

John and Jeanne Spellman
200 Water St.
Newburyport MA 01950

May 3, 2021

Newburyport Zoning Board of Appeals
City of Newburyport
60 Pleasant St.
Newburyport MA 01950

Re: 2 Neptune St., Newburyport MA

We are the owners of property at 200 Water St. which abuts the property at 2 Neptune St. We are aware of the plans of the owner of 2 Neptune St., Ms. Pattiann Bampos, for proposed construction at 2 Neptune St. and have reviewed drawings prepared by Gelinis Structural Engineering dated 7-29-20, including sheets S-G10, S-G11, and SG-11.1, that depict the proposed work. We do not object to the work shown in these plans.

John Spellman

Jeanne Spellman

City of Newburyport
Zoning Board
City Hall
Pleasant Street
Newburyport, MA 01950

Hello,

Regarding Pattiann Bampos' request to add dormers to her property at 2 Neptune Street, I strongly support her proposed project. Since occupying the property, Pattiann has made several enhancements to the house. Her property makes up a significant portion of the view from my property, and I'm grateful that she has made significant changes to make the house more visually appealing. I have confidence that any additional changes will improve the property.

Prior to Pattiann's past improvements, the house had been in a bit of disrepair, and now it looks great. I'm hoping that the City will be able to expedite her approval process. Please contact me if you have any questions.

Kevin Kennelly
5 Neptune Street
Newburyport MA, 01950
603-765-9243

City of Newburyport
Historical Commission
City Hall
Pleasant Street Newburyport, MA 01950

RE: 2 Neptune Street

May 6, 2021

To Whom it May Concern -

Pattiann Bampos comes before you, requesting the approval of dormers to her property. I am writing in support of her proposed plans.

Pattiann has worked diligently to improve the appearance of what had been a run-down property situated on a main thoroughfare leading to the center of town. During this process, she has been mindful and appreciative of the historic nature of her home. She has made significant exterior upgrades and improved the curb appeal of her property - much to the benefit of Newburyport.

I hope that the city will see fit to approve her proposal. If you have any further questions, please do not hesitate to contact me.

best,

Tracy Fischer
53 Purchase St.
Newburyport, MA 01950

Philip and Tamara Schwartz

178 Water Street
Newburyport, MA. 01950
(978) 270 - 9718
PhilipSchwartz@gmail.com

9th May 2021

Mr. Rob Ciampitti, Chair

Newburyport Zoning Board of Appeals
60 Pleasant Street
Newburyport, MA 01950

Re: Renovation Plans for 2 Neptune Street

Dear Chairman Ciampitti:

We have been very pleased by the building improvements that Pattiann Bampos has already made to her home at 2 Neptune Street. These include new siding, a new roof, new windows and new skylights. Her house has been transformed from being somewhat run down, to a very attractive house in the neighborhood. We have reviewed the plans for her new dormers and support the project. This change will greatly enhance the livability of the second floor of the house. Her project is quite modest compared to recent improvements made to multiple houses on Water Street, Harrison Street and Purchase Street.

