

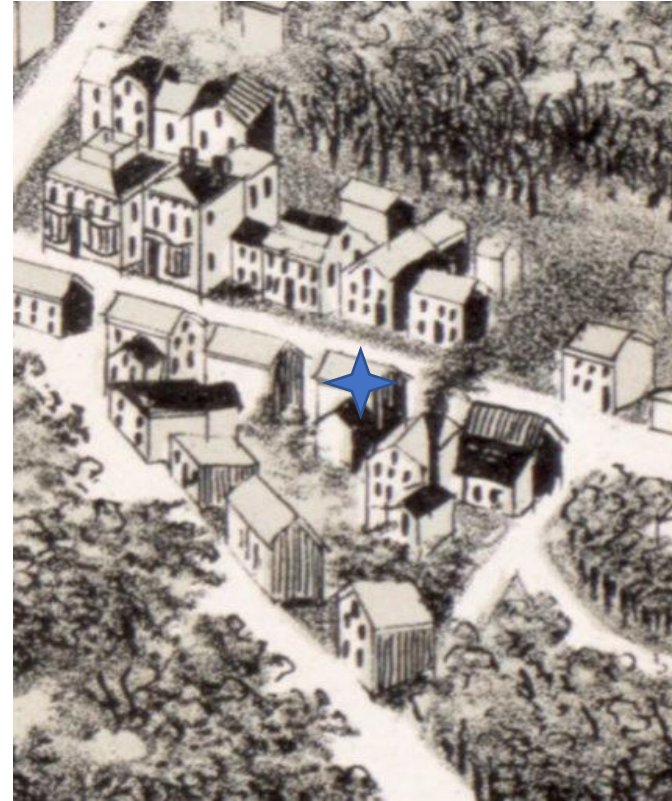
342 Merrimac Street

- 13,315.9 square foot lot
- Constructed circa 1785 in the Federal style
- Constructed by Jacob Whitmore and known as the Jacob Whitmore House
- Historically single-family residence
- Purchased by John Currier, Jr. in the 1820s
- Converted to a 2-unit condominium circa 1989

Alterations Over Time

- Updated mid-19th century
- Front second-floor bay added early 20th century
- Rear shed dormer added in 1980

Historical Streetscape



Proposal

- Restoration of the existing residence to its historically single-family use
- Preservation of the current two-family use by constructing a second, subordinate single-family residence front on Merrimac Court
- Petitioner has given initial presentations to both the Planning Board and Historical Commission, Mass Historic has agreed to hold as well
- Zoning Board granted a dimensional variance
- Petitioner has spent the past year working out the details of the renovation and restoration

Front



Front



Rear

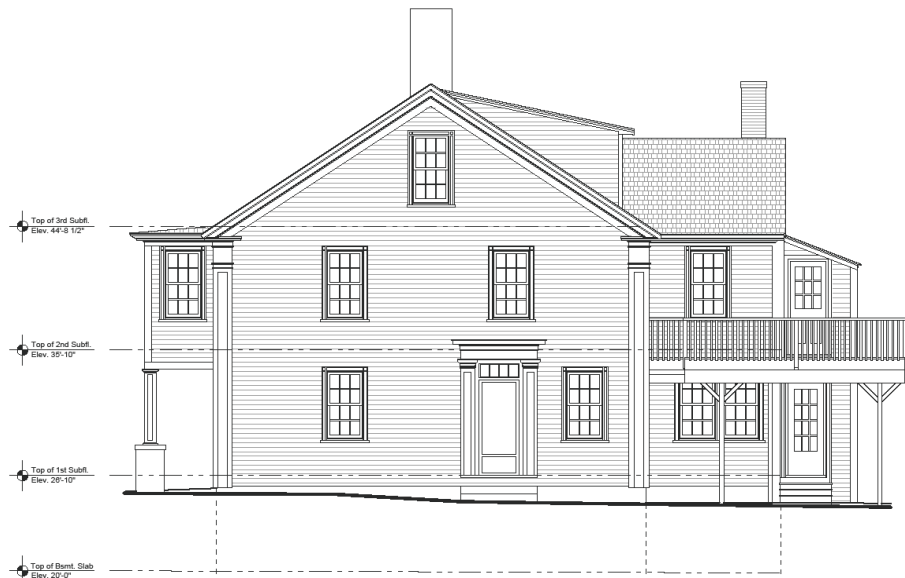


Proposed Changes to Existing Structure

- Remove later-added front portico
- Remove attached two-story shed at rear of structure
- Remove second-story pressure treated deck and stairs
- Construct 1-story kitchen at rear of structure
- Construct second-story deck above 1-story addition



