

Mr. Rob Ciampitti
Zoning Board of Appeals Chair
60 Pleasant St.
Newburyport, MA 01950

June 18, 2020

Kevin Lagasse
14 Gloria St.
Newburyport, MA 01950
910-200-7795
Kevinlagassesr@gmail.com

Dear Mr. Ciampitti,

We are requesting to be put on the Zoning Board of Appeals Agenda to review a Minor Modification to our home at 14 Gloria Street. The Minor Modification is to add a 16'5 x 10'6" Roof Deck to my home. The deck has been designed and will be built in keeping with our original home design and look utilizing the same siding material and color. The deck will be accessed via a spiral staircase located on the back of the house to minimize impact.

Please contact me at 910-200-7795 should you have any questions or require more information.

Sincerely,

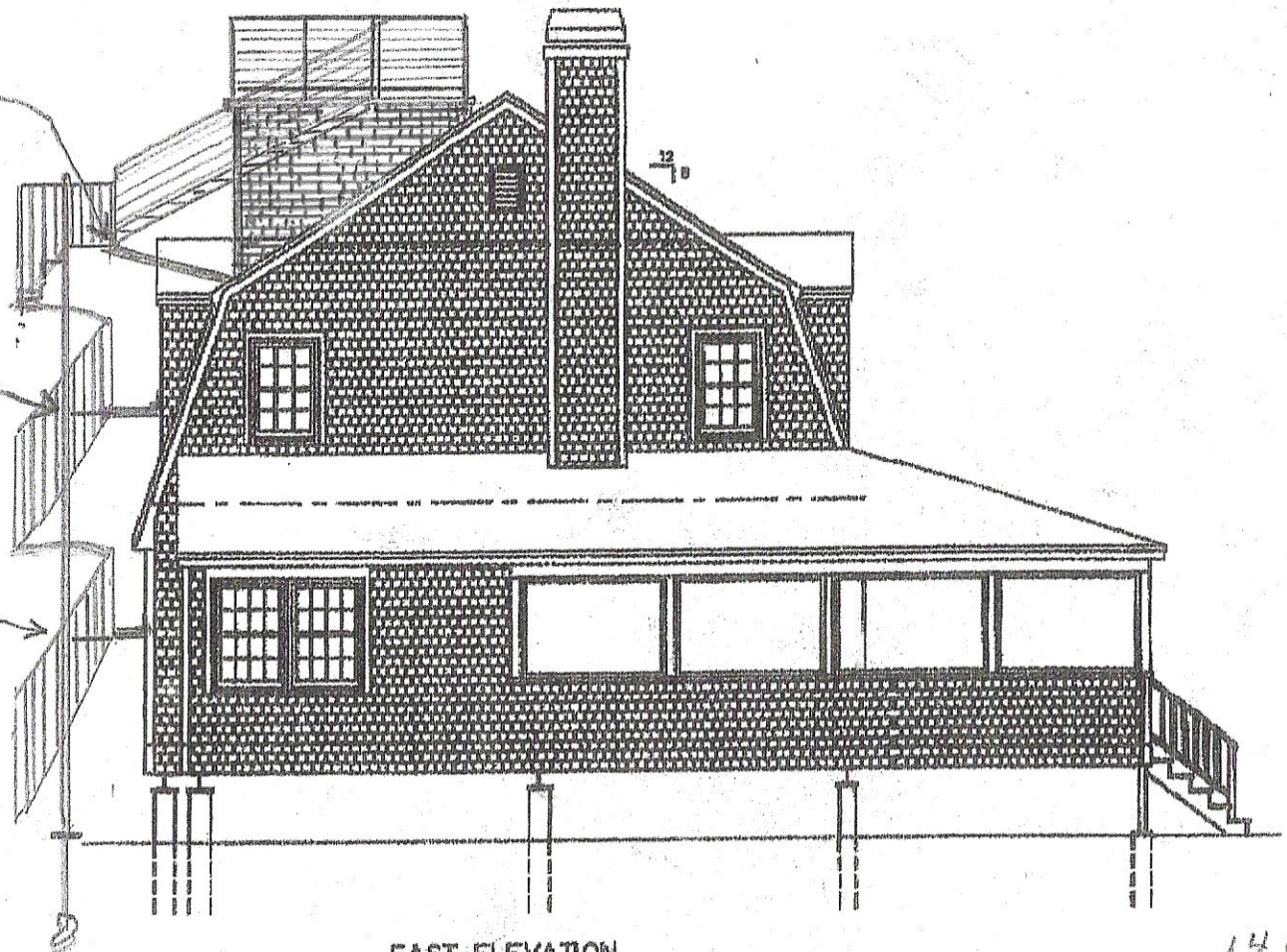
Kevin & Ellen Lagasse
910-200-7795
14 Gloria St.,
Newburyport, MA 01950
Kevinlagassesr@gmail.com

