

City of Newburyport Planning Board
Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Alfred G. Clifford
 Address: 705 Wethersfield Street / Rowley, Ma 01969
 Phone: 978.375.4741

Owner: Daniel C Smith
 Address: 130 High Street
 Phone: 978.375.4741

Site Address: 130 High Street

Assessor's Map and Lot(s): 13/20/B Zoning District: R3
 Book and Page #: 21031/0154 or Certificate of Title: _____

The applicant is requesting a Special Permit for Non-Conformities for the following request:

- Enlarge second floor creating additional living space
- Build two covered porches

Existing Buildings:			
Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>1889</u>	<u>2 1/2</u>	<u>3674</u>	<u>102</u>
_____	_____	_____	<u>102</u>
_____	_____	_____	_____
Proposed Buildings:			
Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>1903</u>	<u>2 1/2</u>	<u>4773</u>	<u>102</u>
_____	_____	_____	<u>102</u>
_____	_____	_____	_____

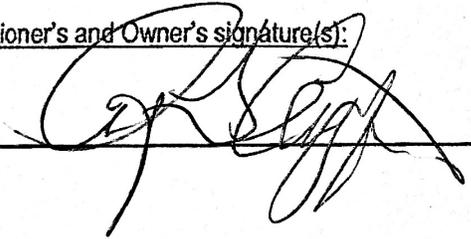
**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

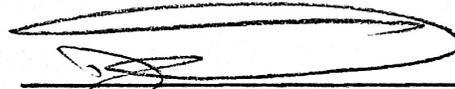
City of Newburyport Planning Board
Application for a SPECIAL PERMIT for NON-CONFORMITIES

	Lot s.f.	Open Space %	Lot Coverage %	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	6269	45%	55%	25+'	116'	4	9'	8'	50+'	3.7'
Proposed	6269	40%	60%	25+'	116'	4	5'	8'	50+'	3.7'
Required	12000	30%	70%	35'	100'	4	20'	20'	20'	3.7'

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 Planning Board. Every application for a Planning Board Special Permit for Non-Conformities must be made on this form, which is the official form of the Planning Board. 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 Planning Board Rules and Regulations may result in a dismissal by the Board of this application as incomplete.

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




 (OWNER)

CITY OF NEWBURYPORT, MA
ZONING REVIEW/BUILDING PERMIT DENIAL

City APR#: 2018-009

Name: ALFRED G. CLIFFORD

Address: 130 HIGH STREET Zoning District(s): DOD/R3

Map and Lot: 13-20A/C

ZONING BOARD REVIEW REQUIRED

Dimensional Variance

Dimensional Controls (VI)

___ Lot Area ___ Open Space ___ Front Yard
___ Lot Frontage ___ Height ___ Side Yard
___ Lot Coverage ___ Lot Width ___ Rear Yard

PIOD (XXI)

___ 2 story limit

Parking (VII)

Use Variance

Not permitted use (V)

Sign Variance

Signs (VIII)

___ Type ___ Size
___ Lighting ___ Location

Special Permit

- Special Permit for Use (V.D) Use #: _____
- 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)
- _____

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
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - ___ FAR ___ Height Increase
 - ___ Lot Coverage ___ Setbacks
 - ___ Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Medical/Recreational Marijuana
- _____

Site Plan Review (XV)

Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

Demo. Delay *Advisory Review

exempt from demo delay

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQ.

GACM (X.H.9)

Date 2/9/2018

- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*

Special Permit for Non-Conformities (DOD)
 Lot coverage open space

Extension of non conf. sideyard

Smart Growth District (XXIX)

Plan Approval

OVER 500 sf increase.

upward extension of non conf setback
o PARK ST + possibly o 2nd building on lot.

PLANNING BOARD FORM D-1111111111

City of Newburyport Zoning Administrator

Memo

C.A The existing use is residential and the proposed use will be residential

C.B The existing structure does not conform to the present zoning as follows:

1. Lot Area
2. Lot Coverage
3. Front Setback
4. Side A Setback
5. Side B Setback
6. Rear Setback

C.C Each of the proposed changes would result in intensification of existing non-conformities not the creation of new non-conformities.

