

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 11 FRANKLIN STREET (11-13)

Applicant: CHRISTOPHER SMITH

Address: 11 FRANKLIN STREET

Phone: 603/717-6644 Email: SMITHMEREDITH@HOTMAIL.COM

Owner (if different) (SAME)

Year built: 1850 Area (sq. ft.): 1010

Architectural style: TIMBER FRAME VERNACULAR

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
  - An accessory structure 100 or more years old
  - Listed on the National Register of Historic Places
  - Previously designated by the Commission to be a significant building

- Structure type:
- Residential:  Single Family  Two-Family  Multi-Family
- Outbuilding:  Specify: \_\_\_\_\_
- Commercial:  Specify: \_\_\_\_\_
- Institutional:  Specify: \_\_\_\_\_

A District Data Sheet is:  attached  not available for this structure  
A Form B survey is:  attached  not available for this structure

- Demolition type:
- Full Building Demolition
  - Partial Building Demolition
  - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:

A 3-4 FT SECTION OF THE EAVE/FASCIA WILL BE REMOVED  
AND REPLACED WITH A GABLE DORMER TO ALLOW ACCESS  
BY DOOR TO A NEW ROOF DECK,

**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION**

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Describe reasons for demolition:

ACCESS NEEDED TO NEW SECOND FLOOR ROOF DECK

Describe alternatives to demolition that have been considered:

WINDOW ACCESS ONLY. (NOT DESIRABLE.)

Please attach additional pages if necessary.

Applicant's Signature  Date 1/10/2020  
Owner's Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

ZONING DETERMINATION

Name: Christopher Smith

Address: 11-13 Franklin Street Zoning District(s): R2/DCOD

Request: Construct addition to side of existing non conforming 2 family structure extending a non conforming front yard setback and lot coverage. Small change to roof line to accommodate exit to new roof deck does not qualify as dormer and triggers demo delay review. 4 car parking must be shown.

ZONING BOARD REVIEW REQUIRED

Variance

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

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, 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)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

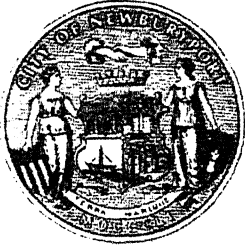
- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Newburyport Zoning Administrator Date 01/09/2020



CITY OF NEWBURYPORT  
OFFICE OF PLANNING AND DEVELOPMENT  
60 PLEASANT STREET • P.O. BOX 550  
NEWBURYPORT, MA 01950  
(978) 465-4400  
WWW.CITYOFNEWBURYPORT.COM

**ZONING REVIEW APPLICATION**

Applicant Name: CHRISTOPHER SMITH

Applicant Phone & Email: 603/717-6644 SMITHMEREDITHMAN@HOTMAIL.COM

Property Address: 11 FRANKLIN ST

Zoning District(s): R2

Existing Use Code: 1021

Proposed Use Code: 1021

Total additional square footage: 287 sq ft

Each applicant shall attach a site plan showing the proposed project and setbacks *and* either fill out Project Description *or* attach a letter of Request for Building Permit Denial to this application.

Project Description:

Zoning Matrix on following page

Zoning Matrix

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls	Notes
Lot Area	5,380	5,380	15,000	
Frontage	70'	70'	120'	
Height*	22.5'	22.5'	35'	
Lot Coverage(%)**	29.3	24.6	25	
Open Space (%)***	60.4	58.7	40%	
Front Setback	0'	0'	25'	
Side A Setback	24'	24'	20'	
Side B Setback	10'	10'	20	
Rear Setback	30.3'	30.3'	25'	
Parking Spaces	2	2	2/DWELLING	
FAR^	N/A	N/A	N/A	
# of Bedrooms^^				

Detail description for Zoning Matrix infill

\*Building Height is measured from the mean grade elevation at perimeter to the mean roof elevation.

\*\*Lot coverage is the percentage of lot area devoted to building area (all enclosed and roofed spaces including accessory building). Divide the total building area by the lot size.