ROOF DECK OVERVIEW (EAST)

SPIRAL STAIR
TOP LATERAL
SUPPORT @ 25' 11"

SPIRAL STAIR
2ND LANDING
AND LATERAL SUPPORT
@ 19'

SPIRAL STAIR
1ST LANDING
AND LATERAL SUPPORT
@ 9' 11"



EAST ELEVATION
SCALE 1/8" = 1'-0"

14 GLORIA ST.
ROOF DECK
PAGE 1

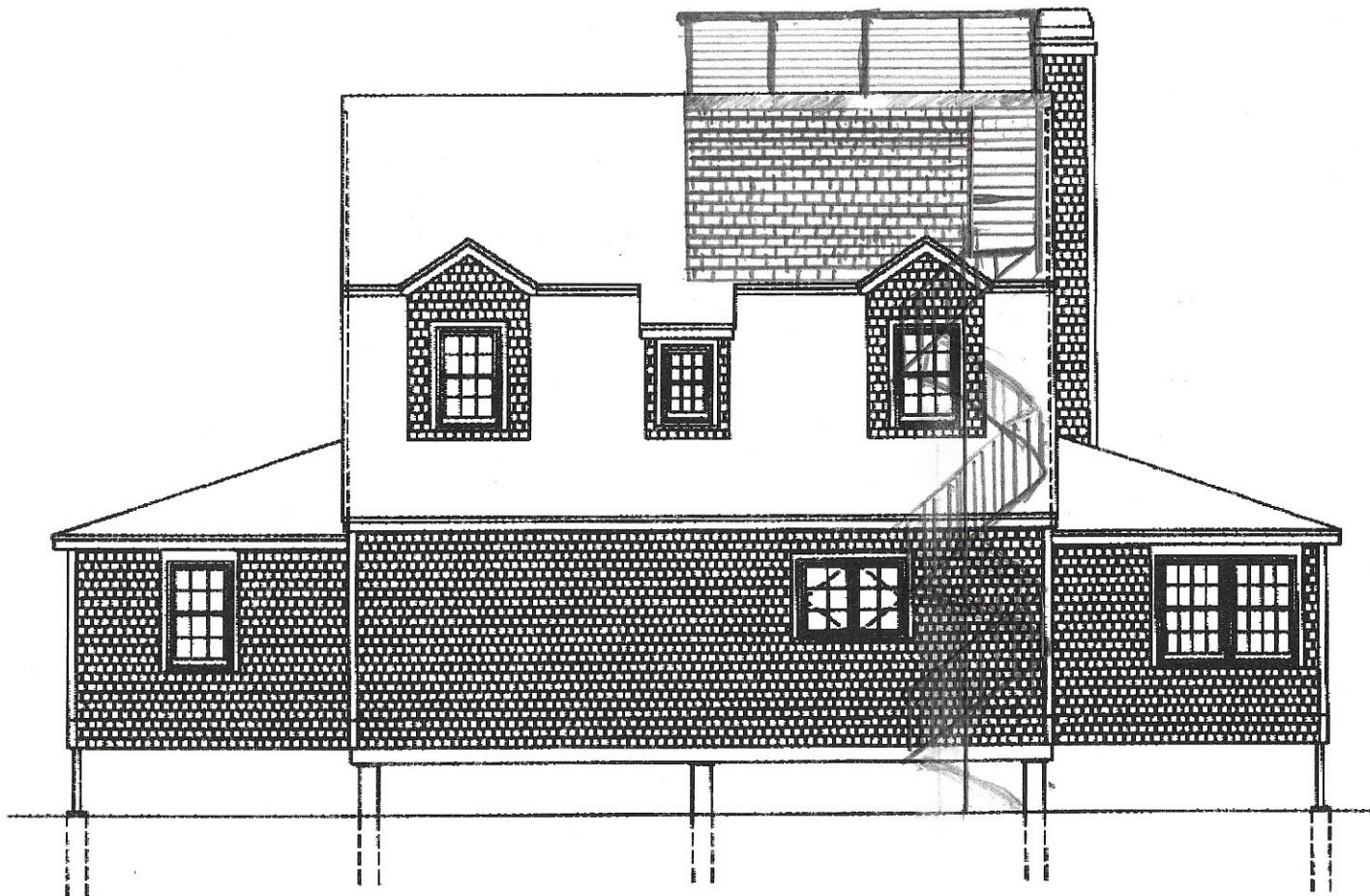
ROOF DECK OVERVIEW (SOUTH)

