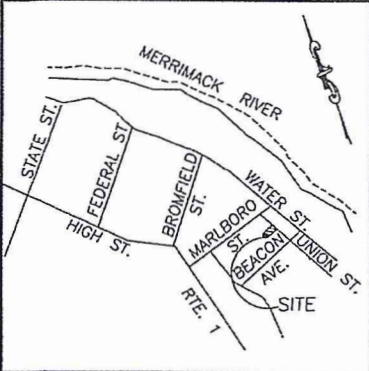
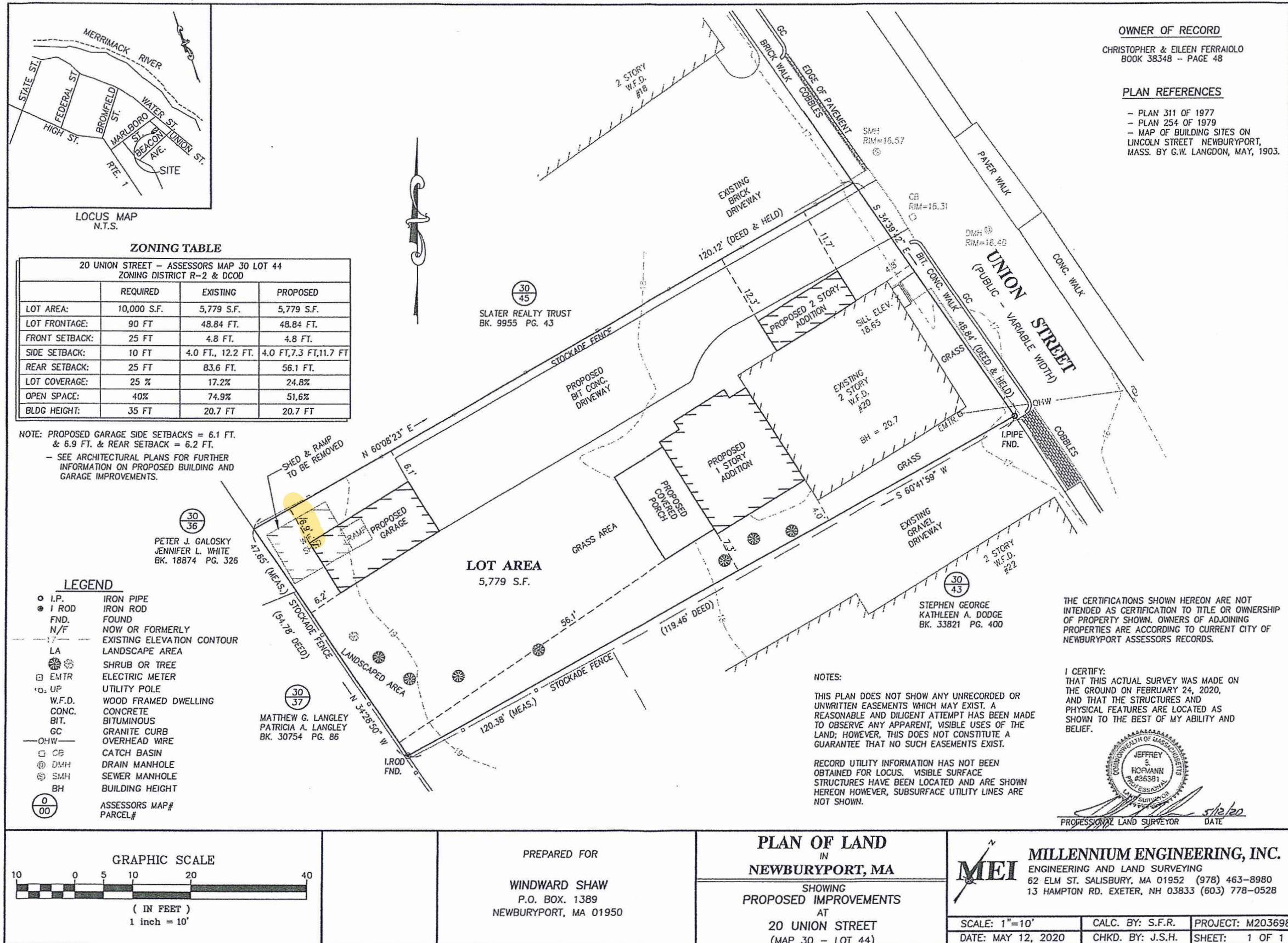


# 20 Union Street Minor Modification

- Previously granted Special Permit for Nonconformities.
- The Petitioner now proposes to:
  1. Move the garage to the interior of the Property by four feet.
    - It will remain in compliance with the dimensional requirements for accessory structures.
  2. There is a minor increase in the building's footprint near the kitchen bay window.
    - This increases the lot coverage by 0.1%, bringing the lot coverage to 24.90% where a maximum of 25% is allowed in the R2 zoning district under the Newburyport Zoning Ordinance.
    - Located on the proposed addition in the back right corner facing the driveway.
    - Given the increase of about 7 square feet inside the bay overall you cannot see it on the plans as it is basically imperceptible.
  3. Change all siding on the existing portion of the house to clapboard instead of shingle.
    - All new structures built as part of the addition will also have clapboard siding.
  4. Remove the shutters because the neighboring houses do not have shutters and it is more keeping with the neighborhood to not include them.
- None of the existing Nonconformities are affected and no new Nonconformities are created.

# Previously Approved Plan



LOCUS MAP  
N.T.S.

