

**143 Crow Lane,
Newburyport**

Application for
Special Permit for Non-Conformities
October 26, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**143 Crow Lane,
Newburyport**
Existing Conditions

Existing Conditions

- Located in R1 District.
- Single Family 1,164 sq. ft. ranch style home constructed in 1966 with existing nonconformities:
 - Lot Area: Requires 20,000 s.f. where lot has 16,500 s.f.
 - Frontage: Requires 125 feet where lot has 100 feet.
 - Front Yard Setback: 30 feet required where currently is 27.1 feet.
 - East Side Yard Setback: 20 feet required where currently is 11.2 feet.
- West Side and Rear Yard setbacks are conforming.
- Has conforming lot coverage and open space.

**143 Crow Lane,
Newburyport
Proposed Project**

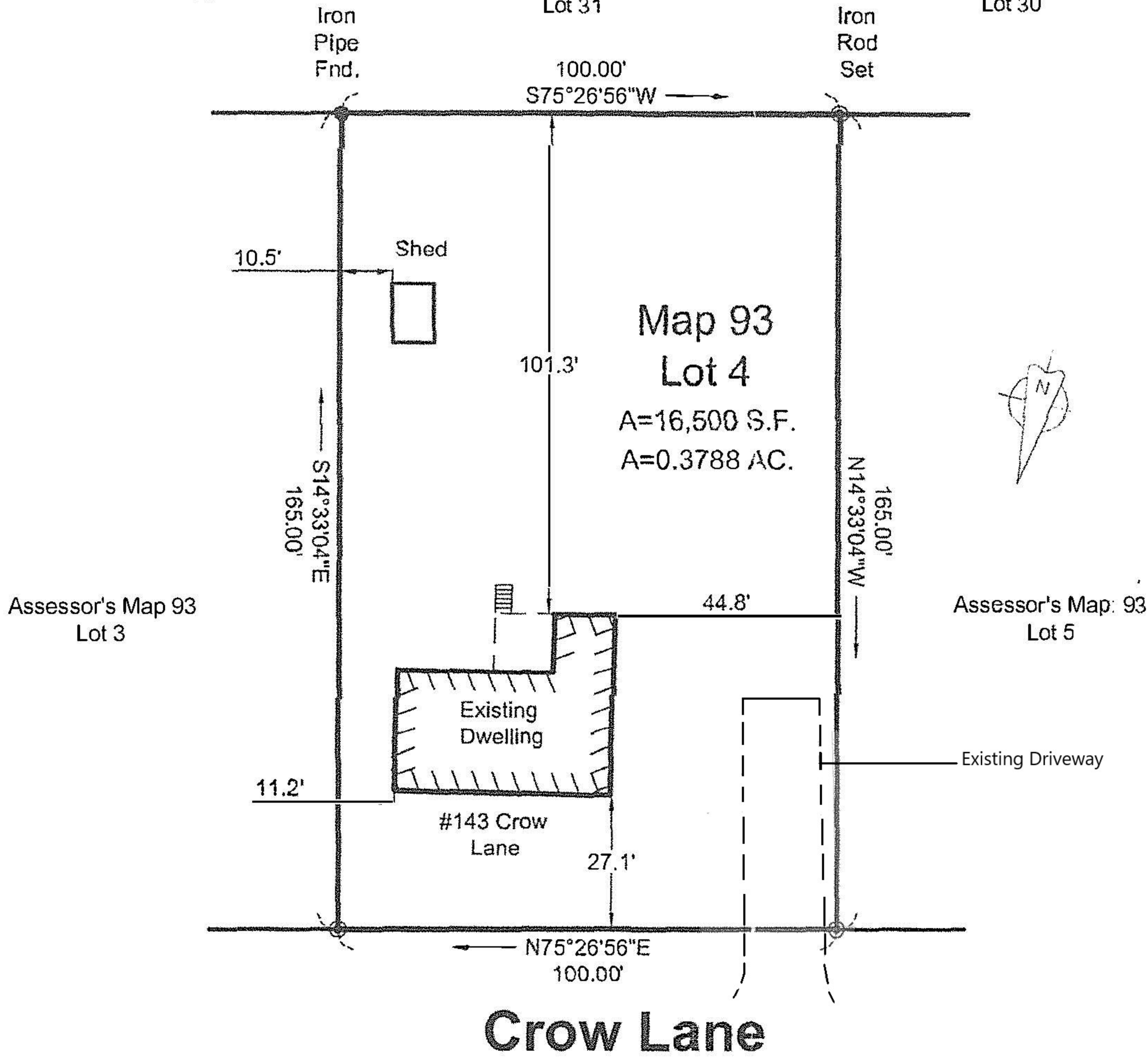
Proposed Project

- Construct addition to the western side and rear of the Property including an attached two car garage.
- Proposal itself does not intensify, nor even extend any of the nonconforming setbacks.
 - Front yard setback is 34 feet (30 feet required).
 - Side yard setbacks will be greater than 20 feet on the east side and 22 feet on the west side (20 feet required).
 - Rear yard setback will be 45 feet (30 required).
 - Height of addition will be 21 feet.
- Lot coverage will be 16.1% (still conforming as 20% is maximum) as will open space at 73.9%(as 50% is the minimum).
- Because addition is adding 1,438 s.f. of total living area onto a non-conforming single family structure with insufficient lot area and/or frontage it requires a Special Permit.
- Resulting structure has combined 2,672 sq. ft.

