

City of Newburyport PLANNING BOARD
Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Chris Crump - CWC Design LLC

Mailing Address: P.O. Box 164, Newburyport, MA 01950

Phone: 978-397-3233 Email: chris@cwc-design.com

Property Address: 112 High Street

Map and Lot(s): Map 14 Lot 46 Zoning District: R3 / DOD

Book and Page(s): Book 34883 Page 218

Owner(s) Name: Sharon Harris

Mailing Address (if different): 112 High Street, Newburyport, MA 01950

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"/> Rear Yard |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Open Space | <input checked="" type="checkbox"/> Side Yard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Frontage |
| <input type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Front Yard |
| <input type="checkbox"/> Use | |

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

Description of request:

Remove existing non historic enclosed porch addition and replace with larger enclosed porch and covered deck extending a non-conforming side yard set back.

The proposed addition would dramatically improve the appearance of a very highly visible elevation of the house and ties in various details of the existing home

Single family in R3 exempt from DOD. PB is SPGA per XXVIII-C.2

All information contained within this application will become a formal part of the Planning Board's proceedings and decision.

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	Lot s.f.	Open Space %	Lot Coverage %	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	4,824s.f.	32.7%	43.9%	37ft	132.02ft	2	17.8ft	10ft	10ft	0.0ft
Proposed	4,824s.f.	32.8%	45.5%	37ft	132.02ft	2	16.7ft	10ft	0.8ft	0.0ft
Required	8,000s.f.	35.0%	30.0%	35ft	80ft	2	20ft	10ft	0.8ft	20.0ft

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
----	---	---	101
-----	-----	-----	-----
----	---	---	101
-----	-----	-----	-----

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
----	---	---	101
-----	-----	-----	-----
----	---	---	101
-----	-----	-----	-----

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. – 101 = single family, 102 = two-family, etc.)

Petitioner and Land owner’s signatures:

By checking this box and typing my name below, I am electronically signing this application.

Chris Crump

 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

Sharon Harris

 Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2021-015

Name: Chris Crump

Address: 112 High Street Zoning District(s): R3/DOD

Request: Remove existing non historic enclosed porch addition and replace with larger enclosed porch and covered deck extending a non conforming side yard setback. Single family in R3 exempt from DOD review. PB is SPGA per XXVIII-C.2

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Other

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

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Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

02/22/21

Newburyport Zoning Administrator

Date

112 HIGH ST

Location 112 HIGH ST

MBLU 14/ 46/ //

Owner HARRIS SHARON A

Assessment \$681,700

PID 456

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$411,300	\$270,400	\$681,700

Owner of Record

Owner HARRIS SHARON A

Sale Price \$0

Co-Owner LOWELL J BARRETT J/T

Certificate

Address 112 HIGH ST
NEWBURYPORT, MA 01950

Book & Page 39034/0449

Sale Date 10/08/2020

Instrument 1F

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARRIS SHARON A	\$0		39034/0449	1F	10/08/2020
HARRIS SHARON A	\$575,000		34883/0218	00	04/29/2016
WRIGHT BARBARA J	\$0		5597/0466		03/24/1969

Building Information

Building 1 : Section 1

Year Built: 1900

Living Area: 3,518

Building Attributes	
Field	Description
Style:	Antique
Model	Residential
Grade:	Above Avg
Stories:	2.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	

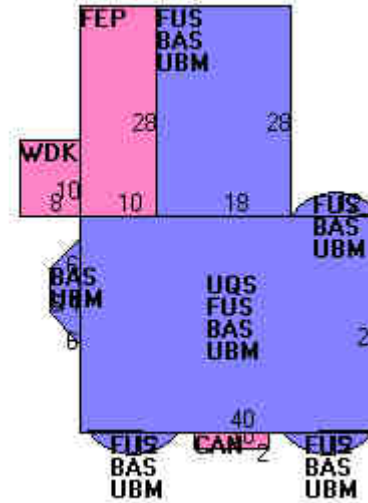
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\98\85.jpg>)

Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/456_499)

Building Sub-Areas (sq ft)			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,779	1,779	
FUS	Upper Story, Finished	1,739	1,739	
CAN	Canopy	20	0	
FEP	Porch, Enclosed	280	0	
UBM	Basement, Unfinished	1,779	0	
UQS	Three Quarter Story, Unfinished	1,160	0	
WDK	Deck, Wood	80	0	
		6,837	3,518	

Extra Features**Legend**

Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	3.00 UNITS	\$3,800	1
FPO	EXTRA FPL OPEN	3.00 UNITS	\$1,200	1

Land**Land Use**

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.11
Depth 0
Assessed Value \$270,400

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

Valuation History**Assessment**

Valuation Year	Improvements	Land	Total
2020	\$411,300	\$270,400	\$681,700