

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

Petitioner: ASTRID LORENTZSON

Mailing Address: 10 SPRING ST

Phone: 603.674.7454 Email: ASTRIDLOR@GMAIL.COM

Property Address: 10 SPRING ST

Map and Lot(s): 16 / 18 / A Zoning District: R2

Book and Page(s): 34218 / 0510

Owner(s) Name: ASTRID LORENTZSON

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| <input checked="" type="checkbox"/> Upward Extension | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

(Refer to the Zoning Review form as supplied by the Zoning Administrator)

Description of request:

APPLICANT IS SEEKING RELIEF ON AN UPWARD
 OF AN EXISTING NON-CONFORMITY.
 EXTENSION - PLACING A SECOND STORY ADDITION
 ↑
 OVER AN EXISTING ONE STORY STRUCTURE.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	2611 SF	32%	43%	-	30.5' +/-	42' +/-	2	0	16.8' +/-	0	12.8' +/-
Proposed	2611 SF	32%	43%	-	30.5' +/-	42' +/-	2	0	16.8' +/-	0	12.8' +/-
Required	10,000	40%	25%	N/A	35'	90'	2	25'	10'	10'	25'

*FAR is only applicable within the Plum Island Overlay District (PIOD).

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>1131 SF</u>	<u>3</u>	<u>2691</u>	<u>101</u>
_____	_____	_____	_____

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>1131 SF</u>	<u>3</u>	<u>2,814</u>	<u>101</u>
_____	_____	_____	_____

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):

 _____

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-077

Name: Astrid Lorentzson and Jack Santos/Aileen Graf

Address: 10 Spring Street Zoning District(s): R2/DCOD

Request: Second story bathroom and closet addition above a 2005 construction at rear of single family nonconforming property.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
 - ___ Lot Area ___ Open Space ___ Front Yard
 - ___ Lot Frontage ___ Height ___ Side Yard
 - ___ Lot Coverage ___ Lot Width ___ Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
 - ___ Type ___ Size
 - ___ Lighting ___ Location

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - ___ Parking Rear Yard
 - Upward Extension ___ Lot Coverage
 - ___ Open Space ___ Side Yard
 - ___ Height ___ Lot Frontage
 - ___ Lot Area ___ Front Yard
 - ___ Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - ___ FAR ___ Height
 - ___ Lot Coverage ___ Setbacks
 - ___ Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - ___ Parking ___ Rear Yard
 - ___ Upward Extension ___ Lot Coverage
 - ___ Open Space ___ Side Yard
 - ___ Height ___ Lot Frontage
 - ___ Lot Area ___ Front Yard
 - ___ Use
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)


- Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)



 Newburyport Zoning Administrator 9/11/2018
 Date

4 September 2018

City of Newburyport
Zoning Board of Appeals

RE: 10 Spring Street – Special Permit for Existing Non-Conformities

A. Identify the particular use existing or proposed for the land or structure

The existing use is a single family and will remain a single family.

B. Identify the particular respect or respects in which the existing structure or use does not conform to the requirements of the present zoning.

The Property is existing non-conforming in its front and rear setback, lot size, street frontage, open space, and lot coverage.

C. Identify whether the proposed use, extension, alteration, or addition would intensify the existing non-conformities or result in additional ones.

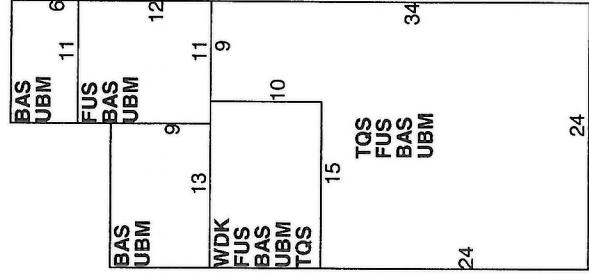
The 2nd floor addition proposed will be above a non-conforming portion of the existing house but it will not change the relationship of that structure to the property lines. To clarify, the existing closest point of the structure to the rear property line is 12.8' +/- . The proposed 2nd floor addition is further from the rear property line, located 21.5'+/- from that line. It is an upward extension of an existing one story addition that was built in August 2005.