Assessor's Map 93
Lot 32

Assessor's Map 93
Lot 31

Assessor's Map 93
Lot 30



Plan of Survey -Existing Conditions

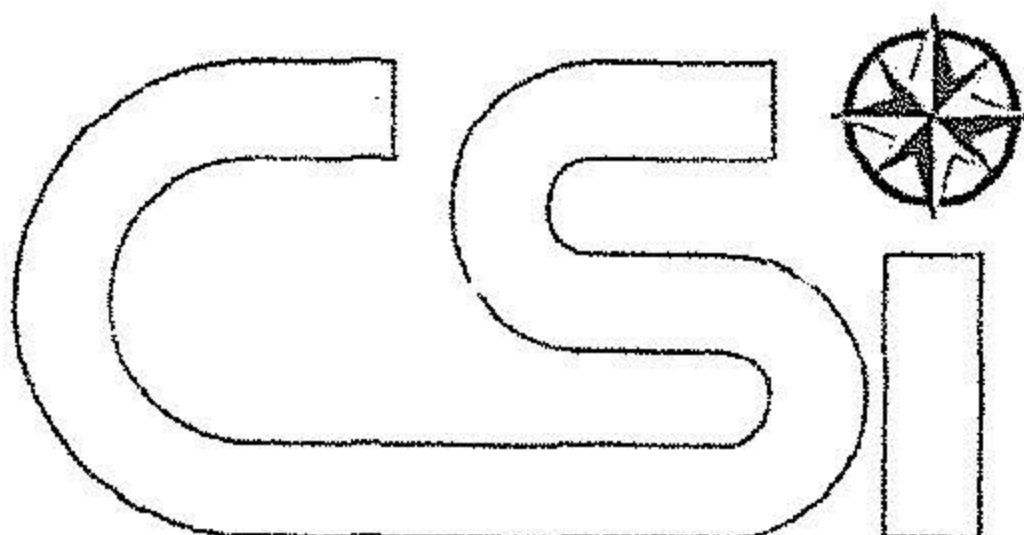
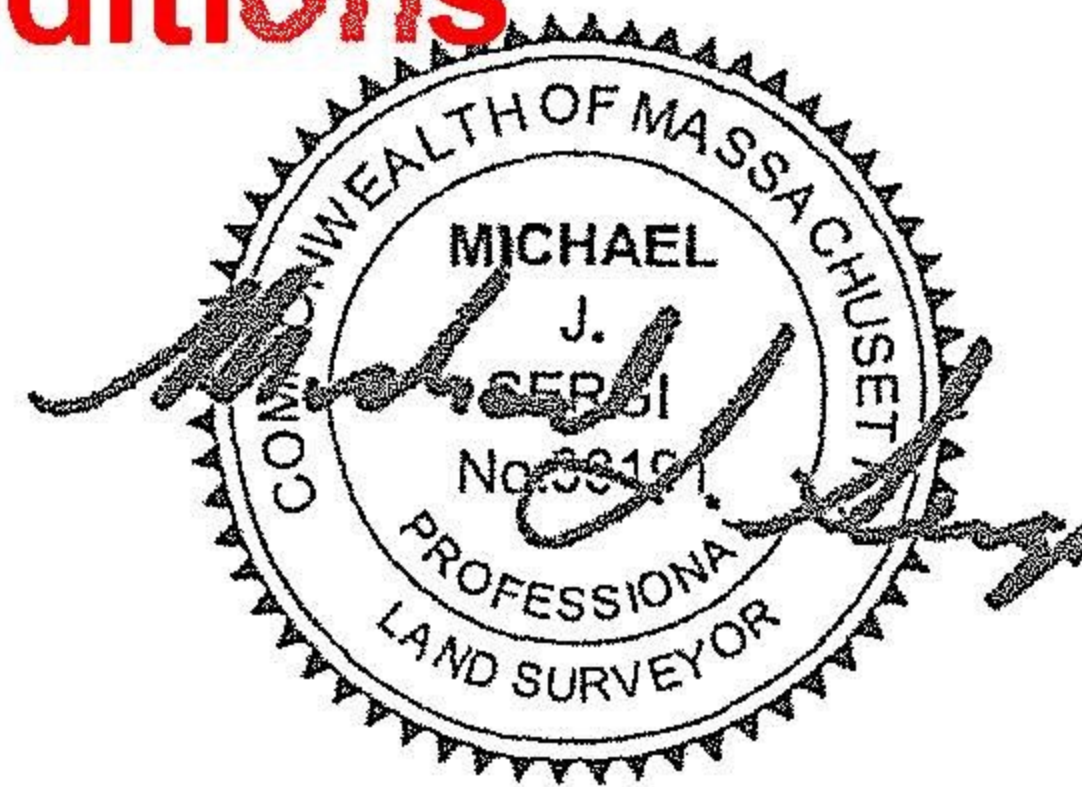
Client: Joseph O'donnell

Location: 143 Crow Lane, Newburyport, Mass.

Date: 11/11/15 Scale: 1"=40'