PAGE 7/8

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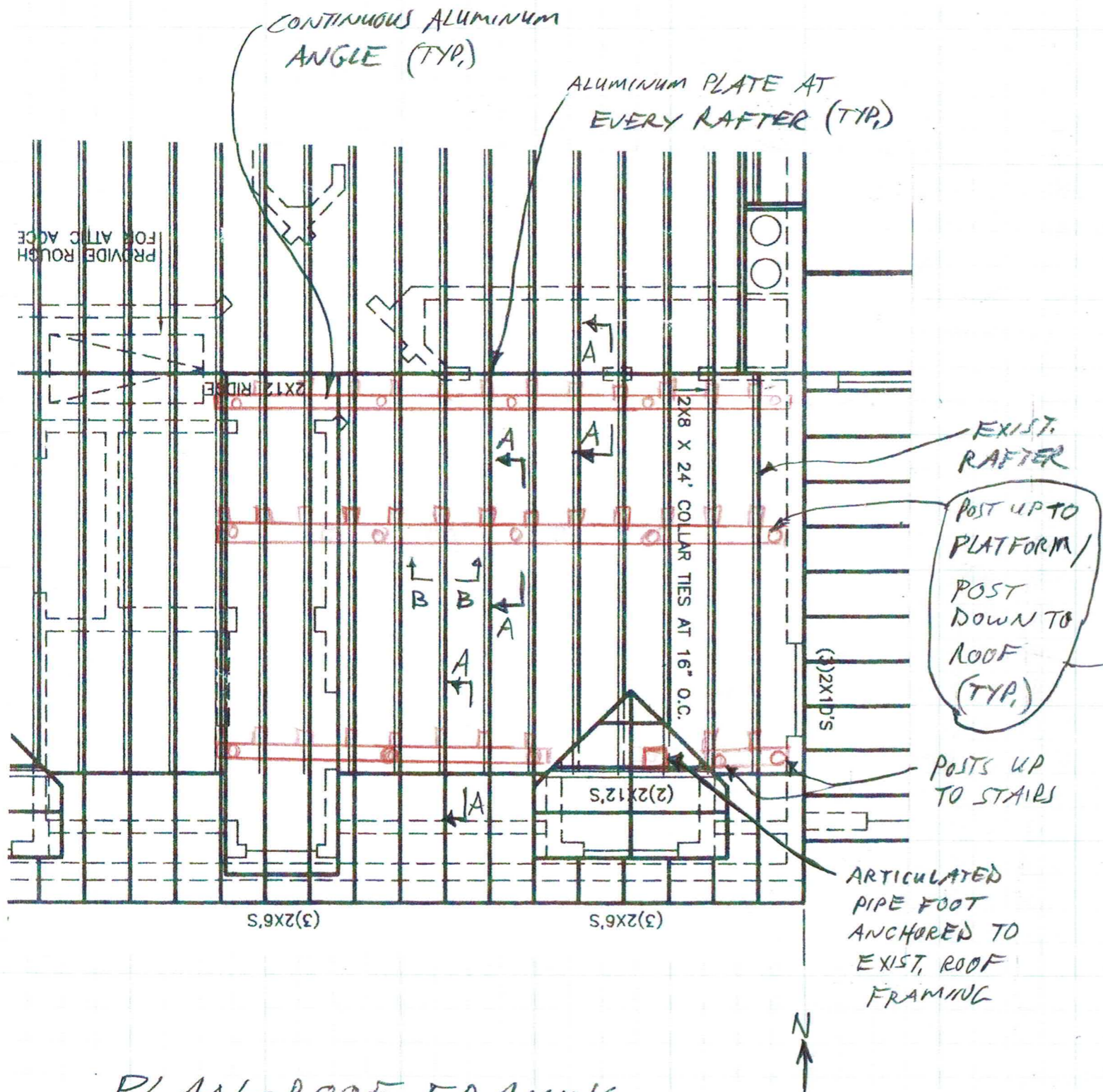
978 499 4953;

SENT BY: JOHN MINTON, RA;