\*\*\*Open Space is the space on a lot unoccupied by buildings, driveways, or parking areas. Decks, patios, and pools and tennis courts may be considered as open space. Total all building and parking areas and divide by lot size. Proceed to subtract that number from 100%. The result is open space percentage.

^FAR is only applicable to the Plum Island Overlay District (PIOD). Divide the total gross floor area of a building (regardless of usable area) and divide by lot size.

^^If within the PIOD, provide DPS affidavit indicating existing number

*For office use only:*

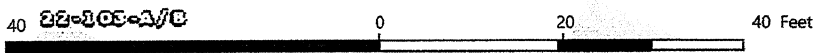
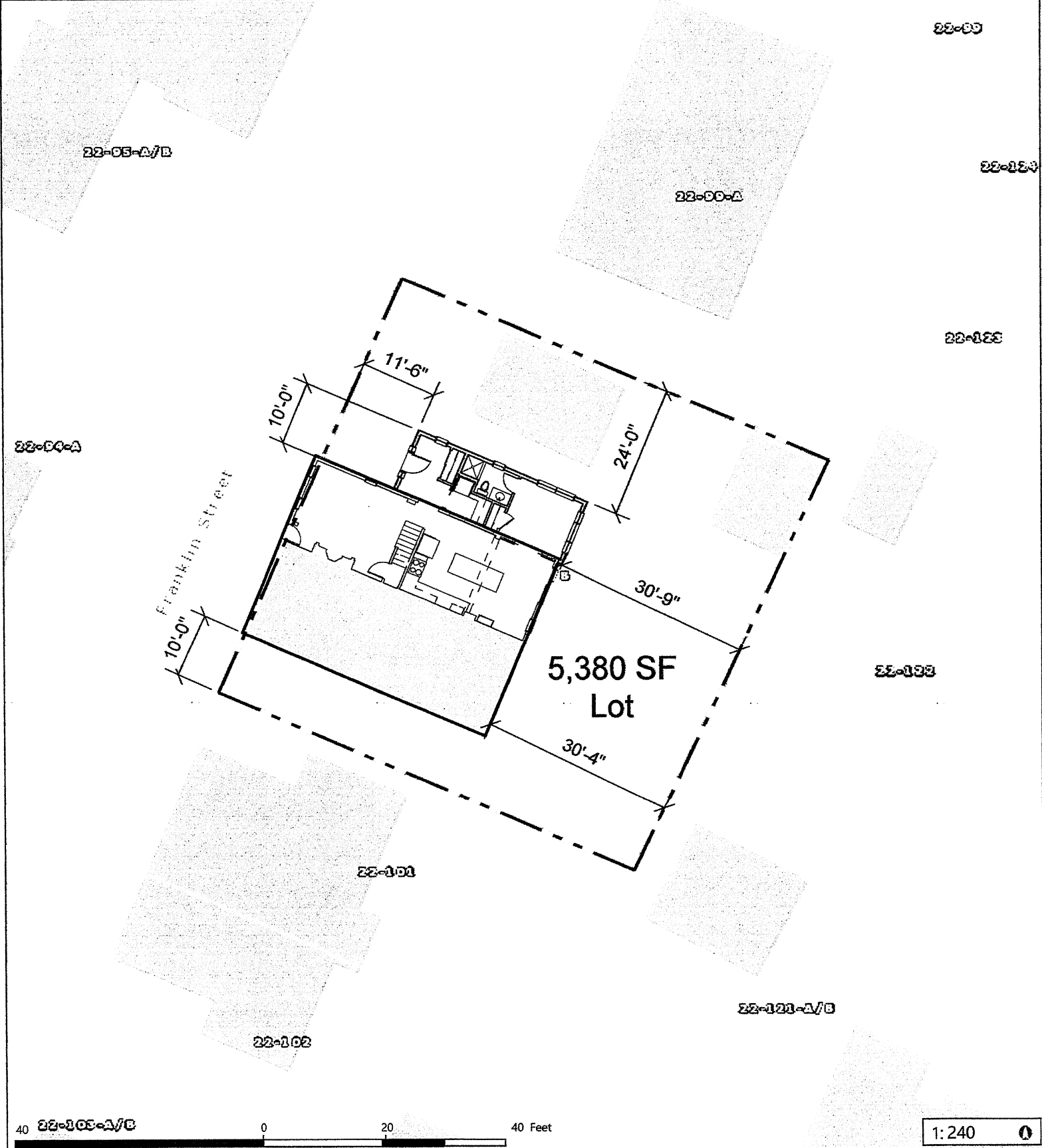
Building Permit Denial to be issued by Zoning Administrator and Applicant to apply for appropriate permits outlined on Denial form