Zoning District: R-1 Deed Reference: 36723; Page 119

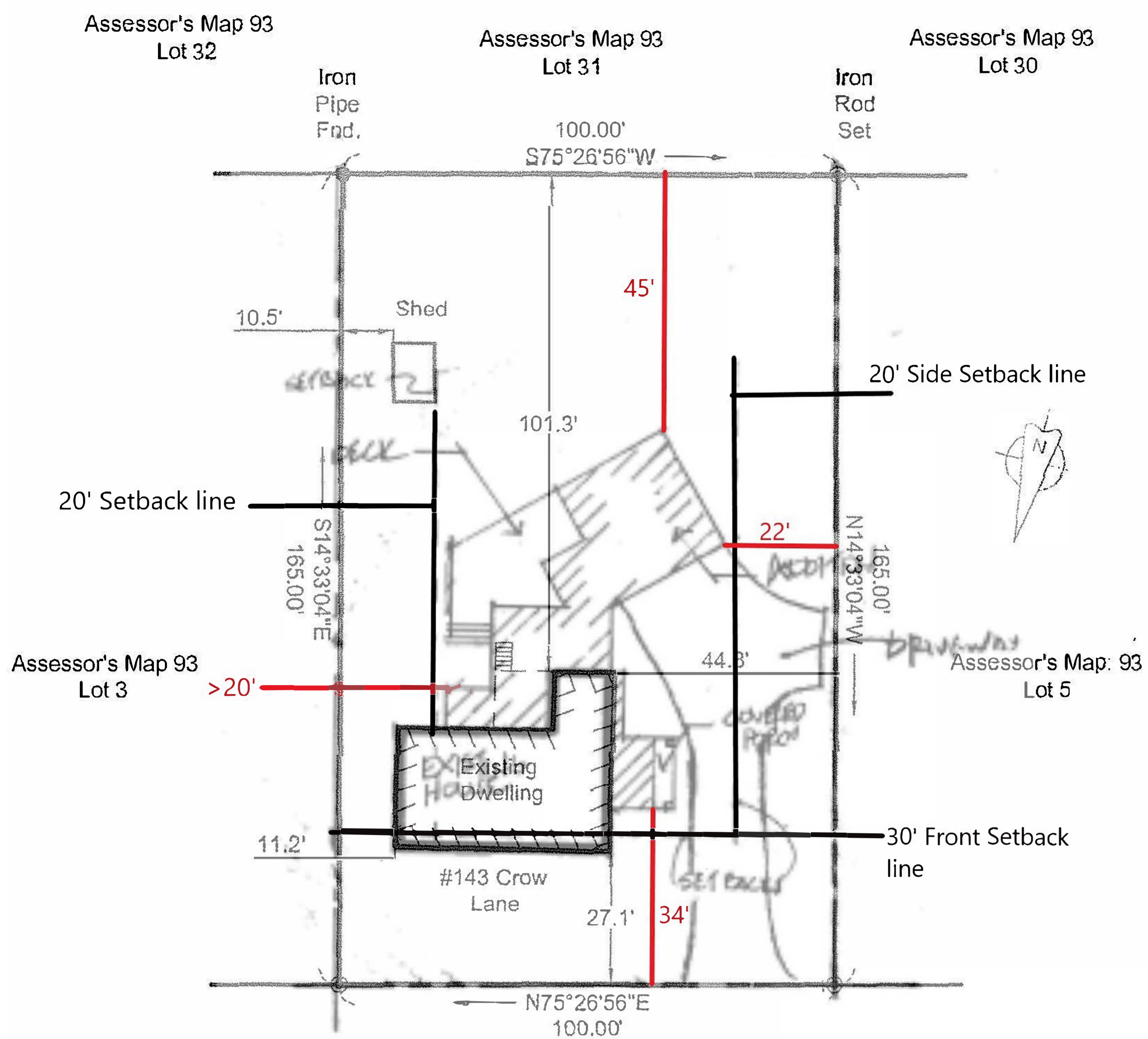
*As annotated. Abutting lots, existing driveway footprint, zoning district and deed reference information later added.



PROFESSIONAL ENGINEERS & LAND SURVEYORS
CHRISTIANSEN & SERGI, INC.