Existing North Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation
Scale: 1/4" = 1'-0"



Existing West Elevation
Scale: 1/4" = 1'-0"



Existing South Elevation
Scale: 1/4" = 1'-0"

Revisions

KEERY
DESIGN | LLC
437 Merrimac Street
Newburyport, MA 01950-2710



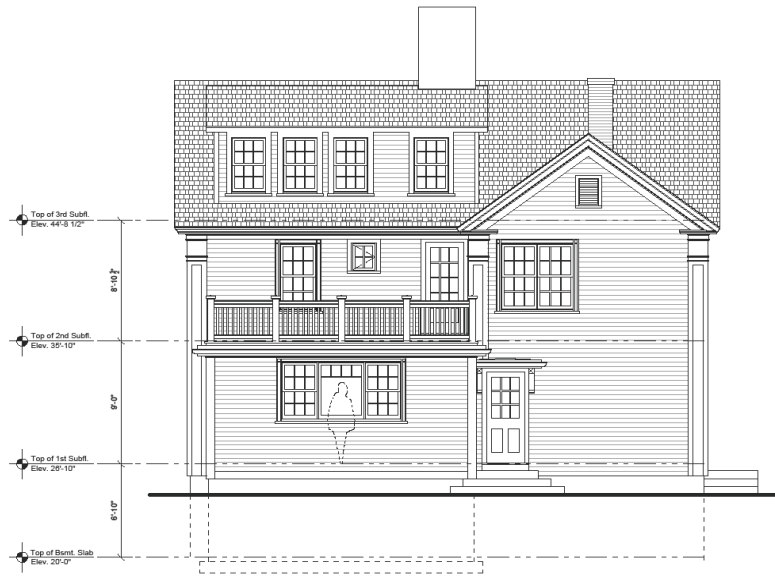
**EXISTING
CONDITIONS**

Additions and Remodelations to the home of

Dan and Judy Lynch
342 Merrimac Street
Newburyport, MA 01950

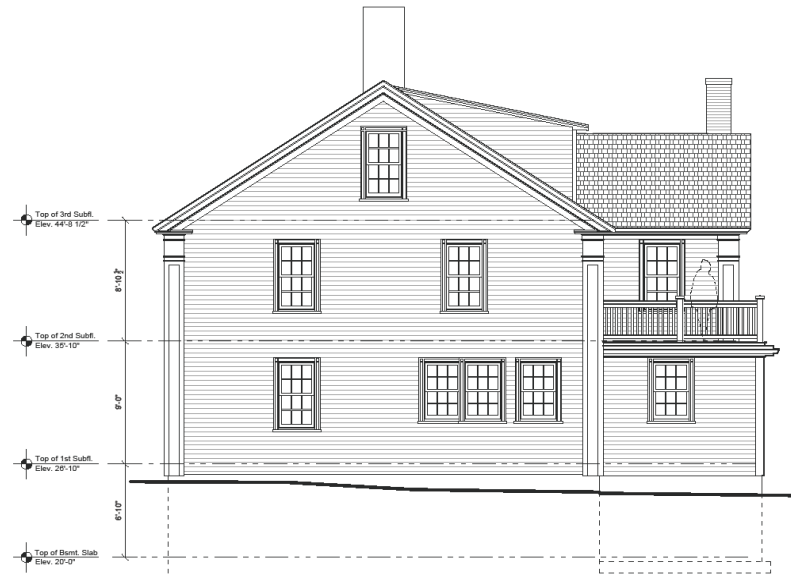
Existing Elevations

Project No. 19019 Scale: 1/4" = 1'-0" Date: February 13, 2020



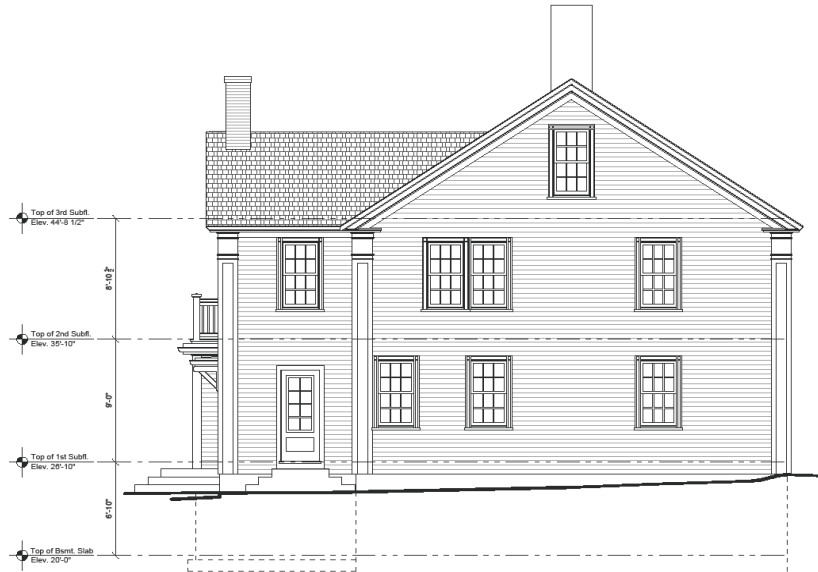
Proposed North Elevation

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