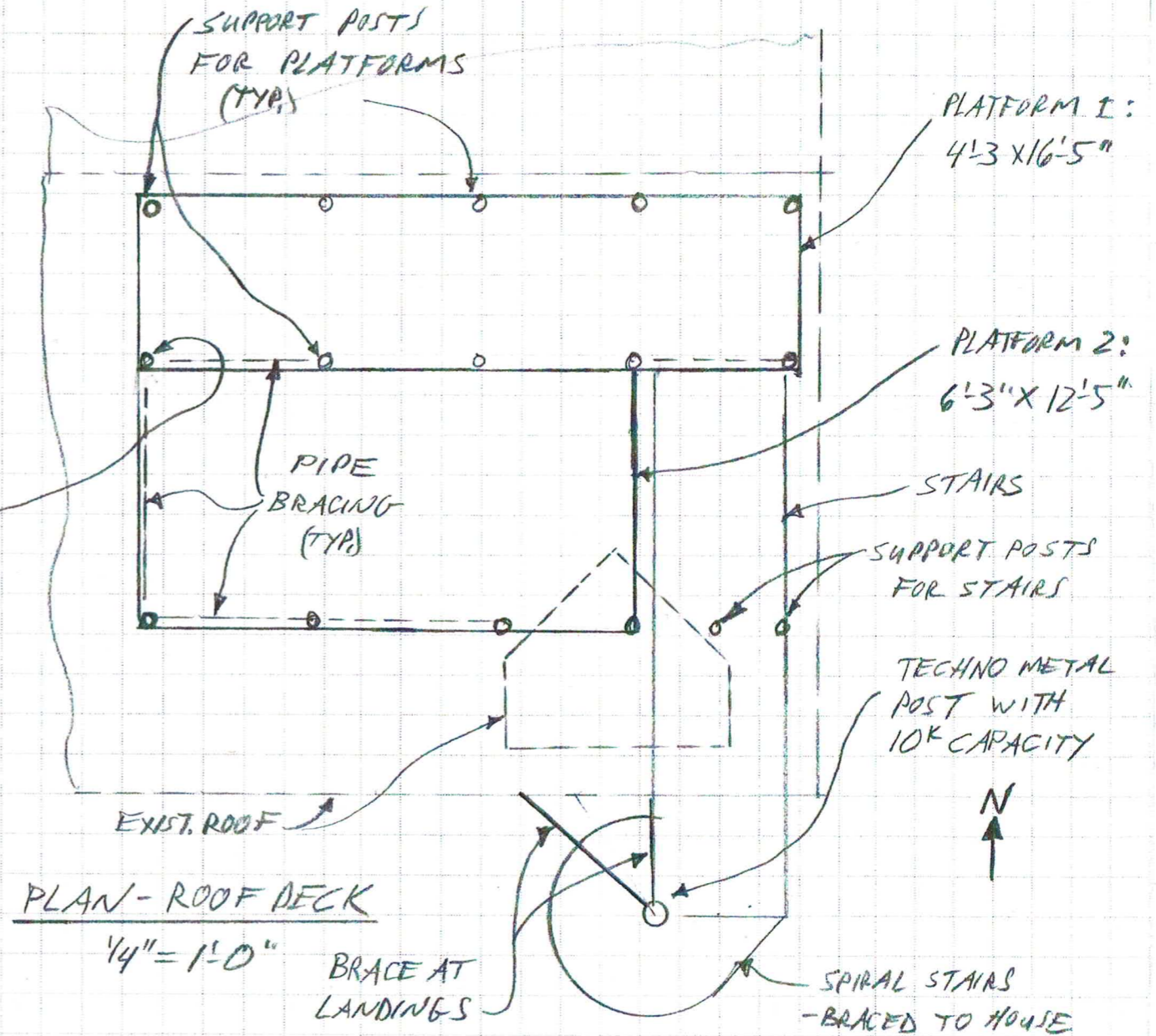
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