No relief from Zoning Ordinance required based on materials submitted. Scope changes may result in the need for relief from the Zoning Ordinance.

Stamp below:

# City of Newburyport

01/02/2020



1:240

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Municipal Boundary  
Roads  
Interstate  
Major Road  
Local Road  
→ Railroad

Legend

# 11 FRANKLIN ST

**Location** 11 FRANKLIN ST

**MBLU** 22/ 100/A / /

**Owner** SMITH CHRISTOPHER

**Assessment** \$396,000

**PID** 100151

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$396,000	\$0	\$396,000

## Owner of Record

**Owner** SMITH CHRISTOPHER  
**Co-Owner** SVETLANA POPOVA T/E  
**Address** 11 FRANKLIN ST  
 NEWBURYPORT, MA 01950

**Sale Price** \$415,000  
**Certificate**  
**Book & Page** 37400/0367  
**Sale Date** 03/25/2019  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH CHRISTOPHER	\$415,000		37400/0367	00	03/25/2019
MAYNARD CHRISTOPHER H	\$384,900		34285/0561	00	08/10/2015
LIEN KATHRYN M & ERIK LIEN TRS	\$330,000		33057/0053	00	01/07/2014
DAIGLE SCOTT	\$325,000		26784/0288	00	04/27/2007
CHAMBERS PHILIP C	\$215,000		18394/0187	00	02/28/2002

## Building Information

### Building 1 : Section 1

**Year Built:** 1850

**Living Area:** 1,010

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2 Stories
Occupancy	1

Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Ttl Bedrms:	1 Bedroom
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +20
Stories:	2
Residential Units:	2
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPotos//01\00\85\75.jpg>)

**Building Layout**

BAS[551]
FUS[422]
UBM[488]
FAT[183]
PTO[180]

([http://images.vgsi.com/photos/NewburyportMAPotos//Sketches/100151\\_100360.jpg](http://images.vgsi.com/photos/NewburyportMAPotos//Sketches/100151_100360.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	551	551
FUS	Upper Story, Finished	422	422
FAT	Attic	183	37
PTO	Patio	180	0
UBM	Basement, Unfinished	488	0
		1,824	1,010

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,100	1



**Land**

**Land Use**

**Use Code** 1021  
**Description** CONDO

**Land Line Valuation**

**Size (Acres)** 0  
**Depth** 0  
**Assessed Value** \$0

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			240 S.F.	\$5,000	1
SHD1	SHED FRAME			224 S.F.	\$1,300	1