160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830
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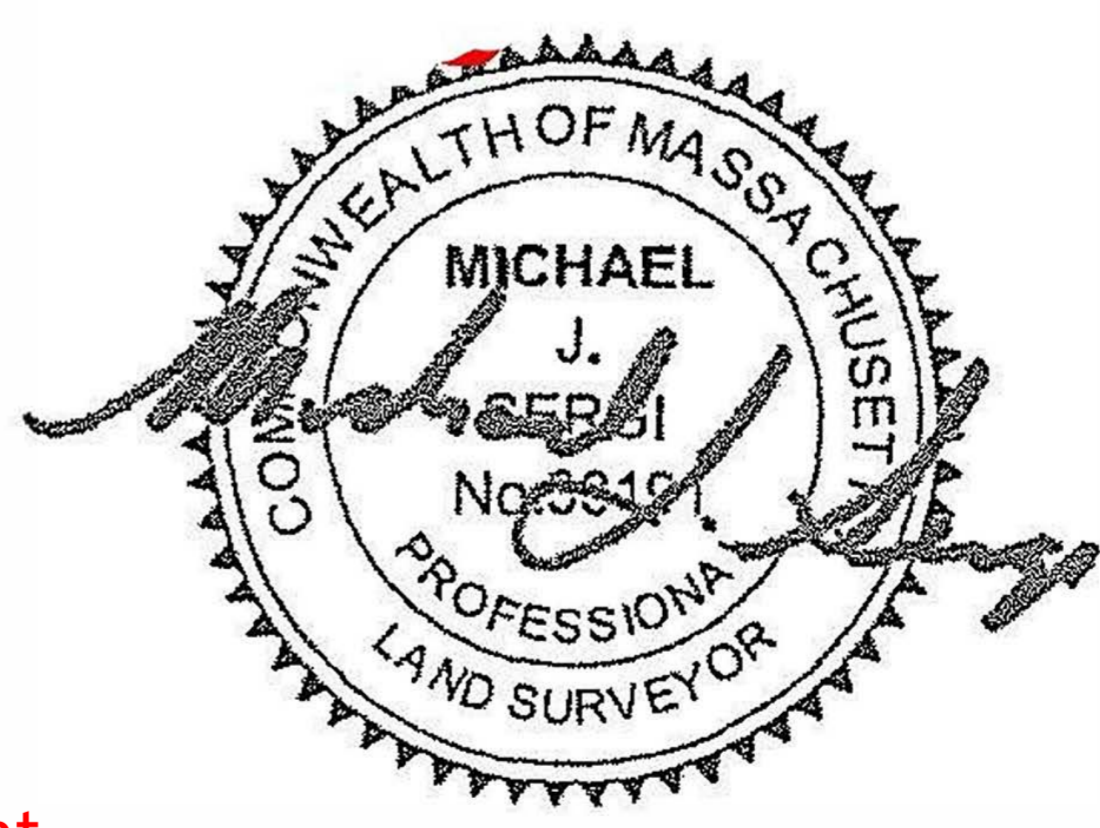
DWG.NO.:15049.001.006



Crow Lane

Plan of Survey -As Proposed

