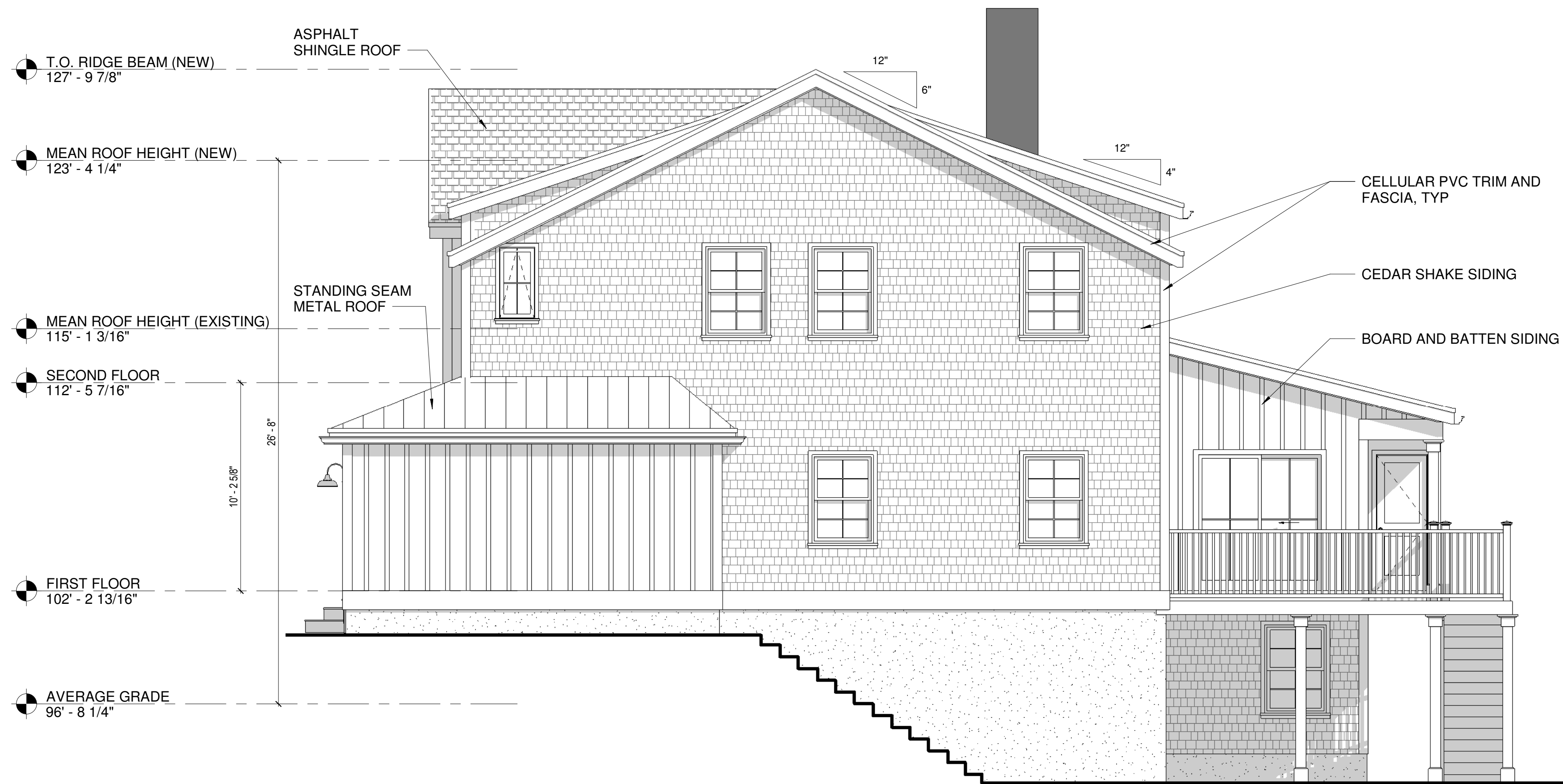


REVISIONS NO.	DATE	REMARKS

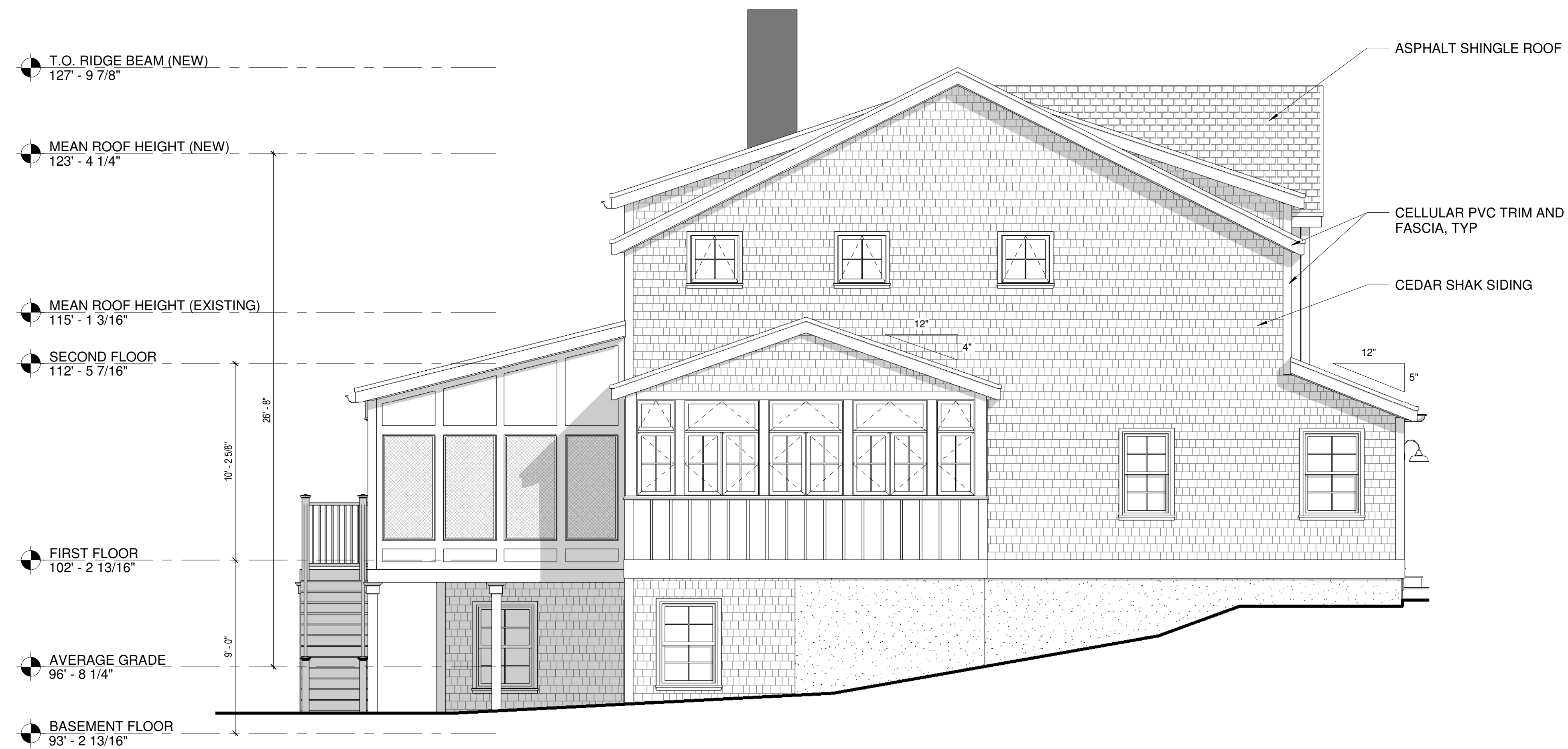
ZBA RESUBMISSION
June 9th, 2020

Traster Residence
 30 Howard Street, Newburyport, MA 01950
ELEVATIONS
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A04
 JOB NUMBER R133



SIDE ELEVATION (EAST) ZBA
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST) ZBA
Scale: 1/4" = 1'-0"