Sincerely,

Philip and Tamara Schwartz

Zoning Board of Appeals
60 Pleasant Street
Newburyport, MA 01950
14 May 2021

Re: Hearing for Pattiann Bampos

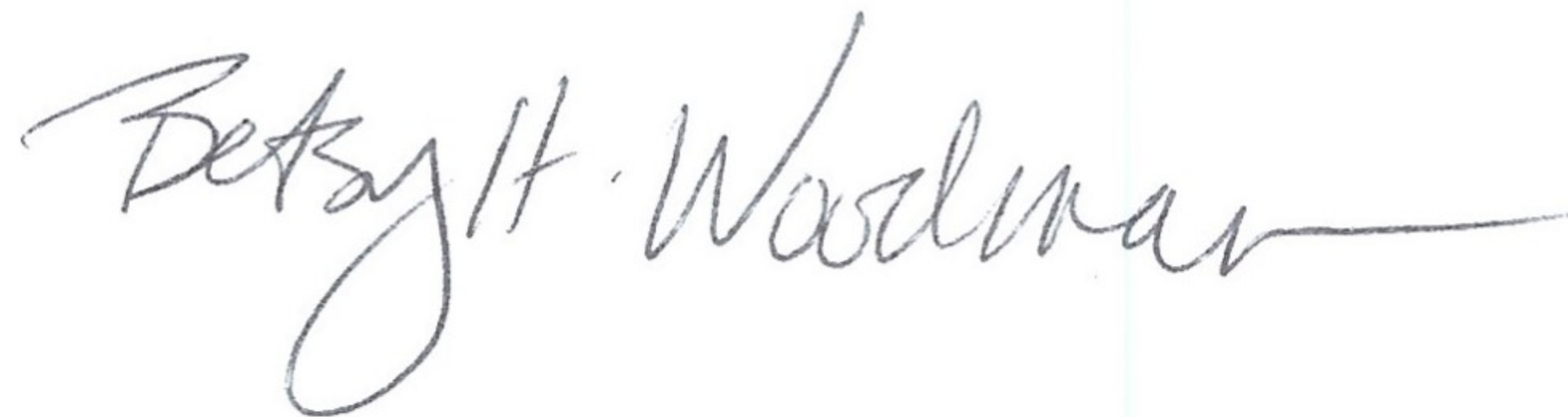
To Whom it May Concern:

I have known Pattiann Bampos since she moved into the house at #2 Neptune St., Newburyport, MA. She is an excellent neighbor and has put a lot of money and sweat equity into a period house to make it more livable.

She will be appearing before the ZBA on 5/25/21 at 7 pm to request that she be allowed to add a dormer to the roofline. I approve of her request and hope that it will be granted.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Betsy H. Woodman". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Betsy H. Woodman
At 198 Water Street
Newburyport, MA

5/11/21

To: City of Newburyport / Zoning Board of Appeals

From: Jeff & Michelle Kelley / 208 Water St

Re: 2 Neptune St / Bampos proposed renovation project /dormer

To Whom It May Concern:

We have been made aware of the proposed dormer project at 2 Neptune St and have no opposition to the renovation as the Bampos family continues to improve the property.