**ZONING TABLE**

20 UNION STREET - ASSESSORS MAP 30 LOT 44  
ZONING DISTRICT R-2 & DCOD

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	5,779 S.F.	5,779 S.F.
LOT FRONTAGE:	90 FT	48.84 FT.	48.84 FT.
FRONT SETBACK:	25 FT	4.8 FT.	4.8 FT.
SIDE SETBACK:	10 FT	4.0 FT., 12.2 FT.	4.0 FT., 7.3 FT., 11.7 FT
REAR SETBACK:	25 FT	83.6 FT.	56.1 FT.
LOT COVERAGE:	25 %	17.2%	24.8%
OPEN SPACE:	40%	74.9%	51.6%
BLDG HEIGHT:	35 FT	20.7 FT	20.7 FT

NOTE: PROPOSED GARAGE SIDE SETBACKS = 6.1 FT. & 6.9 FT. & REAR SETBACK = 6.2 FT.  
- SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION ON PROPOSED BUILDING AND GARAGE IMPROVEMENTS.

- LEGEND**
- I.P. IRON PIPE
  - I ROD IRON ROD
  - FND. FOUND
  - N/F NOW OR FORMERLY
  - - - EXISTING ELEVATION CONTOUR
  - LA LANDSCAPE AREA
  - ⊗ SHRUB OR TREE
  - ⊠ EMTR ELECTRIC METER
  - UP UTILITY POLE
  - W.F.D. WOOD FRAMED DWELLING
  - CONC. CONCRETE
  - BIT. BITUMINOUS
  - GC GRANITE CURB
  - OH-W OVERHEAD WIRE
  - CB CATCH BASIN
  - DMH DRAIN MANHOLE
  - SMH SEWER MANHOLE
  - BH BUILDING HEIGHT
  - /○ ASSESSORS MAP#
  - /○ PARCEL#

**OWNER OF RECORD**  
CHRISTOPHER & EILEEN FERRAILO  
BOOK 38348 - PAGE 48

**PLAN REFERENCES**

- PLAN 311 OF 1977
- PLAN 254 OF 1979
- MAP OF BUILDING SITES ON LINCOLN STREET NEWBURYPORT, MASS. BY G.W. LANGDON, MAY, 1903.

30/36  
PETER J. GALOSKY  
JENNIFER L. WHITE  
BK. 18874 PG. 326

30/37  
MATTHEW G. LANGLEY  
PATRICIA A. LANGLEY  
BK. 30754 PG. 86

30/43  
STEPHEN GEORGE  
KATHLEEN A. DODGE  
BK. 33821 PG. 400

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

**NOTES:**

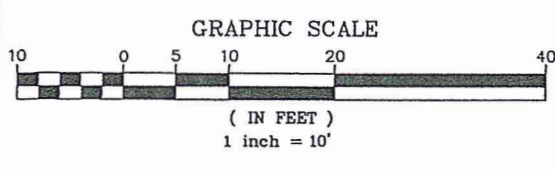
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND ON FEBRUARY 24, 2020, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.



PROFESSIONAL LAND SURVEYOR DATE 5/12/20



PREPARED FOR  
**WINDWARD SHAW**  
P.O. BOX. 1389  
NEWBURYPORT, MA 01950

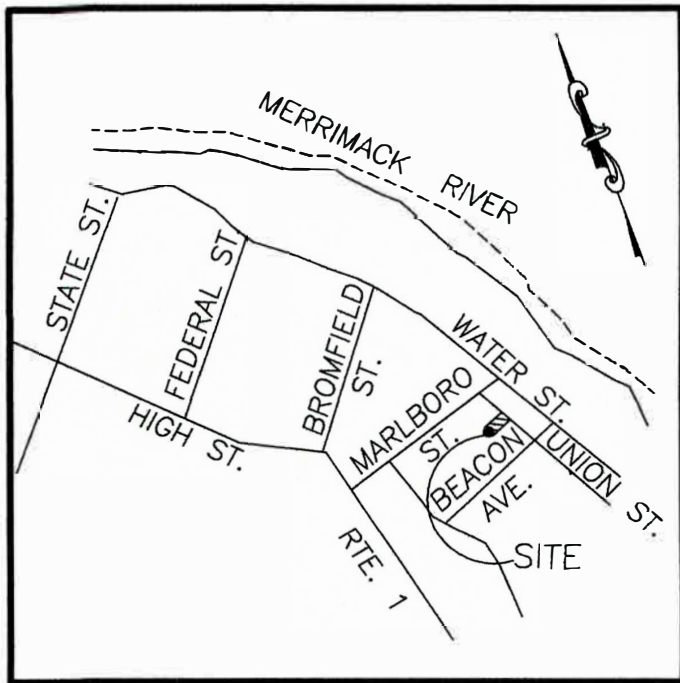
**PLAN OF LAND**  
IN  
**NEWBURYPORT, MA**

SHOWING  
**PROPOSED IMPROVEMENTS**  
AT  
**20 UNION STREET**  
(MAP 30 - LOT 44)

**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M203698
DATE: MAY 12, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1

# Updated Plan



LOCUS MAP  
N.T.S.