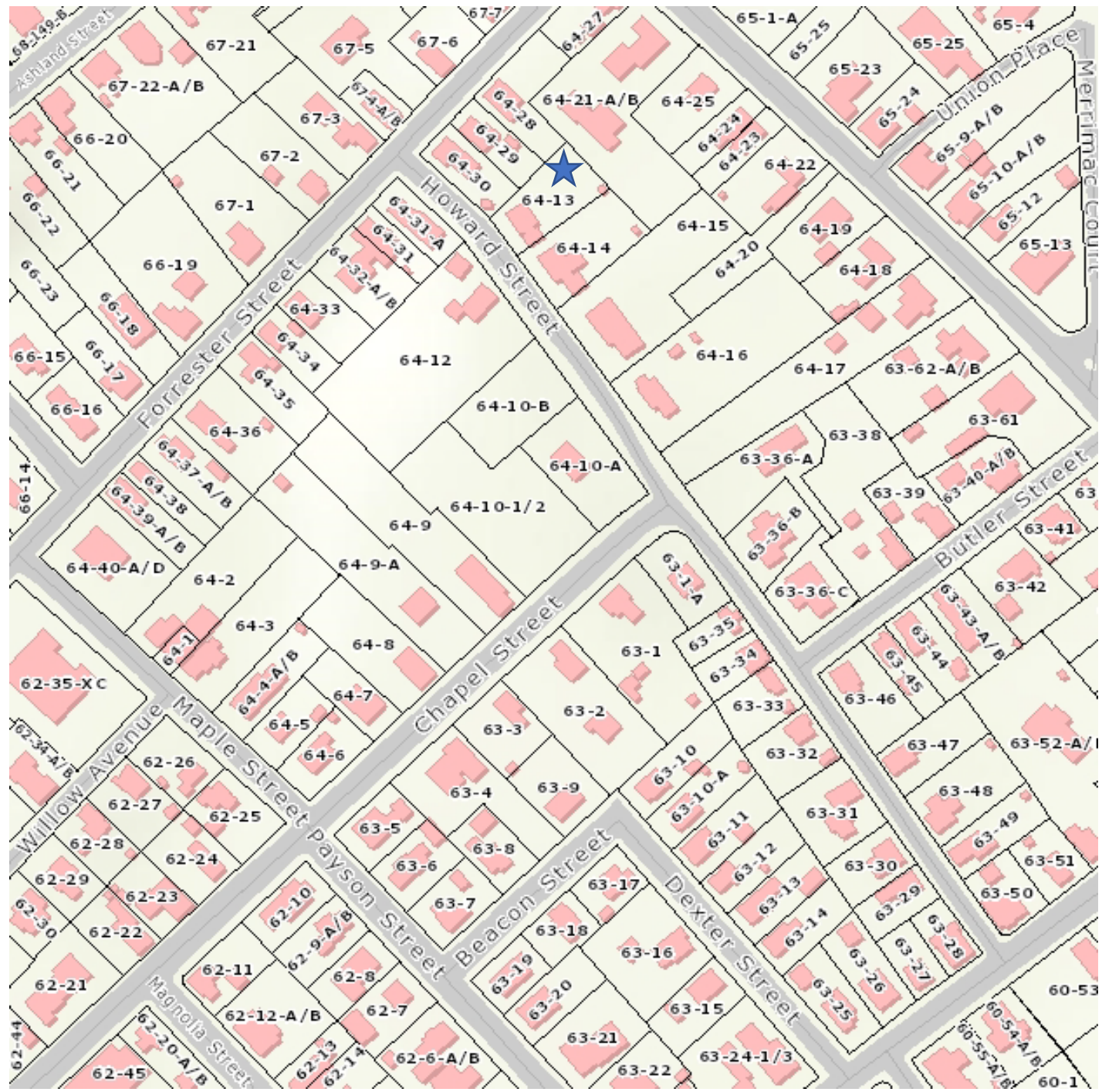


REVISIONS NO.	DATE	REMARKS

ZBA RESUBMISSION
June 9th, 2020

Trister Residence
80 Howard Street, Newburyport, MA 01950

ELEVATIONS
SCALE: 1/4" = 1'-0"
DRAWING NUMBER
A05
JOB NUMBER R133



Howard Street Comparison

Address	Lot Size in SqFt	Residence	Finished Area in SqFt	Floor Area Ratio (FAR)	Lot Coverage
3 Howard (63-29)	4,680	Single	2,064	0.44	31.9%
4 Howard (63-49)	6,550	Single	1,738	0.26	16.6%
5 Howard (63-30)	5,780	Single	2,000	0.34	21.6%
6 Howard (63-48)	9,780	Single	1,711	0.17	14.4%
7 Howard (63-31)	9,280	Single	3,006	0.32	18%
8 Howard (63-47)	7,830	Single	1,998	0.26	12%
9 Howard (63-32)	7,390	Single	1,688	0.23	14.4%
11 Howard (63-33)	6,340	Single	724	0.11	13.1%
12 Howard (63-46)	8,944	Single	1,350	0.15	9%
13 Howard (63-34)	4,350	Single	1,260	0.29	18.3%
14 Howard (63-36-C)	8,100	Single	2,688	0.33	23.5%
15 Howard (63-35)	4,460	Single	1,479	0.33	20%
16 Howard (63-36-B)	8,132	Single	2,800	0.34	24.3%
17 Howard (63-1-A)	8,067	Single	1,760	0.22	10.7%
24 Howard Street (64-16)	28,108	Single	2,080	0.07	5%
26 Howard Street (64-15)	21,498	Single	1,964	0.09	9.8%
27-29 Howard (64-12)	35,424	Single	2,156	0.06	4.8%
28 Howard Street (64-14)	10,150	Single	1,862	0.18	16.6%
31 Howard (64-31-A)	5,001	Single	1,920	0.38	27.9%
				Average = 0.24	Average = 16.4%
30 Howard Street (64-13)	9,734	Single	Now: 1,088 Prop: 2,617	Now: 0.11 Prop: 0.268	11.6% / 23.7%

Roof Peaks and Eaves Elevations

Address	Roof Peak Elevation	Roof Eave Elevation
3 Forrester	123.6	111.9
5 Forrester	113.6	104.6
7 Forrester	120.9	116.2
24 Howard	132.3	120.5
26 Howard	126.7	117.0
28 Howard	126.1	115.3
29 Howard	138.4	130.1
31 Howard	127.9	121.2
	Average = 126.19	Average = 117.1
30 Howard Proposed	127.9 5/16	118.1

30 Howard mean roof height
Original Proposed: 27 feet 8 inches
New Proposed: 26 feet 8 inches



Letters of Support

- 24 Howard Street
- 26 Howard Street
- 28 Howard Street
- 29 Howard Street
- 31 Howard Street
- 325 Merrimac
- 7 Forrester Street
- 11 Forrester Street