Regards

Jeff & Michelle Kelley
208 Water St.
Newburyport, Ma 01950

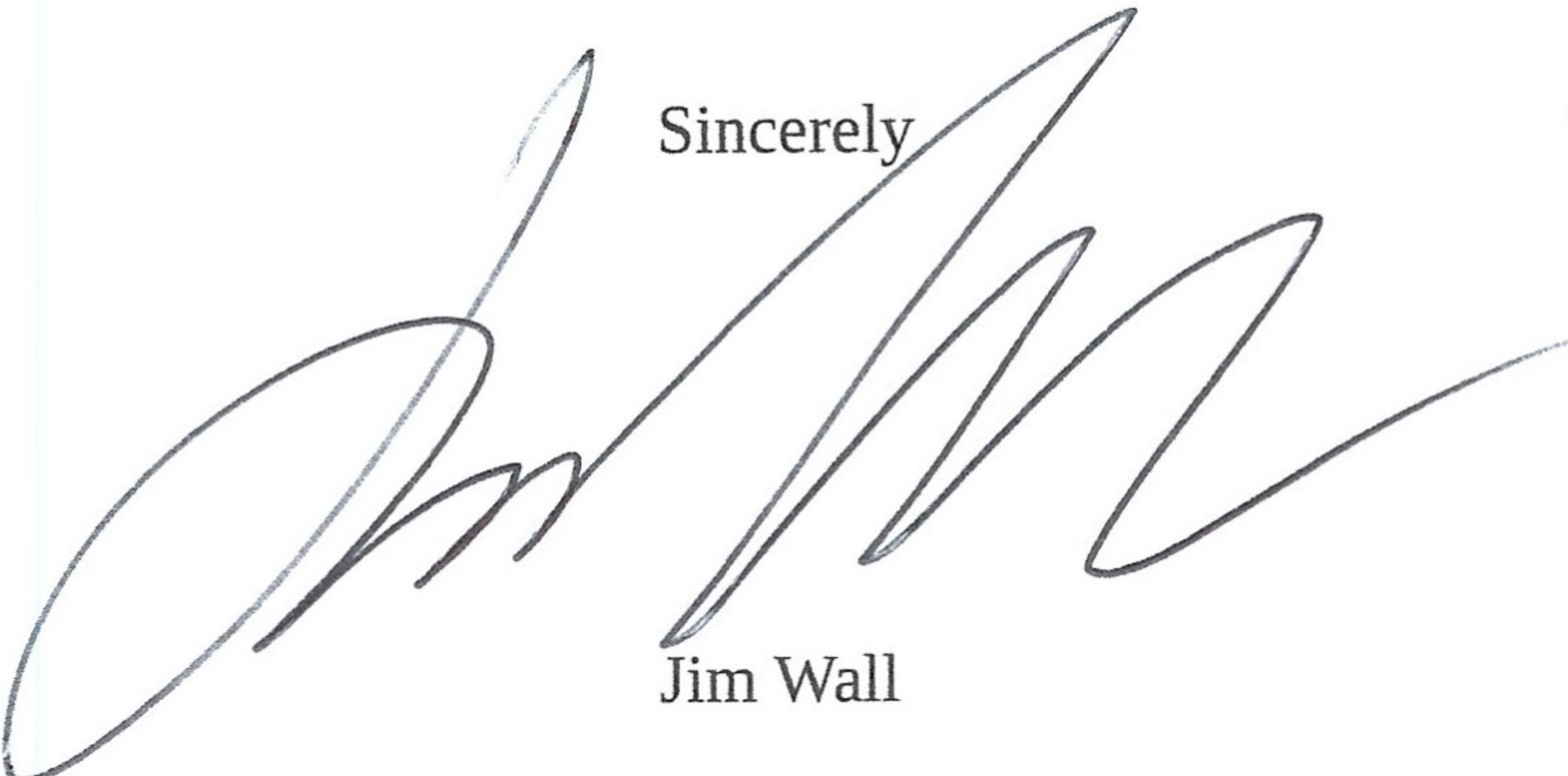
10 May 2021

Fr: Jim Wall
6 Neptune St
NBPT, MA 01950

To: City Of NBPT
c/o Zoning Board of Appeals
60 Pleasant St
NBPT, MA 09150
R/e #2 Neptune Special Permit

Please be advised that I am writing this letter IN FAVOR of Pattiann Bampos regarding her request to remodel her house and the roofline at No. 2 Neptune Street. Pattiann's rehabbing of the house at No. 2 , in the past years, has been outstanding and in my opinion extremely reasonable considering the shape of the building. Her desire to have a, somewhat, larger bathroom with a modest roof dormer is not outlandish. A Special Permit for Non-Conformities would be very out of bounds in this instance. I am sure that Pattiann will be considerate of the building, the neighborhood and all involved. So I am asking the Board to approve her request to repair and update her home and not invoke a special permit in this instance. Please do the right thing and let the lady have her bathroom. As a lifelong resident I can assure the Board that Pattiann has done more work and maintenance to this very property than anyone else in my lifetime. She truly cares about the history and character of the building and the City needs to recognize that small changes to old buildings are necessary to live in a modern world. If the Zoning Board of Appeals has any questions feel free to contact me at the above address.

Sincerely



Jim Wall

cc: PB

The Shortsleeve Family

July 3, 2020

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

Re: Renovation Plans at 2 Neptune St.

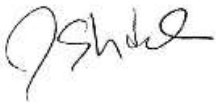
Dear Chairman Ciampitti:

We have known Pattiann Bampos for approximately one year. We have been pleasantly surprised by the new building improvements to date, including new siding, new shingles, new roof, skylights, and solar panels.

We have reviewed her dormer plans. We are confident that the proposed renovation will be constructed to code and appear historically appropriate.

We support her in her endeavors.

Sincerely,



John Shortsleeve



Susan Shortsleeve