

Newburyport Planning Board
Chairperson Bonnie Sontag
60 Pleasant Street
Newburyport, MA 01950

March 23, 2021

Dear Chairperson Sontag and Planning Board Members,

The 112 High Street applicants, Sharon Harris and Lowell Barrett (“Applicants”), are requesting consideration for a special permit for non-conformities in relief for both a front and side yard setback for the proposed addition. The Applicants would like to remove an existing enclosed porch and deck on the State Street side of the property and replace it with a new enclosed porch and covered deck.

The existing structure is pre-existing / non-conforming on many different criteria. Please refer to the zoning matrix provided in our application for the non-conformities. All but one of the non-conformities will not be changing or intensified with the proposed addition.

The house sits on a corner lot (High Street & State Street) where the State Street property line has a longer linear street frontage and therefore becomes the front of the house. The existing setback for the front façade is 17.8 feet where 20 feet is required. In the proposed structure, the new front setback would be 16.7 feet to the covered porch but would remain 17.8 feet to any fully enclosed space. The wall below the covered porch would be two feet further back than the covered porch above.

The existing left setback is .8 feet at the rear left corner (10 feet is required) and tapers to 1.3 feet at the front left corner. The proposed addition would extend the left side of the house in the same plane as the existing so not to intensify the existing setback but it would still be non-conforming.

The attached proposed site plan indicates both the existing enclosed porch and deck structure as well as the proposed enclosed porch and covered deck structure.

Currently the existing dilapidated enclosed porch and deck is structurally unstable and desperately needs to be removed and replaced. The Applicants feel the proposed structure would be a vast improvement to the existing structure and neighborhood and carries out the existing character of the home.

We appreciate your consideration and time for our request.

Sincerely,

Chris Crump - representative
CWC Design LLC
19L Inn Street
Newburyport, MA 01950