### ZONING TABLE

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### LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- N/F NOW OR FORMERLY
- 17- EXISTING ELEVATION CONTOUR
- LA LANDSCAPE AREA
- SHRUB OR TREE
- EMTR ELECTRIC METER
- UP UTILITY POLE
- W.F.D. WOOD FRAMED DWELLING
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- GC GRANITE CURB
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- CB CATCH BASIN
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- /○ ASSESSORS MAP#
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30/45  
SLATER REALTY TRUST  
BK. 9955 PG. 43

30/43  
STEPHEN GEORGE  
KATHLEEN A. DODGE  
BK. 33821 PG. 400

### NOTES:

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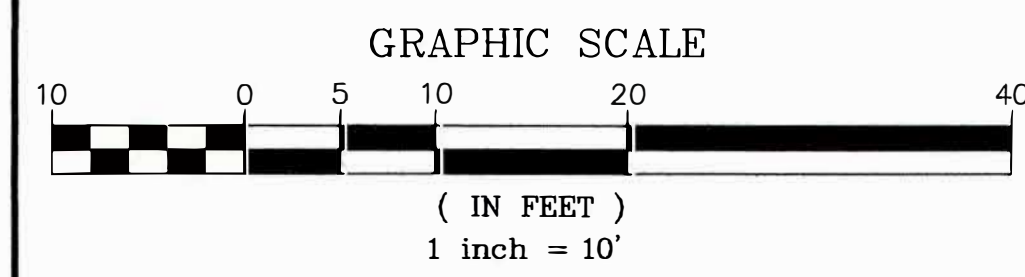
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PROFESSIONAL LAND SURVEYOR DATE 6/23/20



PREPARED FOR  
**WINDWARD SHAW**  
P.O. BOX. 1389  
NEWBURYPORT, MA 01950

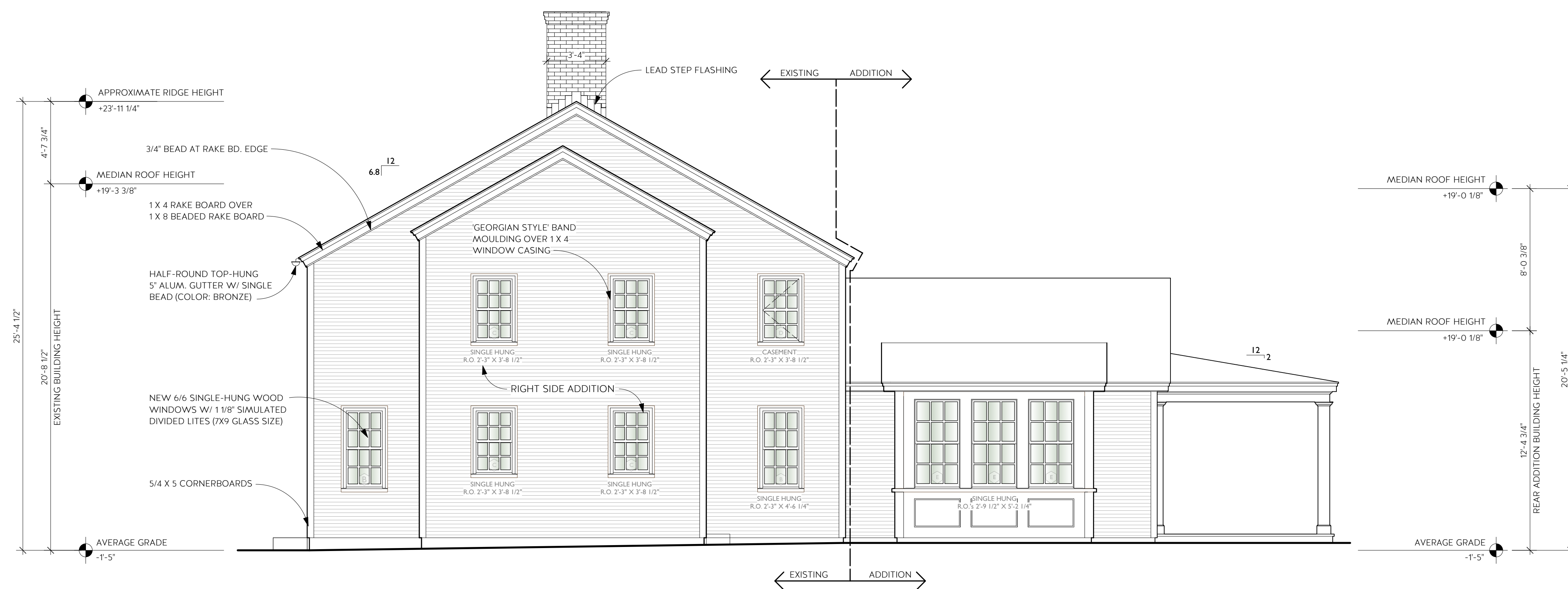
**PLAN OF LAND**  
IN  
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SHOWING  
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AT  
**20 UNION STREET**  
(MAP 30 - LOT 44)



