### Form revised 7/25/16 City of Newburyport Zoning Board of Appeals **Application for a SPECIAL PERMIT FOR NON-CONFORMITIES RSN Realty LLC** Petitioner: 29 Mulholland Dr., Ipswich, MA 01938 Mailing Address: Email: eric@smarterglass.com 978-807-8050 Phone: 12 Purchase St Property Address: 22/45 R3 Map and Lot(s): Zoning District: 35989/0369 Book and Page(s): RSN Realty, LLC - Eric Primack Owner(s) Name: Mailing Address (if different):

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

✓ Extension or Alteration	(IX.B.2)	Over 500 s.f. increase (IX.B.3.c)
Parking	Rear Yard	Plum Island Overlay District (XXI-G-3)
Upward Extension	Lot Coverage	FAR
Open Space	Side Yard	Footprint Expansion
Height	Lot Frontage	Height Increase
Lot Area	Front Yard	

(Refer to the Building Permit Denial as supplied by the Building Commissioner/Zoning Codes Administrator)

#### Description of request:

Removal of existing kitchen, rear porch and bathroom above the kitchen. Replace with larger kitchen on a poured foundation with Bedroom and bath above, along with a small roof deck above the new bed/bath.

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

# Form revised 7/25/16 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	4892.1	79%	21%		28.5'	41.65'	2	15'	10'	2.4'	52.6'
Proposed	4892.1	76%	24%		19.5'	41.65'	2	15'	10'	2.4'	52.6'
Required	8000	35%	30%		35'	80'	0	20'	10'	10'	20'

\*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**
900	2	1639	Resid- R3B3
Proposed Buildings:		-	
Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
1186	2	2372	Resid-R3B3

\*\*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(

Page 2 of 2

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER		
City APR#: LO C		
Name: RSN Realty Eric Primache		
Address: 12 Purchase ST. Zoning District: R-III		
Request: Construct uses ADDITION INTENSATING		
V ZONING BOARD		
Lot Frontage Open Space 2 ½ stories		
<u>Use Variance</u>		
Not permitted use (V) Sign Location/Replacement (VIII)		
	<i>,</i>	
Special Permit for Non-Conformities		
Spacing (VI.D)		
In-Law Apartment (XIIA)		
Bonus Provisions for Multifamily Developments(XVI) Open Space Side Yard	SAN Decrety / Erric Remarks         Darchase ST.         Construct Upon ADDittor Extension         Construct Upon ADDittor Extension         Status         Status         Dimensional Controls (VI)         Dimensional Controls (VI)         Dimensional Controls (VI)         Lot Area         Lot Area         Lot Area         Lot Fornization         Status         Status         Status         Lot Printit for Use (V.D)         Spacial Permit         Spacial Permit for Use (V.D)         Bonus Provisions for Multifamily Developments(XVI)         Personal Wireless Communication Services (XX)         Demolition Control Overlay District (XXVII)         Wind Energy Conversion Facilities (XXVI)         Wind Energy Conversion Facilities (XXVI)         Poster Metal Network (XIII)         Ploadpiain (XIII)         Open Essidential Development (XIV)         Ploadpiain (XIII)         Open Space Residential De	
Demelities Cost 10 1 at a final design		
Height Increase		
PLANNING BOARD		
Special Permit		
Site Plan Review (XV)		
CITY COUNCIL		
CONSERVATION COMMISSION		
HISTORICAL COMMISSION - Demolition Delay		
9/29/17 NOUN STL		
Date Building Commissioner/Zoning Code Enf. O	fficer	