14 GLORIA ST.
ROOF DECK
PAGE 2

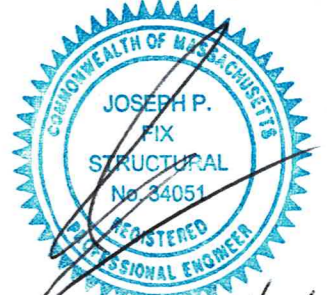


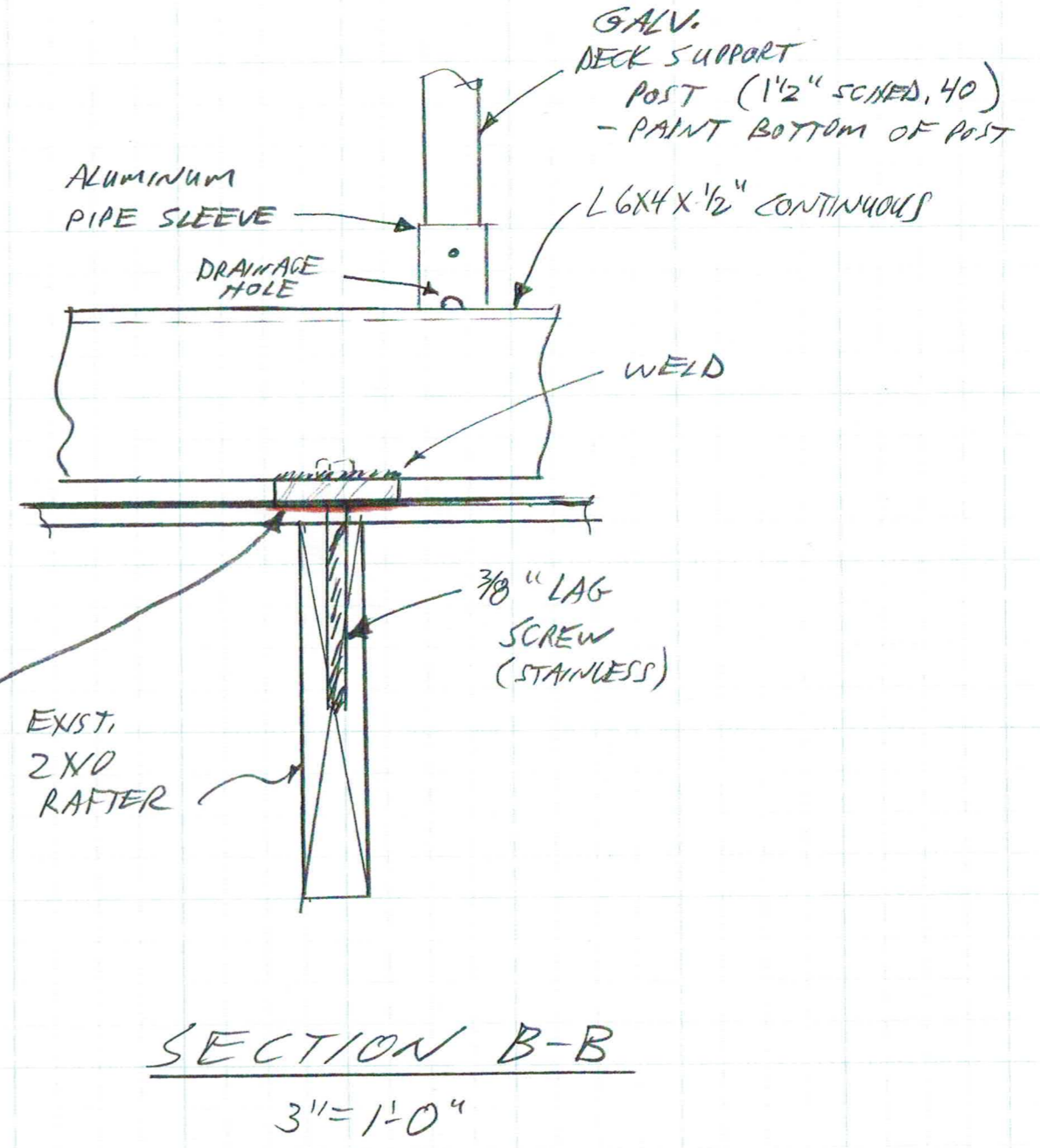
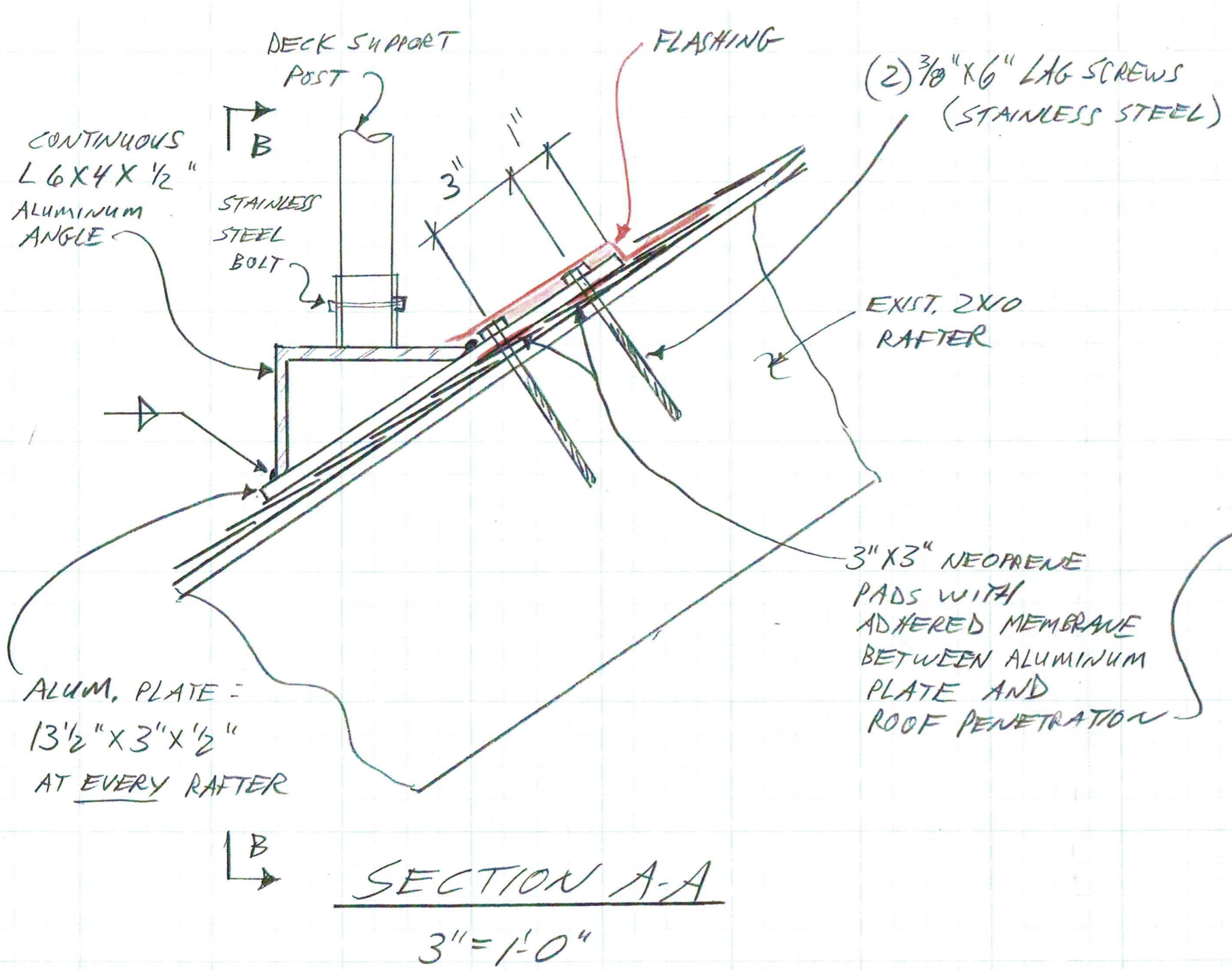
PLAN - ROOF FRAMING
1/4" = 1'-0"