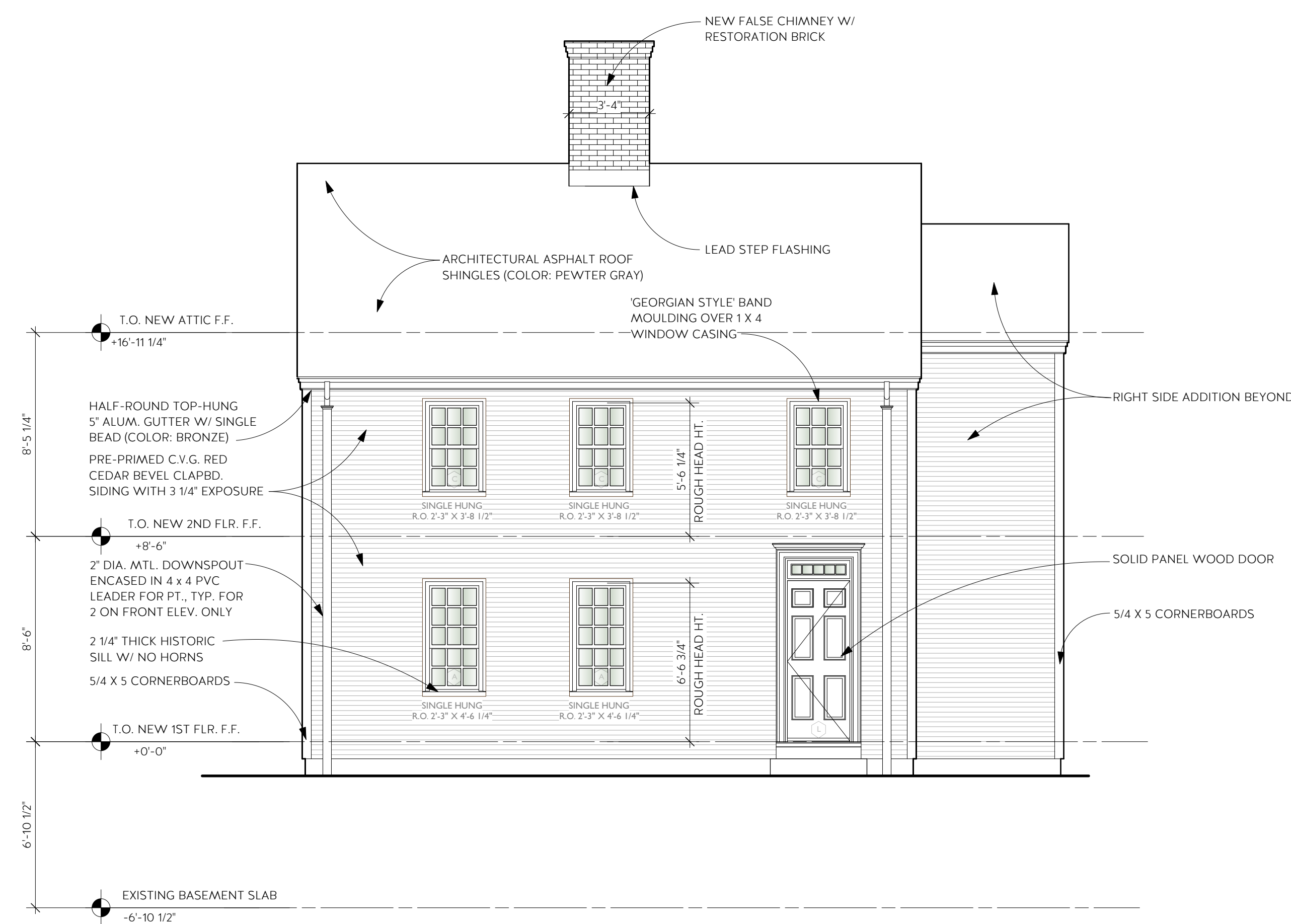
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M203698
DATE: JUNE 23, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1

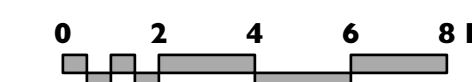
ADDITIONS AND ALTERATIONS  
TO:  
**20 UNION STREET**  
NEWBURYPORT, MA 01950



2 RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



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



REVISION & REISSUE NOTES

No.	Date	Notes
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B	7/20/20	PROGRESS SET

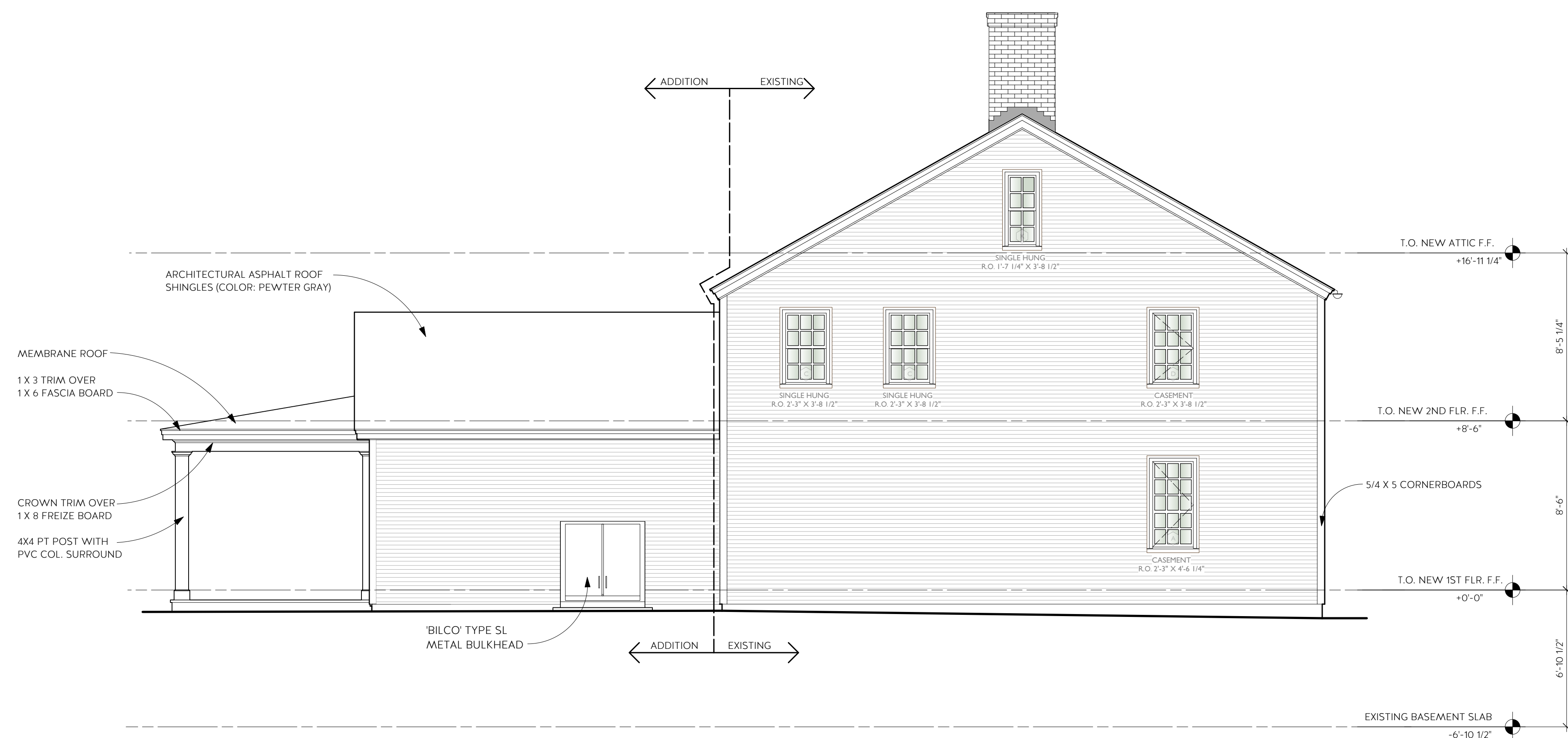
Project #	Project Manager	Date
2020-09	X.X.	7-26-20