# **Application for Special Permit for Non-Conformities**

Submitted by :RSN Realty, LLC

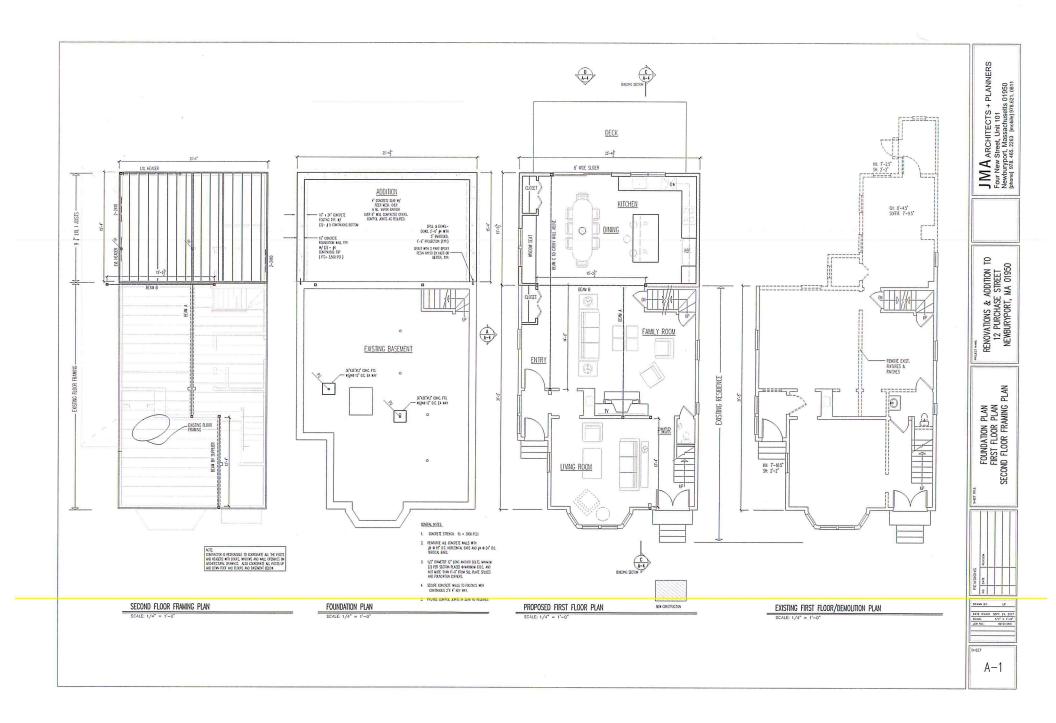
Submitted to: Zoning Board of Appeals

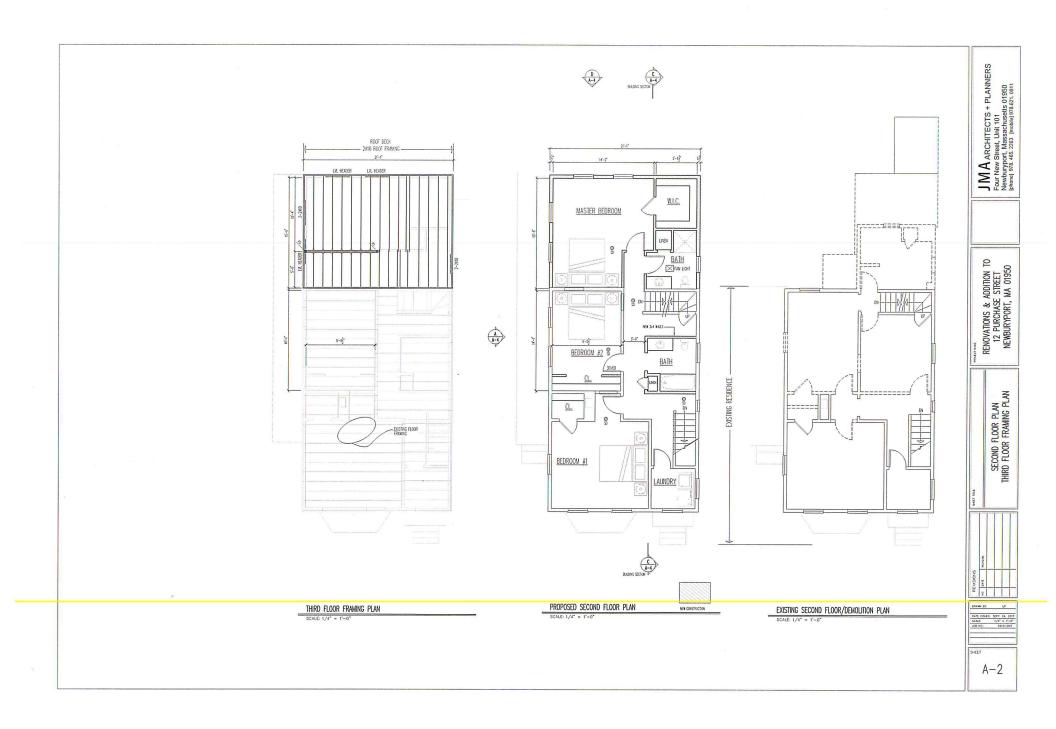
Memo:

- A. Single Family Home existing and Proposed
- B. Right side of house doesn't meet setback requirements
- C. Proposed renovation does not increase setback and yet a second story would increase height. Actual reduction in length of proposed renovation in relation to existing.
- D. Currently a two story extremely unsightly addition that sits 2.4 ft from the right side setback. Proposed to be replaced by one the current width of the back of the home and a bed/bath above that is the same dimension.

CURRENT OWNER         TOPO_         UTILITIES         STRT_ROAD         LOCATION         CURRENT ASSESSMENT           LIVERMORE GLENN         APRIL 7E         Description         Code         Appraised Value         Assessed Value           APRIL 7E         IIII         IIIII         Topo         IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Property Location: 12 PURCHASE ST Vision ID: 1083 Account #					MAP ID: 22/	45/ / /			Bld	g Name:					State Use: 1010						
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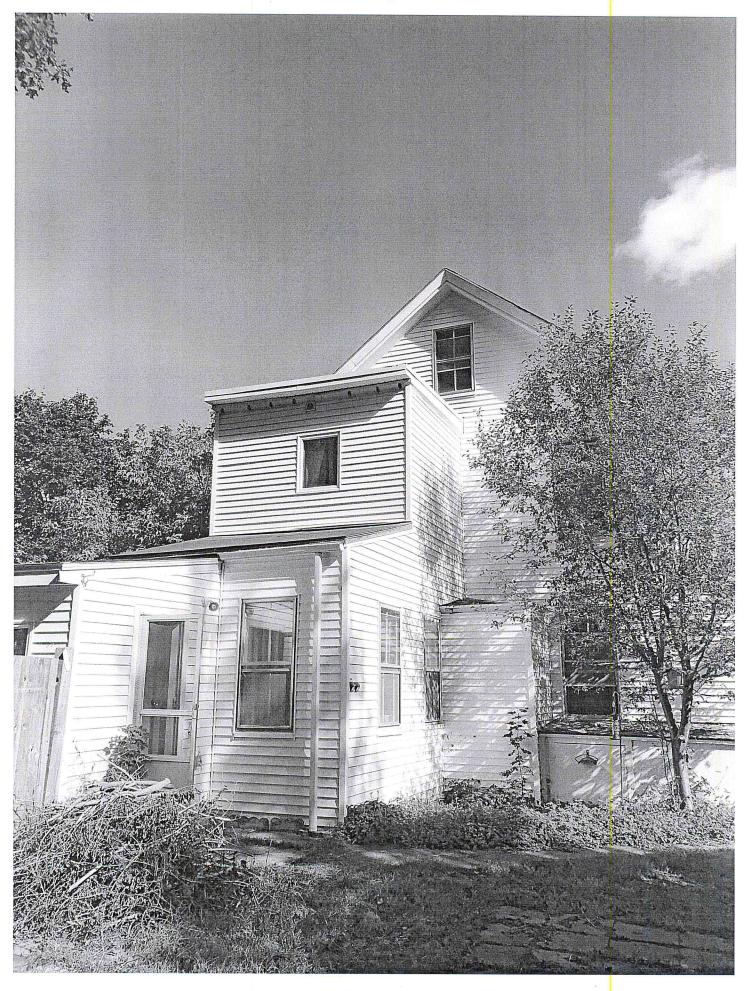








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