**Valuation History**

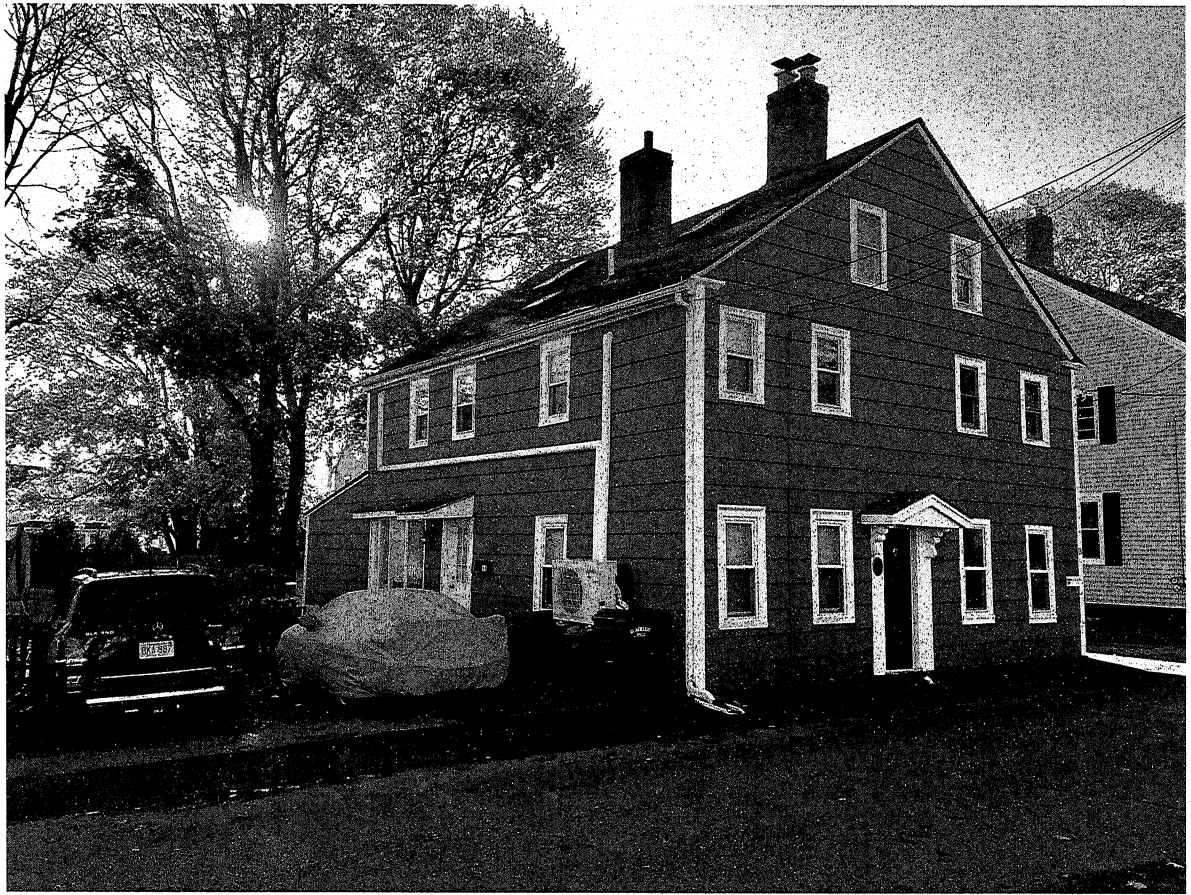
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$375,400	\$0	\$375,400

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NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1	22-98		ca 1870	Italianate	C
3-7	22-99		ca 1845	sidehall Greek Revival	C
11-13	22-100		ca 1750-1800	timber frame vernacular	C
15	22-101	Double House	ca 1875	Italianate	C
17	22-102	Double House	ca 1875	Italianate	C
19-21	22-103	Double House	ca 1875	Italianate	C
23-25	22-104		pre 1820	timber frame vernacular	C
29	22-105		ca 1960	contemporary	INT
31	22-106		ca 1845	Greek Revival	C
33	22-107	empty lot			
35	22-108		ca 1775-1800	central-chimney vernacular	C
37	22-109		ca 1800-1825	central-chimney vernacular	C

2794



# City of Newburyport

01/02/2020



Main House:	1,192 SF
Garage:	240 SF
Shed:	144 SF
<b>TOTAL:</b>	<b>1,576 SF</b>

40 0 20 40 Feet

1:240

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- Legend
- Municipal Boundary
  - Roads
    - Interstate
    - Major Road
    - Local Road
  - Railroad



**11 Franklin - Existing View from the Street**



**11 Franklin - Proposed View from the Street**



**11 Franklin - Existing View from the Street**



**11 Franklin - Proposed View from the Street**