Scale: AS NOTED

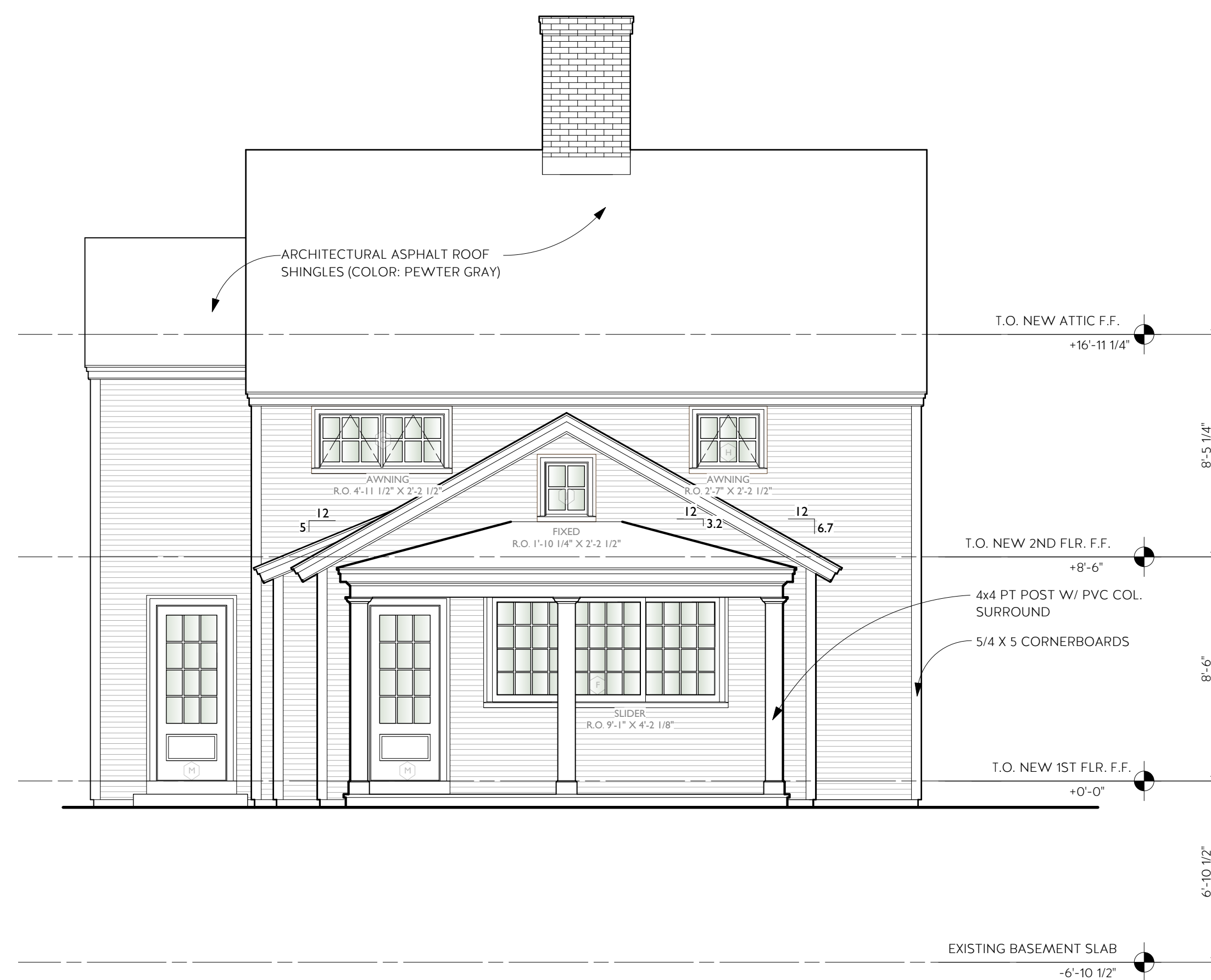
FRONT AND RIGHT  
SIDE ELEVATIONS

A2.1

ADDITIONS AND ALTERATIONS  
TO:  
**20 UNION STREET**  
NEWBURYPORT, MA 01950



2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