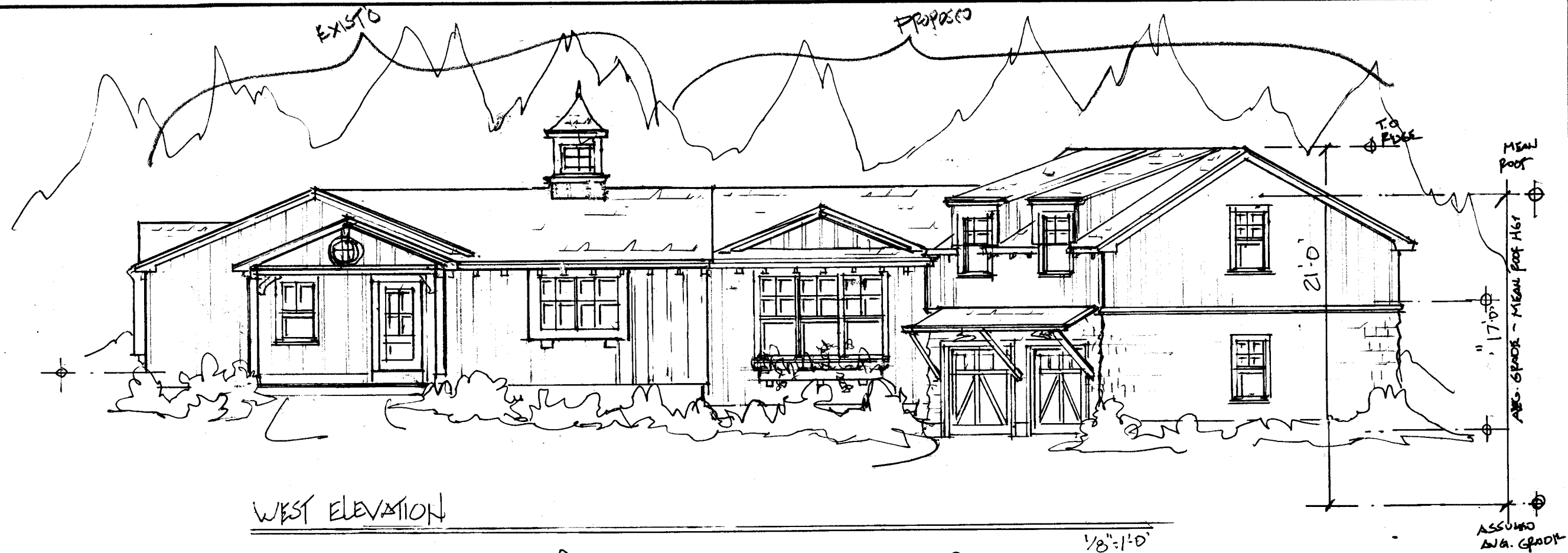
Client: Joseph O'donnell
 Location: 143 Crow Lane, Newburyport, Mass.
 Date: 11/11/15 Scale: 1"=40' Map 93, Lot 4
 Zoning District: R-1 Deed Reference: 36723; Page 119



