

October 31, 2018

Edward Ramsdell  
chairman of the ZBA  
Newburyport, Ma. 01950

Dear Mr. Ramsdell,

My husband Frank Traniello and Myself  
Debbie Dime's recently bought the property at  
6 Elmira Ave. The property previously had a  
lot Variance approved to it in able to split the lot.

We are applying for a Minor modification to the  
Variance.

The upper bathroom is located in a  $3/4$  story  
and does not allow for headroom to fit in a  
vanity and standup to use the sink. We would  
like to add an A frame dormer over the  
existing bathroom to increase the headroom from 4'  
to 7'6" and allow us to put a 36" Vanity in the  
new headroom space. This is all within the  
current footprint of the existing space.

We are only adding usable headroom.

Thank you for your Consideration

Deborah Dime's

(See OVER →)

I would also like to amend my permit  
# A-2018-0580 dated 10/22/2018 -

to include adding a 12 x 15 deck to the  
backyard to attach to existing stairs.

SEE ATTACHED plans -

Thank you  
Debbie James



6 Elmira

back dormer area

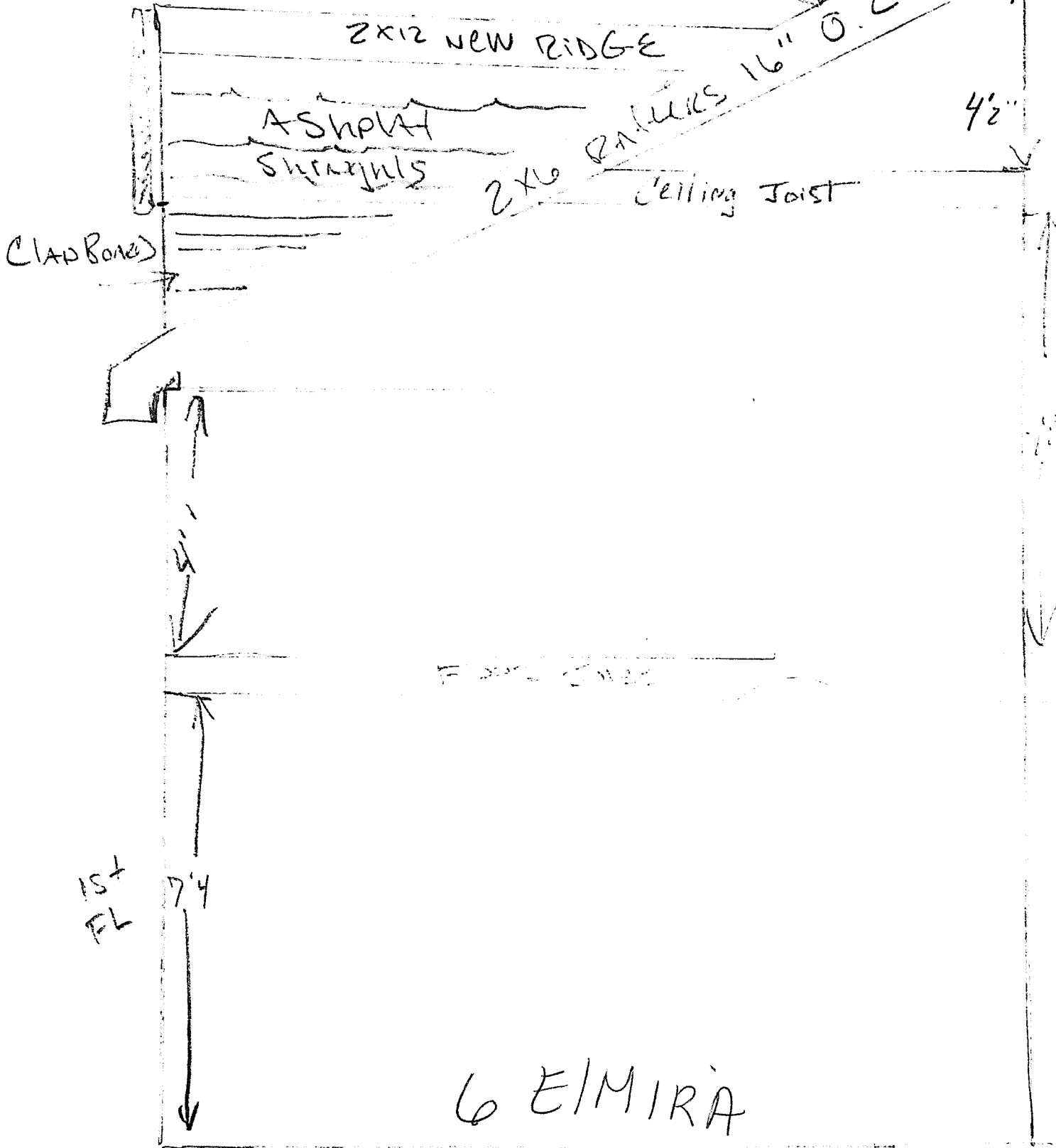


6 Elmira



2x10 Rafter  
2x12 Ridge  
2x12 Valley

Rafter Doubled  
UP ON EACH SIDE  
of DORMER



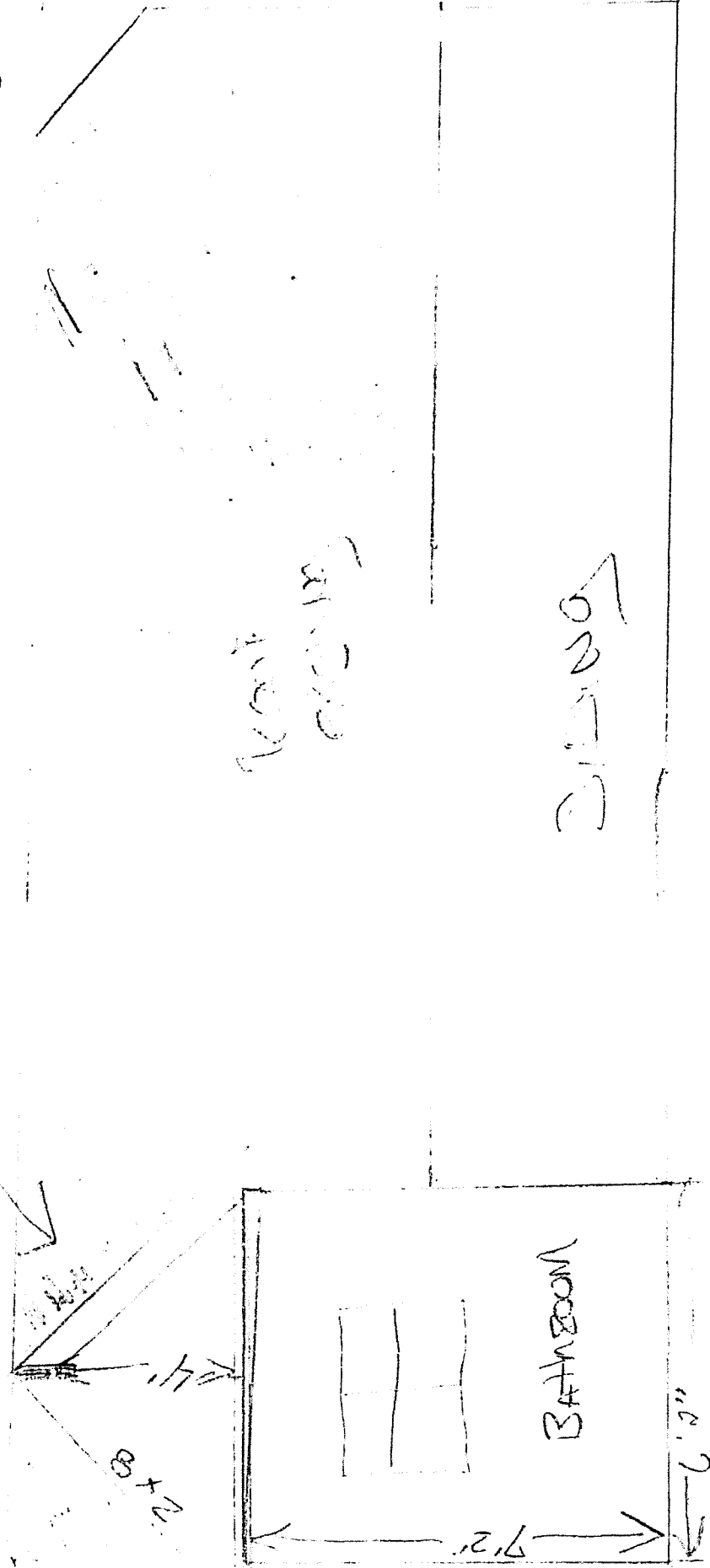
6 Elmira Ave  
NPT

8" Pitch  
2x10 Ridge  
2x8 Rafter  
2x6 Joist/collar

Roof: Gable

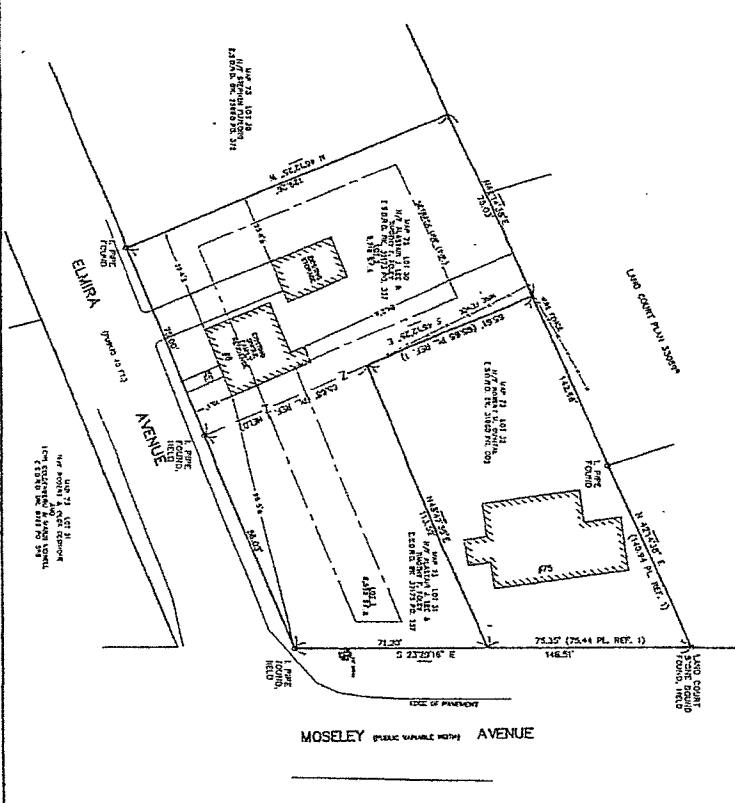
8" DORMER  
ASPHALT SHINGLES

CLAP BOARDS TO MATCH EXISTING  
DORMER WILL LAY OVER EXISTING ROOF

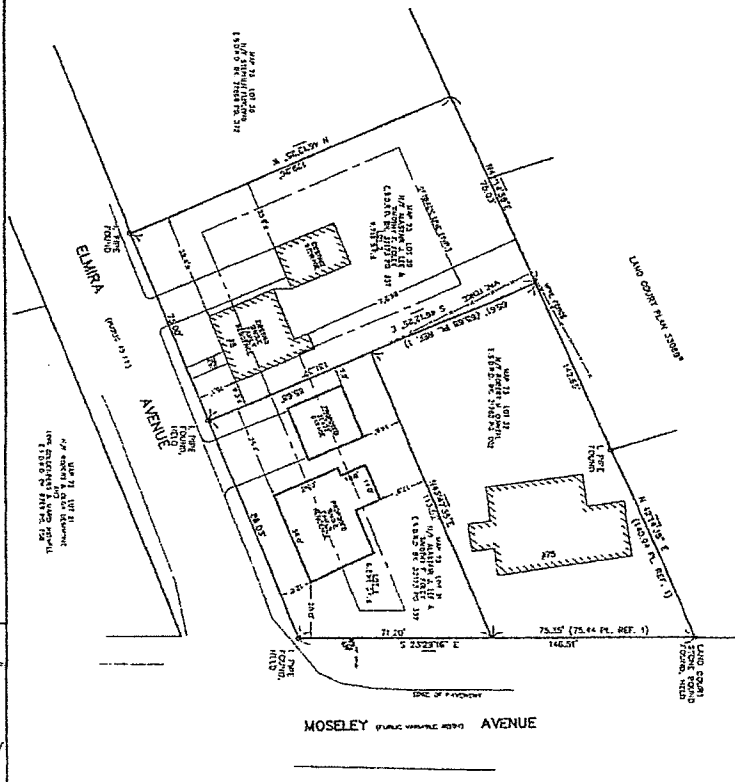


BATHROOM

3x2 Plyd Floor  
DORMER  
PROPOSED



EXISTING CONDITIONS PLAN  
SCALE 1"=20'



PROPOSED SITE PLAN  
SCALE 1"=20'

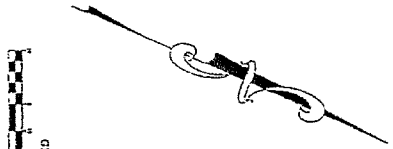
ZONING MATRIX - RESIDENTIAL II (R-2)			
REQUIRED	EXISTING	LOT 1	LOT 2
LOT AREA (SQ. FT.)	10,000	11,318	5,718
LOT FRONTAGE (FT.)	70	101	72
LOT DEPTH (FT.)	143	57	79
MINIMUM FRONT SETBACK (FT.)	25	42	11
MINIMUM SIDE SETBACK (FT.)	40	40	6
MINIMUM REAR SETBACK (FT.)	25	15.1	19.1
MINIMUM FRONT YARD SETBACK (FT.)	10	10	9.1
MINIMUM SIDE YARD SETBACK (FT.)	25	14.4	25.4
MINIMUM REAR YARD SETBACK (FT.)	25	84.2	17.8