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

REVISION & REISSUE NOTES

No.	Date	Notes
A	6/4/20	PROGRESS SET
B	7/20/20	PROGRESS SET

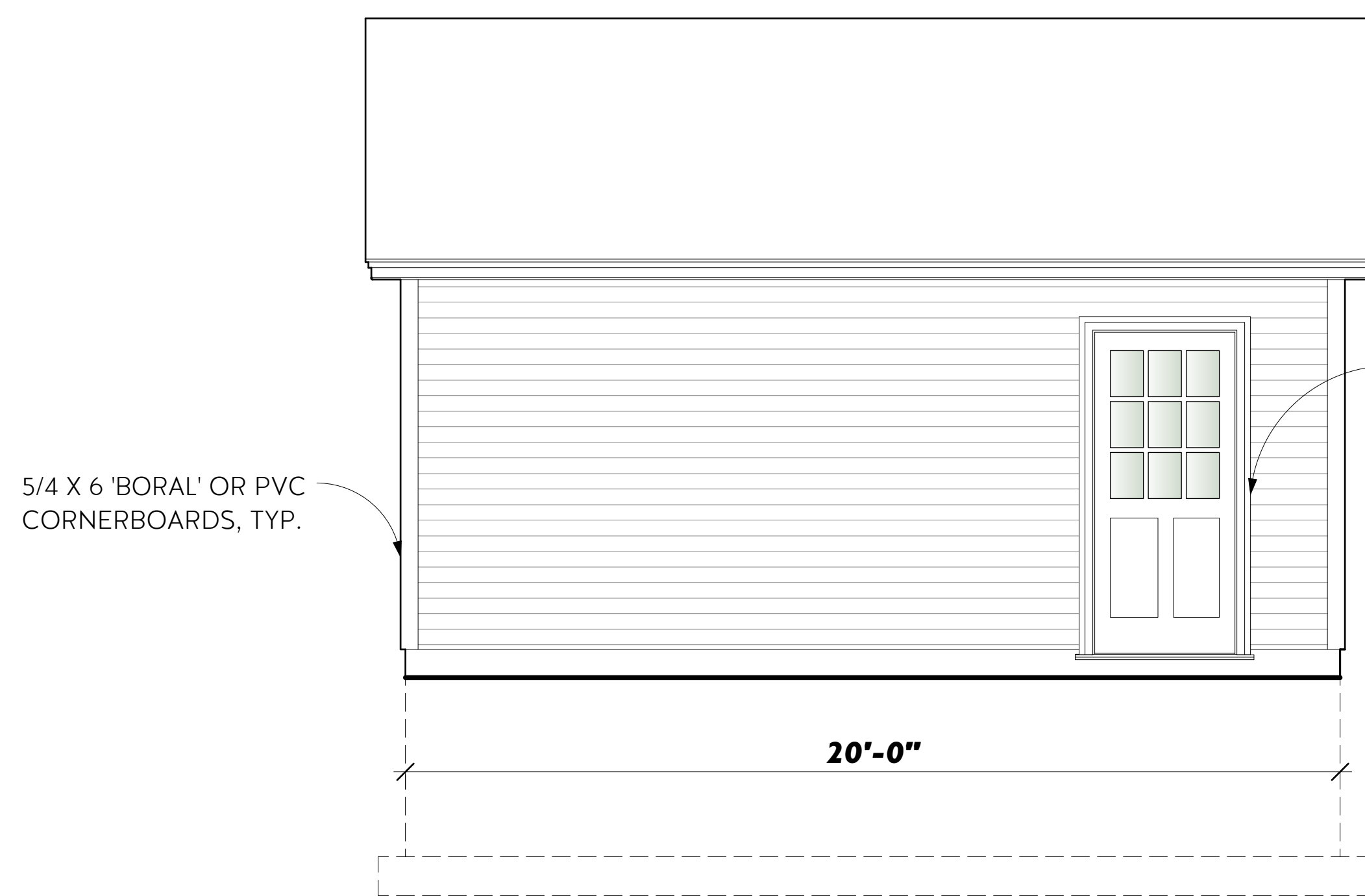
Project #	Project Manager	Date
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Scale: AS NOTED