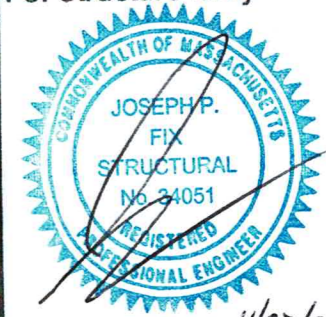
NOTE = THE NORTH EDGE OF PLATFORM 2 IS TO BE SUPPORTED BY PLATFORM 1



PLAN - ROOF DECK
1/4" = 1'-0"

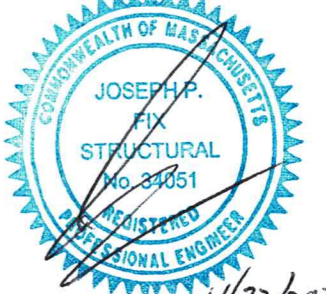
FIX ENGINEERING Structural Engineer 2 Silver Ledge Road Newbury, MA 01951 Cell: 978-973-2366 email: jfix@comcast.net	LAGASSE RESIDENCE 14 GLORIA ST. NEWBURYPORT, MA	For Structure Only  REGISTERED PROFESSIONAL ENGINEER
	ROOF DECK	

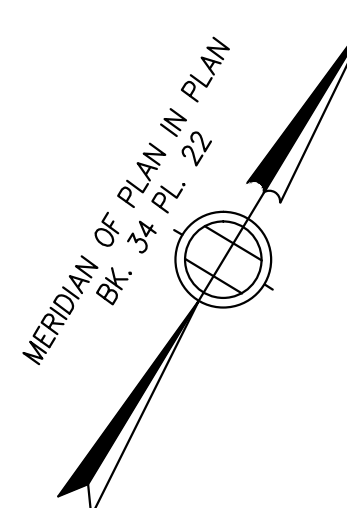


FIX ENGINEERING Structural Engineer 2 Silver Ledge Road Newbury, MA 01951 Cell: 978-973-2366 email: jfix@comcast.net	LAGASSE RESIDENCE 14 GLORIA ST. NEWBURYPORT, MA	For Structure Only  JOSEPH P. FIX STRUCTURAL No. 34051 REGISTERED PROFESSIONAL ENGINEER
	ROOF DECK Sheet 2 of 3	