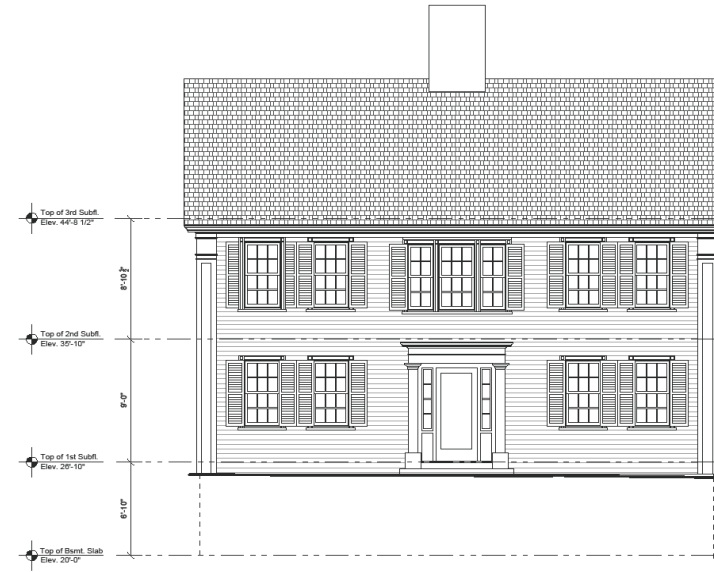
Proposed East Elevation

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



Proposed West Elevation

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

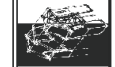


Proposed South Elevation

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

Revisions:

KEERY
DESIGN LLC
437 Waverley Street
Newburyport, MA 01950
978.255.2770



**PRELIMINARY
PRICING SET**

Address and Revisions to the home of
Dan and Judy Lynch
342 Merrimack Street
Newburyport, MA 01950

Proposed Elevations

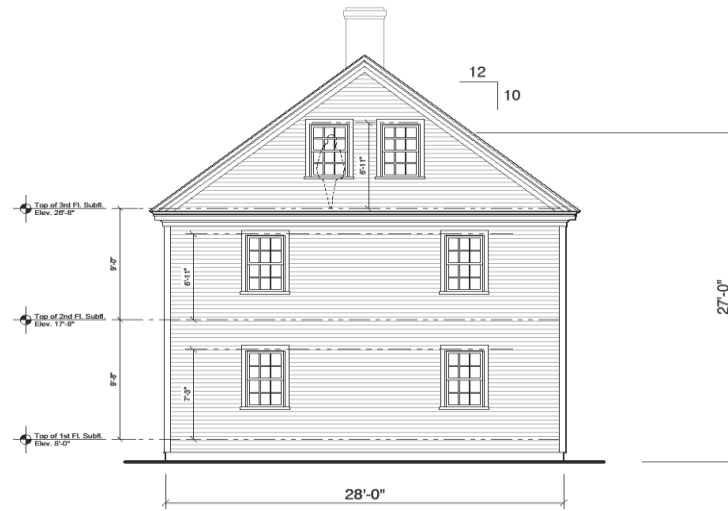
Project No. 19019 Scale: 1/4" = 1'-0" Date: February 13, 2020