*As annotated. Abutting lots, proposed setbacks, proposed footprint, zoning district, deed reference and setback information later added.

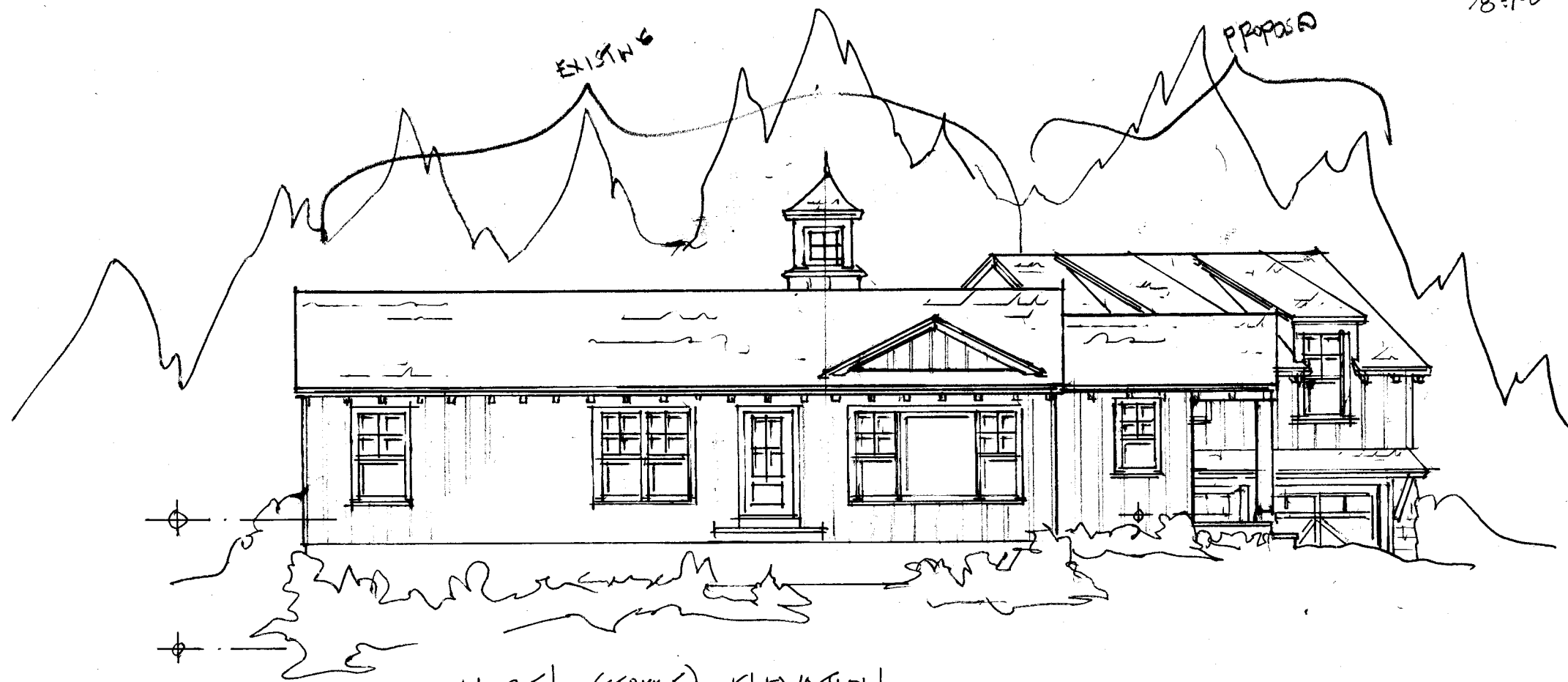


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WEST ELEVATION

1/8"=1'-0"



NORTH (STREET) ELEVATION