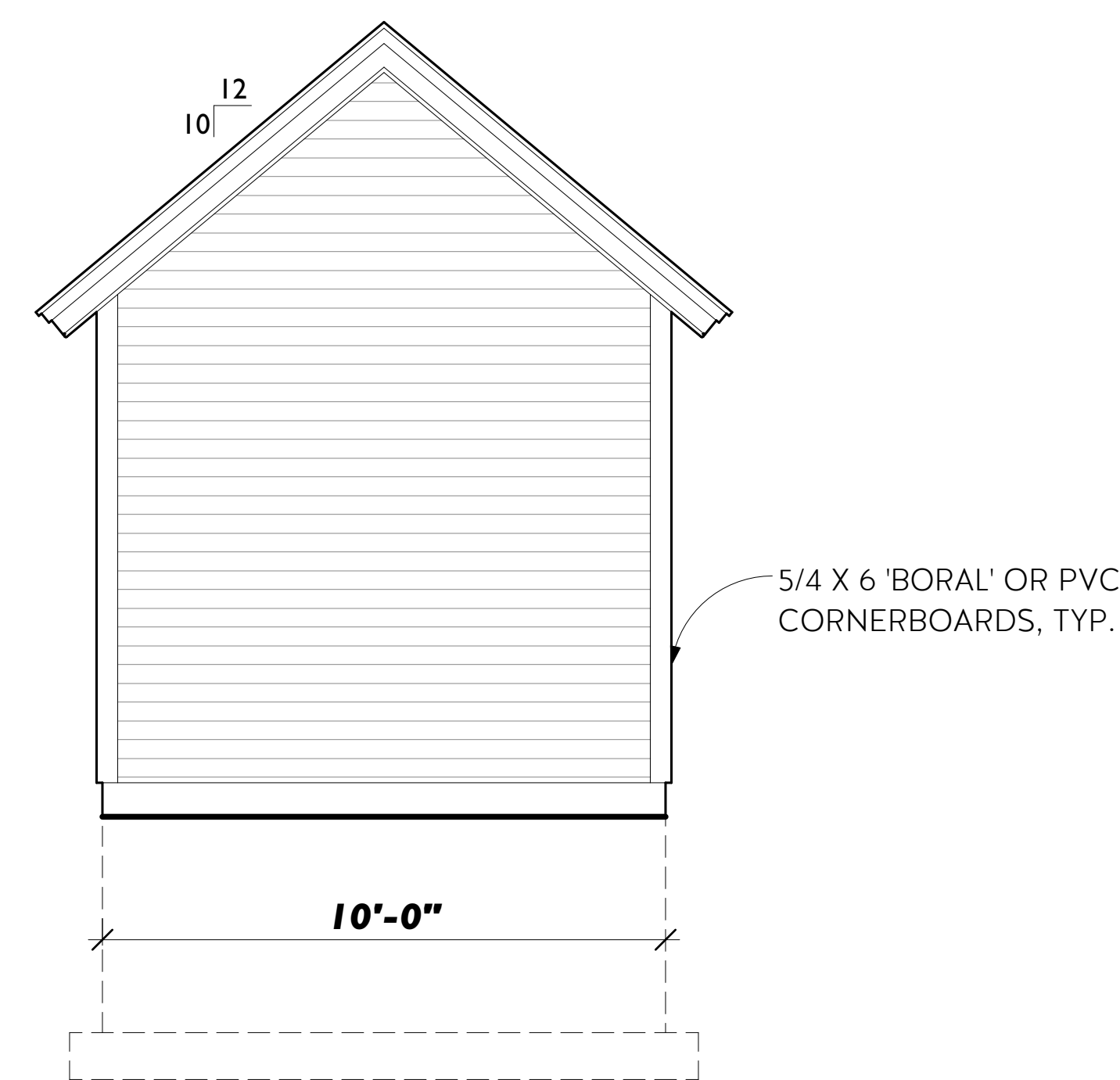
REAR AND LEFT SIDE  
ELEVATIONS

**A2.2**

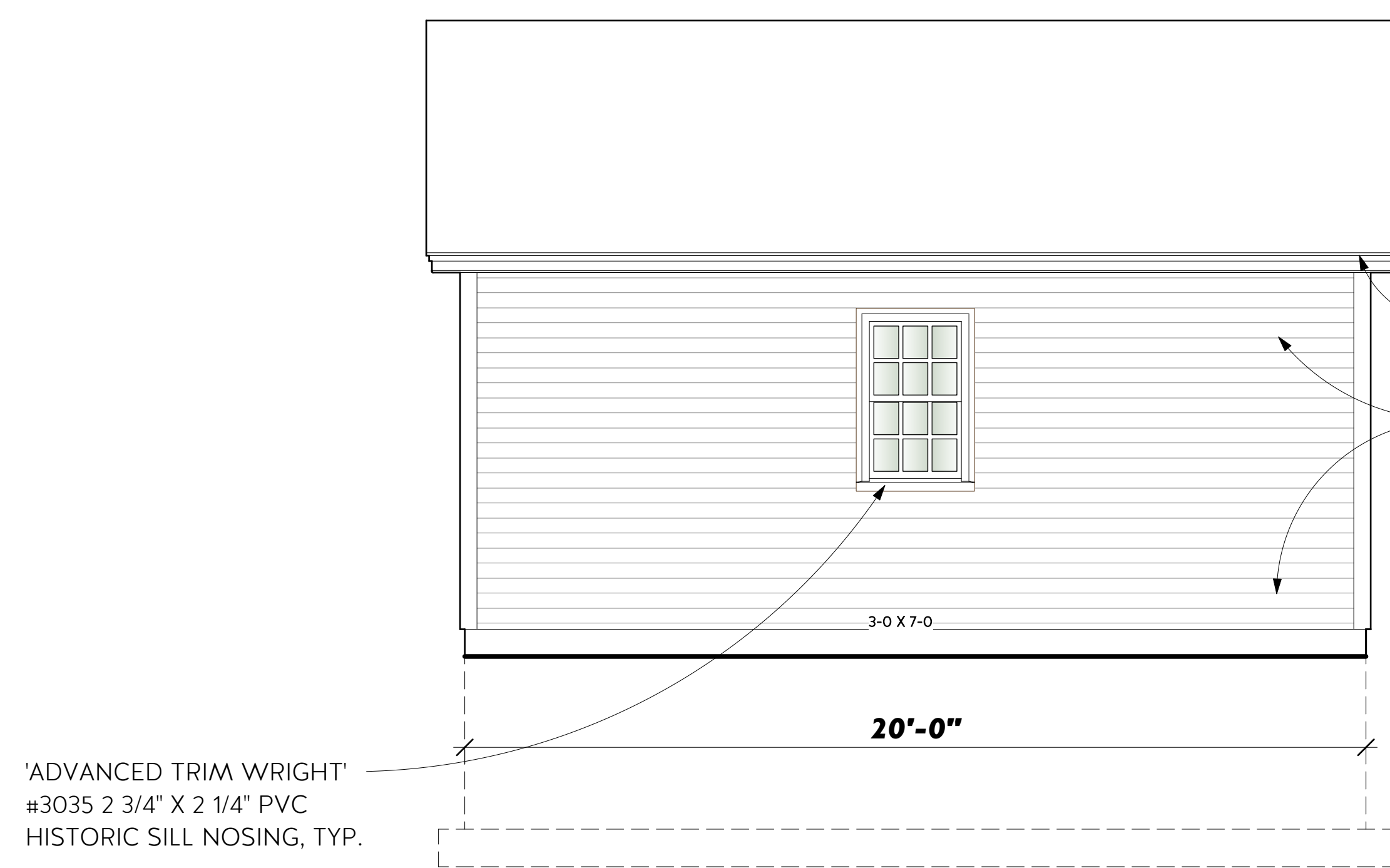
ADDITIONS AND ALTERATIONS  
TO:  
**20 UNION STREET**  
NEWBURYPORT, MA 01950



4 RIGHT SIDE ELEVATION  
Scale: 3/8" = 1'-0"

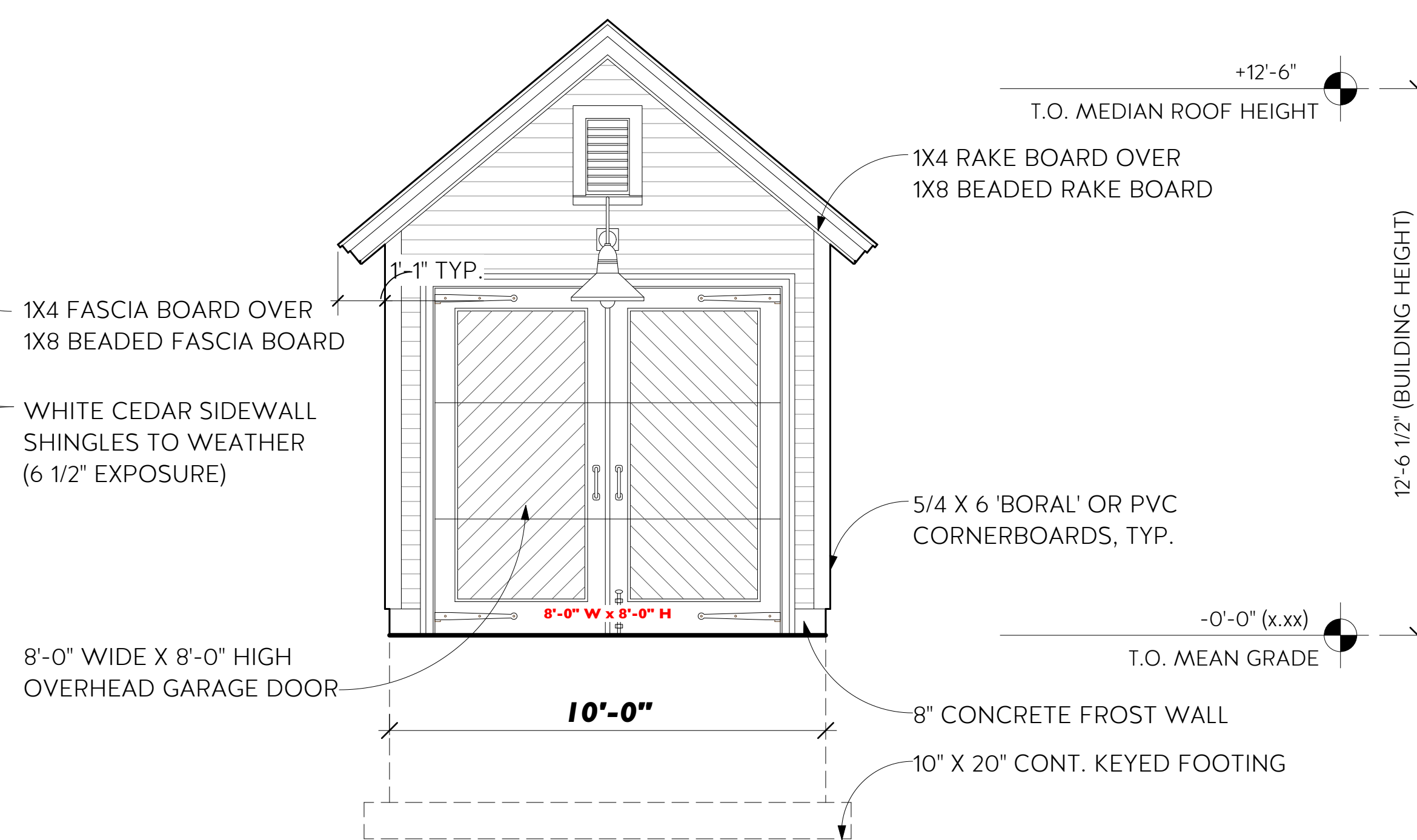


3 REAR ELEVATION  
Scale: 3/8" = 1'-0"



2 GARAGE: PROPOSED RIGHT SIDE ELEVATION  
Scale: 3/8" = 1'-0"

2 LEFT SIDE ELEVATION  
Scale: 3/8" = 1'-0"



1 GARAGE: PROPOSED FRONT ELEVATION  
Scale: 3/8" = 1'-0"

1 FRONT ELEVATION  
Scale: 3/8" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	7/20/20	PROGRESS SET

Project #	Project Manager	Date
2020-09	X.X.	7-26-20

Scale: AS NOTED

**GARAGE ELEVATIONS**

**A2.3**