Zoning Board of Appeals

City of Newburyport

60 Pleasant St

Newburyport, MA 01950

 7/26/21

RSN Realty/Eric Primack

Re : 30 Winter St

To: Zoning Board of Appeals Board

Memo:

1. The existing structure is a Single Family home
2. The existing structure consists of a 2 story front section with gambrel roof, and 2 story rear section with a shed roof, which was added after original construction
3. The proposed plan would be to remove the existing rear shed roof line, and extend upward the second floor walls and roof to create usable space with greater headroom.
4. The existing structure does not conform to current zoning in either front or side setbacks.

The front setback is 4.4’, side are 2.8’ and 1.9’ respectively

1. The upward extension of the 2nd floor would not further intensify any non-conformities
2. Existing footprint and all setbacks would remain as existing

Sincerely submitted

Eric Primack/RSN Realty