TOTAL PARCEL AREA  
16,372 SQ. FT.  
0.38 ACRES

NOTES:  
ASSESSOR'S REFERENCES  
MAP 73, LOT 31

LOCAL ORD. REFERENCES:  
ESLAND, BOOK 3174, PAGE 237

PLAN REFERENCES:  
1) ESLAND, PLAN BOOK 31, PLAN 74 (LOCUS)  
2) ESLAND, PLAN BOOK 142, PLAN 27  
3) LOT 32A, SHOWN



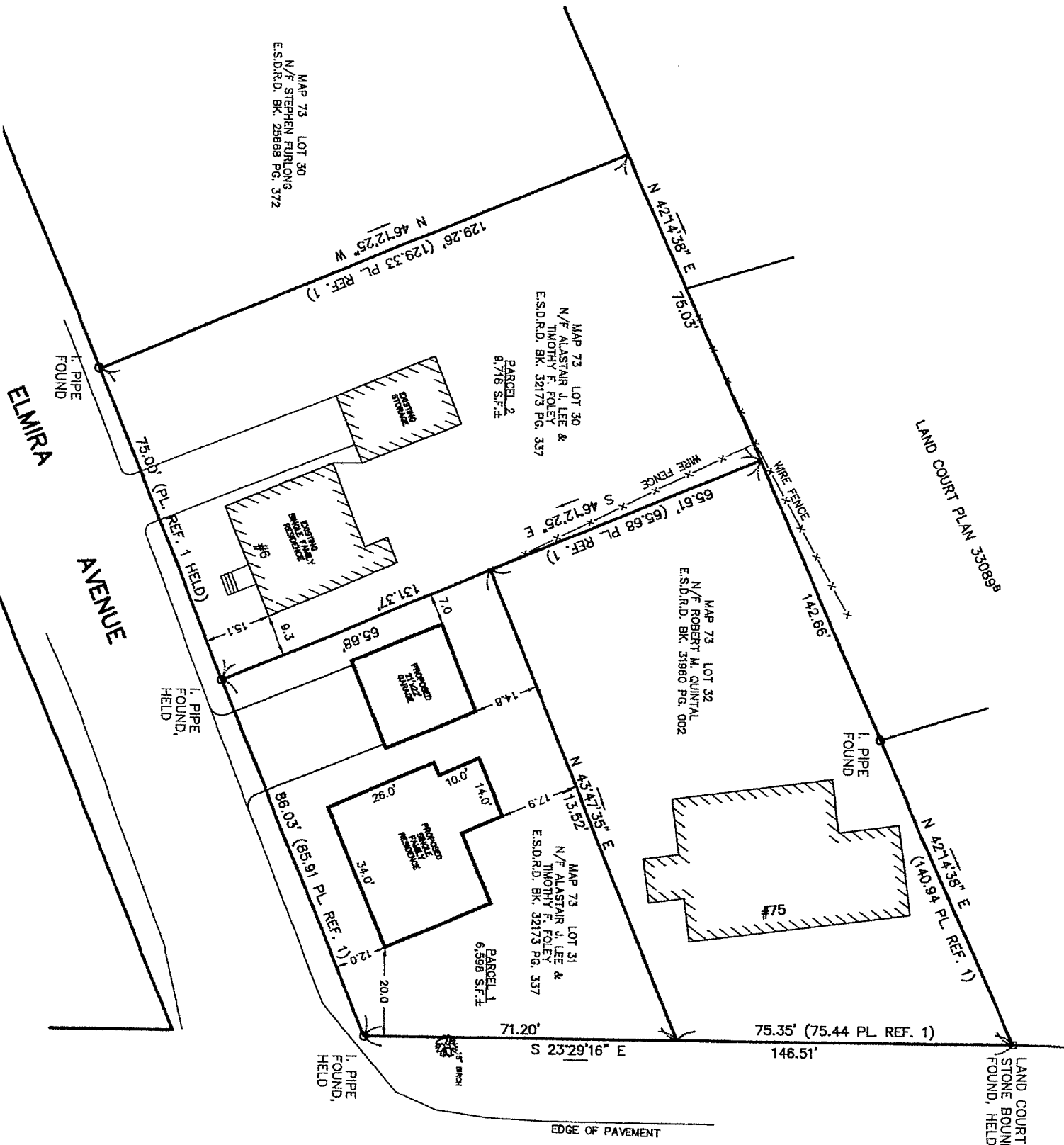
ZONING BOARD OF APPEALS PLAN  
ASSESSOR'S MAP 73 LOT 31  
2-4 ELMIRA AVENUE  
NEWBURYPORT, MASSACHUSETTS