C.D The proposed changes will enhance the architectural integrity of the existing building by removing multiple rear addition. The only addition to the existing building footprint is in the form of 3 open porches. The port on the primary frontage (Park St.), while intensifying an existing setback non-conformity, creates a setback equal to or greater than other homes on Park St. The upward extension of a portion of the building creates additional living area in excess of 500 Sq. Ft. This is accomplished by extending the length of the main roof and adding a gable facade on Park St., all of which conform to the pitch and proportions of the original building.

Property Location: 130 HIGH ST UNIT 1

MAP ID: 13/ 20/A //

Bldg Name:

State Use: 1021

Vision ID: 101723

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/12/2017 03:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SMITH DANIEL C						Description	Code	Appraised Value	Assessed Value
130 HIGH ST UNIT 1						RESIDNTL	1021	257,000	257,000
NEWBURYPORT, MA 01950		SUPPLEMENTAL DATA							
Additional Owners:		Other ID: 13-20-A/C		CONDO CV: FY05					
		SUB-DIV		INLAW Y/N:					
		PHOTO		LOT SPLIT:					
		WARD		40B HSNG:					
		TILE #:		ASSOC PID#					
		ATT 1/2 HSE:							
		GIS ID: M_251287_951029							
						Total		257,000	257,000

123
NEWBURYPORT, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SMITH DANIEL C		21031/0154	06/16/2003	U	I	420,000	1G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
VARVARO VINETTE				U	V			2017	1021	257,000	2016	1021	243,200	2015	1021	232,900
						Total:		257,000	Total:	243,200	Total:		232,900			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
5/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	250,800
Appraised XF (B) Value (Bldg)	6,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	257,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	257,000

NOTES	
UNIT 1 BLUE	
1ST FLOOR	
CONVERTED FY05	
1G SALE=INCLUDES	
UNIT 2	

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
A2013-233	05/09/2013	RS	Residential	5,300		0		STRIP & RE-ROOF RT	02/15/2007			MM	02	Measur+2Visits
									02/15/2007			MM	01	Measur+1Visit

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1021	CONDO	R3				0 SF	0.01	1.0000	0	1.0000	1.00		0.00			.00	0.01	0

Total Card Land Units:	0.00	AC	Parcel Total Land Area:	0	AC	Total Land Value:	0
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Grade	03		Average				
Model	05		Res Condo				
Grade	Res C		Res Condo				
Occupancy	1						
Occupancy							
Heat Type	06		Steam				
AC Type	01		None				
Ttl Bedrms	03		3 Bedrooms				
Ttl Bedrms	3 Bed		3 Bedrooms				
Ttl Bedrms	3 Bed		3 Bedrooms				
Xtra Fixtres							
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
232,900							

CONDO DATA			
Cmplx Acct#	ID	% Own	
Cmplx Name	B#	S#	
Adjst Type	Code	Description	Factor %
Unit Type		1	
Unit Locn			
COST/MARKET VALUATION			
Adj. Base Rate:		229.42	
Replace Cost		353,307	
AYB		1850	
EYB		1987	
Dep Code		G	
Remodel Rating			
Year Remodeled			
Dep %		29	
Functional Obslnc		0	
External Obslnc		0	
Cost Trend Factor		1	
Condition			
% Complete			
Overall % Cond		71	
Apprais Val		250,800	
Dep % Ovr		0	
Dep Ovr Comment			
Misc Imp Ovr		0	
Misc Imp Ovr Comment			
Cost to Cure Ovr		0	
Cost to Cure Ovr Comment			

BAS[1540]

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	2	4,400.00	1987		1		100	6,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,540	1,540	1,540	229.42	353,307
Ttl. Gross Liv/Lease Area:		1,540	1,540	1,540		353,307



Property Location: 130 HIGH ST UNIT 2

MAP ID: 13/ 20/B //

Bldg Name:

State Use: 1021

Vision ID: 101724

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/12/2017 03:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SMITH DANIEL C						Description	Code	Appraised Value	Assessed Value
130 HIGH ST UNIT 2						RESIDNTL	1021	235,500	235,500
NEWBURYPORT, MA 01950		SUPPLEMENTAL DATA							
Additional Owners:		Other ID: 13-20-A/C		CONDO CV: FY05					
		SUB-DIV		INLAW Y/N:					
		PHOTO		LOT SPLIT:					
		WARD		40B HSNG:					
		TILE #:		ASSOC PID#					
		ATT 1/2 HSE:							
		GIS ID: M_251287_951029							
						Total		235,500	235,500

123
NEWBURYPORT, MA

VISION

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SMITH DANIEL C		21031/0154	06/16/2003	U	I	420,000	1G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
VARVARO VINETTE				U	V			2017	1021	235,500	2016	1021	222,700	2015	1021	213,100
						Total:		235,500	Total:	222,700	Total:	213,100				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
5/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	229,300
Appraised XF (B) Value (Bldg)	6,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	235,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	235,500

NOTES	
UNIT 2 BLUE 2ND & 3RD FLOORS CONVERTED FY05	

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/15/2007			MM	02	Measur+2Visits
									02/15/2007			MM	01	Measur+1Visit

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1021	CONDO	R3				0 SF	0.01	1.0000	0	1.0000	0.01		0.00			.00	0.00	0

Total Card Land Units:	0.00	AC	Parcel Total Land Area:	0	AC	Total Land Value:	0
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
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Model	05		Res Condo				
Grade	Res C		Res Condo				
Occupancy	1						
Occupancy							
Heat Type	06		Steam				
AC Type	01		None				
Ttl Bedrms	02		2 Bedrooms				
Ttl Bedrms	2 Bed		2 Bedrooms				
Ttl Bedrms	2 Bed		2 Bedrooms				
Xtra Fixtres							
Total Rooms	4		4 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
213,100							
				CONDO DATA			
Cmplx Acct#		ID		% Own			
Cmplx Name		B#		S#			
Adjst Type	Code	Description		Factor %			
Unit Type		1					
Unit Locn							
				COST/MARKET VALUATION			
Adj. Base Rate:				229.23			
Replace Cost				322,982			
AYB				1850			
EYB				1987			
Dep Code				G			
Remodel Rating							
Year Remodeled							
Dep %				29			
Functional Obslnc				0			
External Obslnc				0			
Cost Trend Factor				1			
Condition							
% Complete							
Overall % Cond				71			
Apprais Val				229,300			
Dep % Ovr				0			
Dep Ovr Comment							
Misc Imp Ovr				0			
Misc Imp Ovr Comment							
Cost to Cure Ovr				0			
Cost to Cure Ovr Comment							

FHS[443]

FUS[1187]

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	2	4,400.00	1987		1		100	6,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FHS	Half Story, Finished	222	443	222	114.87	50,889
FUS	Upper Story, Finished	1,187	1,187	1,187	229.23	272,093
Ttl. Gross Liv/Lease Area:		1.409	1.630	1.409		322,982





EXISTING FRONT ELEVATION
(HIGH STREET VIEW)



PROPOSED FRONT ELEVATION
(HIGH STREET VIEW)



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

SHEET:

E-1

SCALE:

3/16" = 1'

DATE:

2/14/18

DRAWINGS PREPARED FOR:

ALFRED G. CLIFFORD
705 WETHERSFIELD STREET
ROWLEY, MA 01969
978.375.4741
AL@COMPASSROSENEWBURYPORT.COM

DRAWINGS PROVIDED BY:

CHRISTOPHER C. CLIFFORD
43 GREEN STREET
NEWBURYPORT, MA 01950
978.420.5507
CCCLIFFORD@COMCAST.NET

EXISTING/PROPOSED
ELEVATIONS

2 FAMILY RESIDENCE
AT
130 HIGH STREET



EXISTING REAR ELEVATION
(HIGH STREET VIEW)



PROPOSED REAR ELEVATION



EXISTING RIGHT ELEVATION
(PARK STREET VIEW)



PROPOSED RIGHT ELEVATION
(PARK STREET VIEW)

SHEET:

E-2

SCALE:

3/16" = 1'

DATE:

2/14/18

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EXISTING/PROPOSED
ELEVATIONS

2 FAMILY RESIDENCE
AT
130 HIGH STREET