STRUCTURAL NOTES

1. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION (MSBC).
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF THE ENGINEER.
3. SHOP DRAWINGS FOR THE SPIRAL STAIRS, STRAIGHT STAIRS, ROOF DECK PLATFORMS AND ALUMINUM SHALL BE SUBMITTED TO THE ENGINEER AND APPROVED BEFORE FABRICATION CAN PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, AND COORDINATION OF TRADES.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS. EXISTING INFORMATION SHOWN ON DRAWINGS IS FOR GRAPHICAL PURPOSES AND SHALL BE VERIFIED IN THE FIELD.
7. THE ENGINEER SHALL BE NOTIFIED AT CERTAIN MILESTONES INCLUDING: COMPLETION OF DECK PLATFORM, PRIOR TO INSTALLATION OF SPIRAL STAIR BRACES, AND AT SUBSTANTIAL COMPLETION.
8. THE ROOF DECK PLATFORMS SHALL BE "DURA-LITE" DECKS MANUFACTURED BY GREAT NORTHERN DOCKS. THE PLATFORM SUPPORT POSTS SHALL BE 1 1/2" SCHEDULE 40 GALVANIZED STEEL PIPE. CORNER AND CROSS BRACING SHALL BE IN ACCORDANCE WITH TYPICAL SPECIFICATIONS AND DETAILS BY GREAT NORTHERN DOCKS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ATTACHMENTS TO THE EXISTING ROOF IN A MANNER TO PREVENT ROOF LEAKS. THE ROOF FLASHING AND NEOPRENE PADS INDICATED ON SECTION A-A ARE SUGGESTED MEANS FOR PREVENTING ROOF LEAKS.
10. THE DECK RAILING IS THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER AND SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.
11. THE STRAIGHT STAIRS AND RAILING ARE TO BE SUPPLIED BY GREAT NORTHERN DOCKS. THE STRAIGHT STAIRS ARE TO BE SUPPORTED AT THE DECK PLATFORM AND AT THE SPIRAL STAIRS AND BY INTERMEDIATE POSTS THAT ARE SUPPORTED BY AN ALUMINUM ANGLE BOLTED TO THE EXISTING ROOF (SEE SECTIONS A-A AND B-B).
12. THE SPIRAL STAIRS ARE TO BE SUPPLIED BY STAIRWAYS, INC. THE CENTER POST IS TO BE SUPPORTED BY A HELICAL PIER (TECHNO-METAL POST) WITH A VERTICAL CAPACITY OF AT LEAST 10,000 POUNDS.
13. THE SPIRAL STAIRS ARE TO BE ANCHORED TO THE HOUSE WITH 2" X 2" X 1/4" GALVANIZED STEEL ANGLES AT THREE LOCATIONS: 10 FT ABOVE GRADE, 19 FT ABOVE GRADE, AND 25'-11" ABOVE GRADE.

FIX ENGINEERING Structural Engineer 2 Silver Ledge Road Newbury, MA 01951 Cell: 978-973-2366 email: jfix@comcast.net	LAGASSE RESIDENCE 14 GLORIA ST. NEWBURYPORT, MA	For Structure Only  4/22/2020
	ROOF DECK	
	Sheet 3 OF 3	