A2

Proposed Second Residence



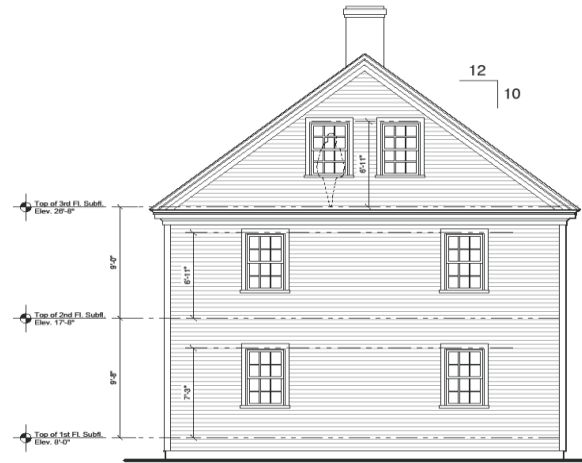
Proposed West Elevation
Scale: 1/4" = 1'-0"



Proposed South Elevation
Scale: 1/4" = 1'-0"



Proposed East Elevation
Scale: 1/4" = 1'-0"

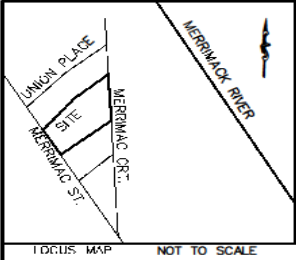


Proposed North Elevation
Scale: 1/4" = 1'-0"

<p>Revisions</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									
<p>KEERY DESIGN DEVELOPMENT</p> <p>687 Merrimac Street Newburyport, Massachusetts 01950 978-254-5270</p>									
<p>A New Home At: 342 Rear Merrimac Street Newburyport, MA 01950</p>									
<p>Proposed Exterior Elevations</p>	<p>Date: March 13, 2019 Scale: 1/4" = 1'-0"</p>								
<p>Project No. 10005</p>	<p>Project No. 10005</p>								
<p>A2</p>									