D. Identify the facts relied upon to support the Special Permit for Non-Conformities that the proposed use, extension, alteration or addition shall not be more detrimental than the existing.

The proposed addition is not any closer to the side or rear property lines than the existing structure and is not any more detrimental than the existing condition. Its style and materials will be consistent with the existing structure (wood clapboards, roof pitch to match adjacent, window type to match existing).



CONSTRUCTION DETAIL		Element	Cd.	Ch.	Description						
Style	3A	Old Style Colonial									
Model	01	Residential									
Grade	05	Average +20									
Stories	2.75										
Occupancy	1										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2											
Roof Structure	07	Gambrel									
Roof Cover	03	Asph/F GlS/Cmp									
Interior Wall 1	03	Plastered									
Interior Wall 2											
Interior Flr 1	09	Pine/Soft Wood									
Interior Flr 2											
Heat Fuel	02	Oil									
Heat Type	04	Forced Air-Duc									
AC Type	01	None									
Total Bedrooms	03	3 Bedrooms									
Total Bthrms	2										
Total Half Baths	1										
Total Xtra Fixtrs											
Total Rooms	7	7 Rooms									
Bath Style	02	Average									
Kitchen Style	01	Old Style									
COST/MARKET VALUATION											
Adj. Base Rate: 191.73											
Replace Cost 562,148											
AYB 1768											
EYB 1999											
Dep Code VG											
Remodel Rating											
Year Remodeled											
Dep % 18											
Functional Obsinc 0											
External Obsinc 0											
Cost Trend Factor 1											
Condition											
% Complete 82											
Overall % Cond 461,000											
Apprais Val 0											
Dep % Ovr 0											
Misc Imp Ovr Comment											
Misc Imp Ovr Comment											
Cost to Cure Ovr 0											
Cost to Cure Ovr Comment											
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Lp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2	B	1	4,400.00	1999	1	1	100	3,600		
FPL1	FIREPLACE 1	B	1	3,500.00	1999	1	1	100	2,900		
FPO	EXTRA FPL O	B	4	1,400.00	1999	1	1	100	4,600		
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
BAS	First Floor	1,131	1,131	1,131	191.73	216,845					
FUS	Upper Story, Finished	948	948	948	191.73	181,759					
TQS	Three Quarter Story	612	816	612	143.80	117,338					
UBM	Basement, Unfinished	0	1,131	226	38.31	43,331					
WDK	Deck, Wood	0	150	15	19.17	2,876					
Ttl. Gross Liv/Lease Area:		2,691	4,176	2,932		562,148					



CURRENT OWNER	TOPO.	UTILITIES	STRT. ROAD	LOCATION	Code	Appraised Value	Assessed Value
LORENTZON ASTRID TRUSTEE ASTRID LORENTZON REVOCABLE 10 SPRING ST					1010	472,100	472,100
NEWBURYPORT, MA 01950					1010	220,300	220,300
Additional Owners:							
SUPPLEMENTAL DATA Other ID: 16-18-A SUB-DIV CONDO CV: PHOTO IN/LAW Y/N: WARD LOT SPLIT: TILE #: 40B HSNG: ATT 1/2 HSE: Y GIS ID: M_251726_951077							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LORENTZON ASTRID TRUSTEE	34218/0510		07/15/2015	U	I	650,000	00
SANTOS JACK J	31293/0136		04/27/2012	Q	I	475,000	00
SEEKELL JANET L	16720/0163		11/30/2000	Q	I	285,000	00
MYHRE REBECCA T JAMES E T/E	13126/0517		07/31/1995	Q	I	110,000	00
WERNER GEORGE A	07253/0433		10/28/1983	Q	I		
Total:						692,400	Total:

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:						692,400	Total:

OTHER ASSESSMENTS		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:				666,800			Total:

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
Total:				

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total:		461,000	11,400	0	220,300	0	692,400

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Type	IS	Cd.	Purpose/Result
Total:																

LAND LINE VALUATION SECTION		Zone	D	Front	Depth	Units	Unit Price	Acres	Disc	Factor	Idx	ST.	Notes-Adj	Special Pricing	S Adj	Land Value
Total Card Land Units:																

This signature acknowledges a visit by a Data Collector or Assessor