LEE ALSTAIR  
4 ELMIRA AVENUE, NEWBURYPORT, MASSACHUSETTS

SEAL: BOARD OF APPEALS, NEWBURYPORT, MASSACHUSETTS, 2017, AUG 14 2017



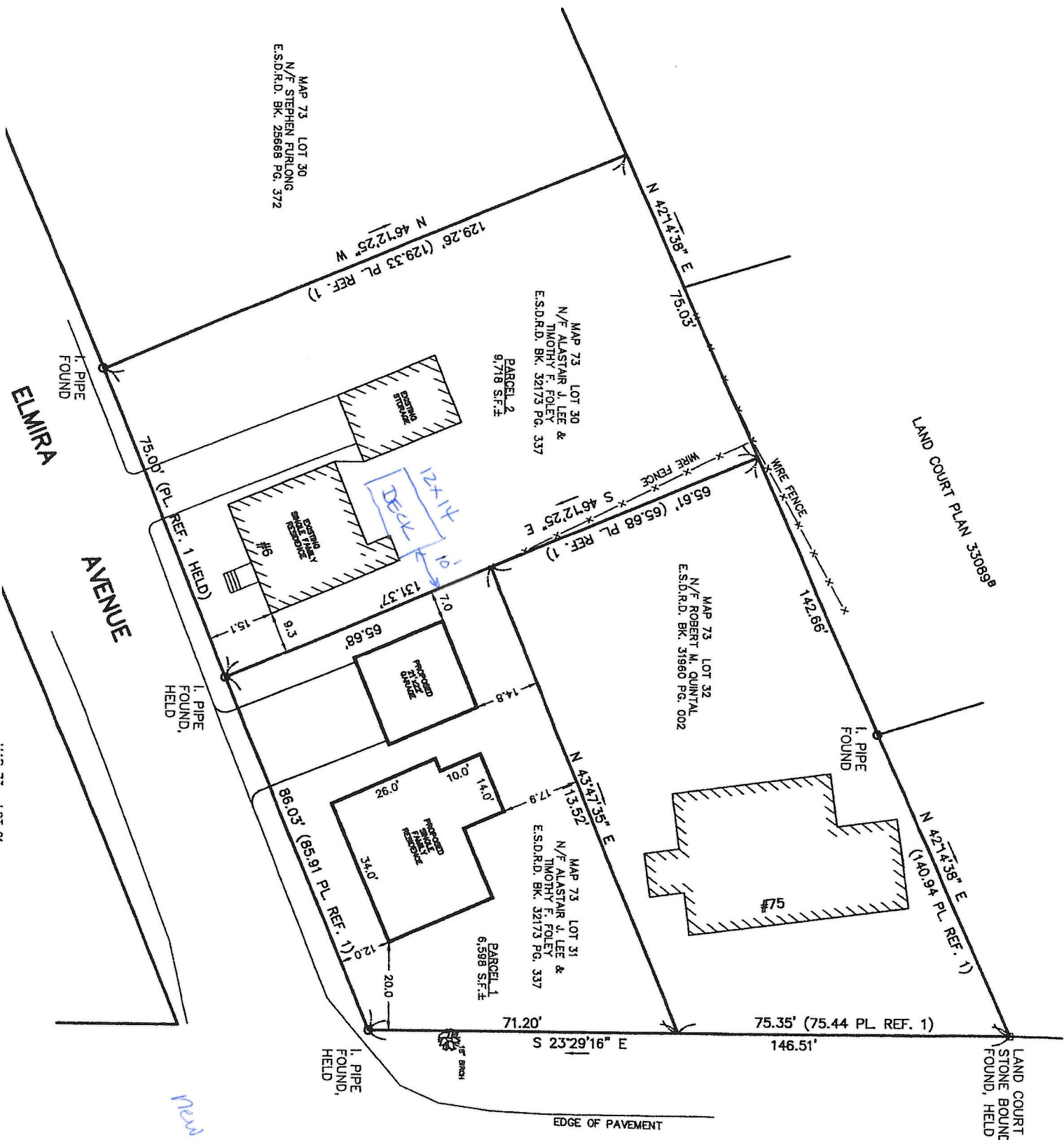




MOSELEY AVENUE

LAND COURT PLAN 330698

LAND COURT STONE BOUND FOUND, HELD



New Deck  
 12x14  
 off existing  
 back stairs

# ESTIMATE

Debbie Dimes



## C&K Carpentry

Ckcontracting15@gmail.com  
Peabody 01960

Phone: (781) 603-3341  
Email: ckcontracting15@gmail.com

Estimate # 000132  
Date 10/12/2018  
Business / Tax # 001316472

Description	Total
Elmira scope <i>to zoning</i>	\$3,280.00
Second floor bath addition Rip off roof above bath Create new A-frame roof 7'x12' Ridge and valley will sleep on existing shed roof Grace and shingle new roof tie in with existing Install new window Side using clap boards	
Beam install <i>Permit #</i>	\$2,460.00
Take down existing beam while temp walls go up to hold floor joists while under construction Make opening to accept 5 ply lvl Install new beam making sure all is lagged and joist are hung now it's flush frame. Chase down point loads called out by engineers to footing at each end	
Back deck <i>this permit addition</i>	\$2,800.00
New 14'x12' deck off back Footings will diamond piers that support beam holding up deck Using 2x8 PT 12" O.C frame deck Cover deck using all composite materials Deck will be under code for no railings required	

**Subtotal** \$8,540.00

**Total** \$8,540.00