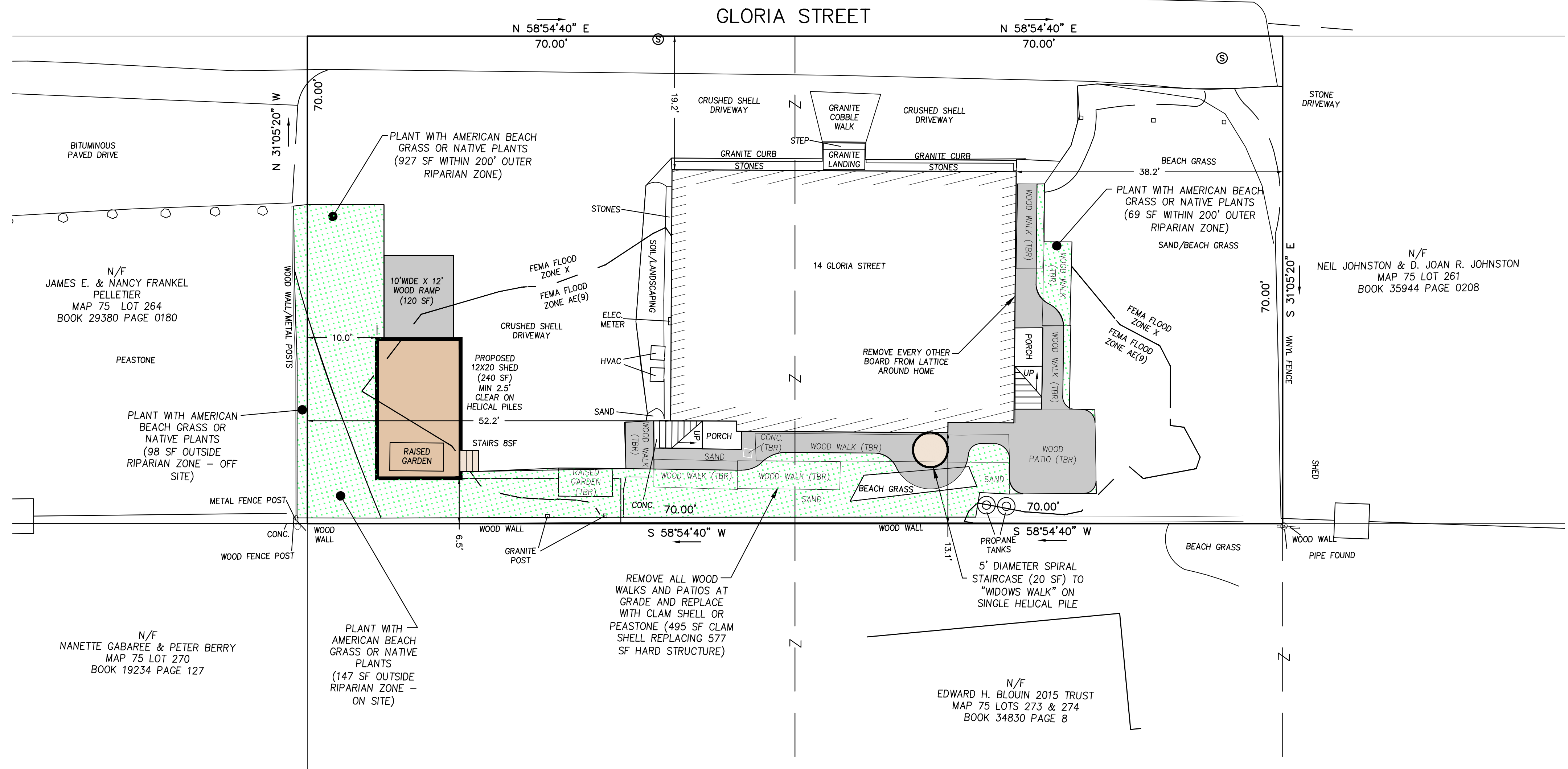
ZONING

RESIDENTIAL (R-3)
PLUM ISLAND OVERLAY DISTRICT
SINGLE FAMILY (101)

	REQUIRED (SINGLE FAMILY)	EXISTING	PROPOSED
MIN LOT AREA	12,000 SQUARE FEET	9,800 SQUARE FEET	4,900 SQUARE FEET
MINIMUM FRONTAGE	120 FEET	140.0 FEET	140.0 FEET
FRONT SETBACK	20 FEET	19.2 FEET	19.2 FEET
SIDE SETBACK (R)	20 FEET	52.2 FEET	52.2 FEET
SIDE SETBACK (R) (ACCESSORY)	6.0 FEET	N/A FEET	10.0 FEET
SIDE SETBACK (L)	20 FEET	38.2 FEET	38.2 FEET
REAR SETBACK	20 FEET	13.1 FEET	13.1 FEET
REAR SETBACK (ACCESSORY)	6.0 FEET	N/A FEET	6.5 FEET
% LOT COVERAGE	20%	18.6%	21.1%
MAX FLOOR AREA RATIO	.25	.214	.214
MAX BLD HEIGHT	35 FEET	21.0 FEET	21.0 FEET
MAX STORIES	2	2	2
% OPEN SPACE	35%	31.5%	40.7%
PARKING	2 PER UNIT	2+	2+

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.



TBR - TO BE REMOVED

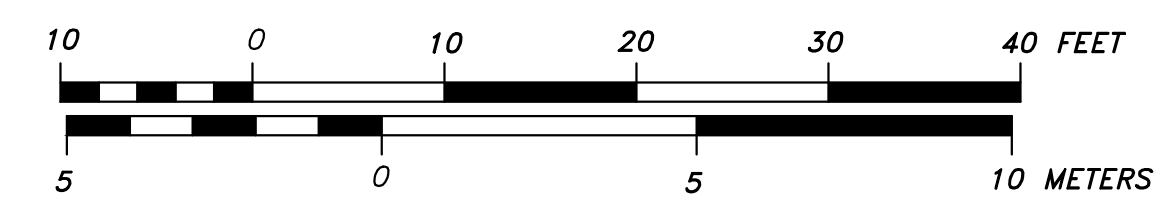
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED IN AUGUST, 2019 BY THIS FIRM.

CLIENT HAS PROVIDED LOCATION AND SIZE OF PROPOSED SHED AND SITE IMPROVEMENTS/CHANGES.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



LOCUS TITLE INFORMATION

14 GLORIA STREET
OWNER: BASIN REALTY TRUST
DEED REFERENCE: BK. 10671 PG. 462
PLAN REFERENCE: PLAN BK. 34 PLAN 22 LOTS 109 & 110
ASSESSORS: MAP 75 LOT 262

P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

SCALE:

HORIZ: 1" = 10'

VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: CO

CALCS: EC

CHECKED: EJC

APPROVED: EJC

ZONING BOARD OF APPEALS
PLAN

14 GLORIA STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS

SURVEYED FOR
KEVIN LAGASSE

PROJECT NO.
2019-14GLORIA
DATE: JAN 10, 2020
SHEET NO.
1 OF 1