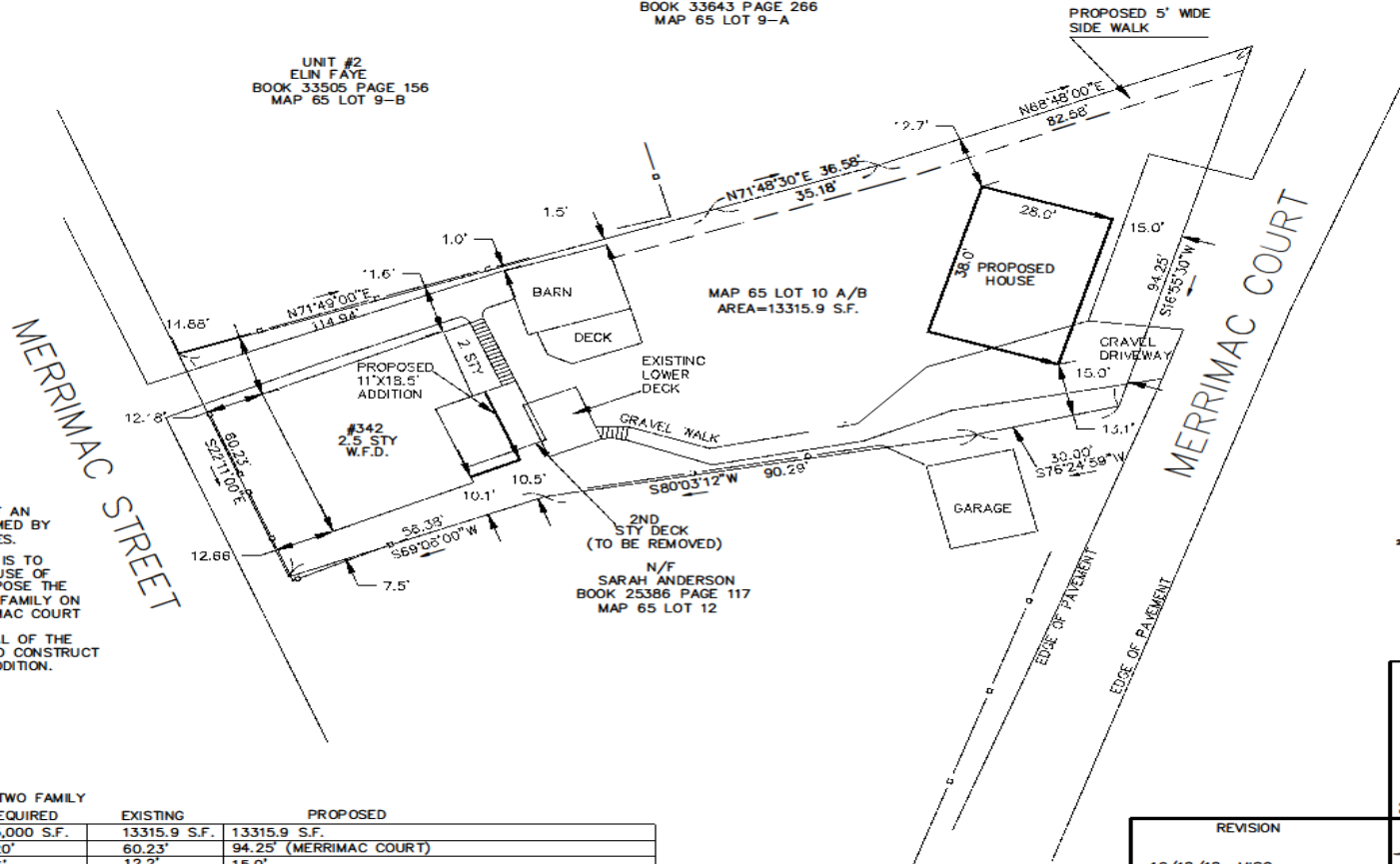




UNIT #1
N/F
SAMUAL KIMBALL
BOOK 33643 PAGE 266
MAP 65 LOT 9-A

UNIT #2
ELIN FAYE
BOOK 33505 PAGE 156
MAP 65 LOT 9-B

MAP 65 LOT 10 A/B
AREA=13315.9 S.F.

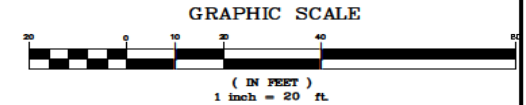


NEWBURYPORT ZONING BOARD OF APPEALS

DATE

NOTES

- 1.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES.
- 2.) THE PURPOSE OF THIS PLAN IS TO PRESERVE THE TWO FAMILY USE OF THE PROPERTY AND TO PROPOSE THE CONSTRUCTION OF A SINGLE FAMILY ON THE SAME LOT USING MERRIMAC COURT AS FRONTAGE. ALSO, TO SHOW THE REMOVAL OF THE SECOND STORY DECK AND TO CONSTRUCT AN 11'X18.5' FIRST STORY ADDITION.



ZONING TABLE

ZONING DISTRICT: WMD TWO FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	13315.9 S.F.	13315.9 S.F.
MIN. FRONTAGE	120'	60.23'	94.25' (MERRIMAC COURT)
MIN. FRONT YD.	25'	12.2'	15.0'
MIN. SIDE YD.	20'	7.5'	12.7'/13.1' (10.1' PROPOSED ADDITION)
MIN. REAR YD.	25'	N/A	N/A
MAX. LOT COVERAGE	25%	13%	23% (PROPOSED AND EXISTING TOTAL)
OPEN SPACE	40%	78%	69%

BOARD OF APPEALS PLAN
342 MERRIMAC STREET
NEWBURYPORT, MASSACHUSETTS
ASSESSORS MAP 65 PARCEL 10 A/B
PREPARED FOR
DAN LYNCH

SCALE: 1" = 20' JUNE 20, 2018

REVISION	
10/18/18	MISC.
2/13/19	MISC.
3/25/19	MISC.
4/16/19	MOVE PROPOSED HOUSE
2/18/20	PROPOSED ADDITION

WAYPOINT SURVEYING SERVICES
141 BRIDGE ROAD, SUITE 202-5
SALISBURY, MASSACHUSETTS 01952
(978) 505-5261

DRAWN BY: D.A.	SHEET #: 1 of 1	CHECKED BY: D.A.
3590		DESIGN BY: D.A.

Compliance with Section VI-C Requirements

- By-right development envisioned addition to existing structure and construction of stand-alone accessory structure facing Merrimac Court
- Petitioner proposes granting a preservation restriction on existing structure for the public benefit
- Proposed second structure will have at least 10% less building footprint and is subordinate to existing structure
- Adequate access for proposed structure on Merrimac Court
- Petitioner obtained dimensional variance from Zoning Board

Next Steps

- Planning Board approval of proposed plan
- Presentation of proposal to Newburyport Historical Commission for preservation restriction for the details of the restoration
- Demolition Delay review for front portico
- Return to Planning Board for final approval