1/8"=1'-0"



O'DONNELL RES
143 CROW LANE
NEWBURY PORT, MA

SCHEMATIC



Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the drawings and conditions contained herein.

LMJ

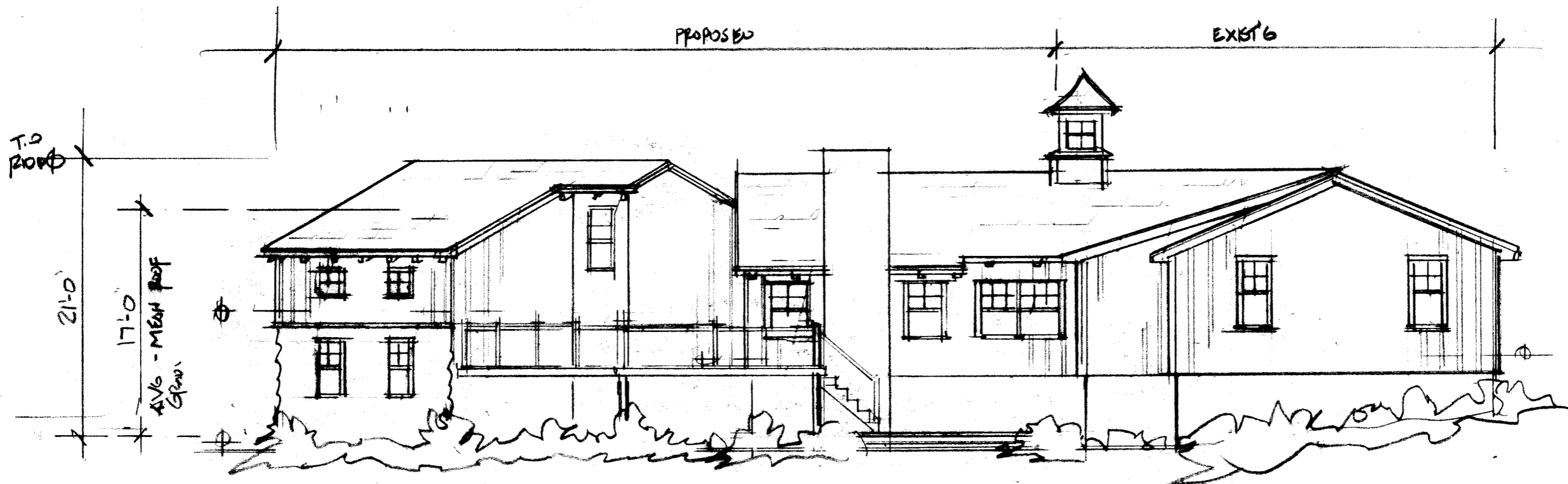
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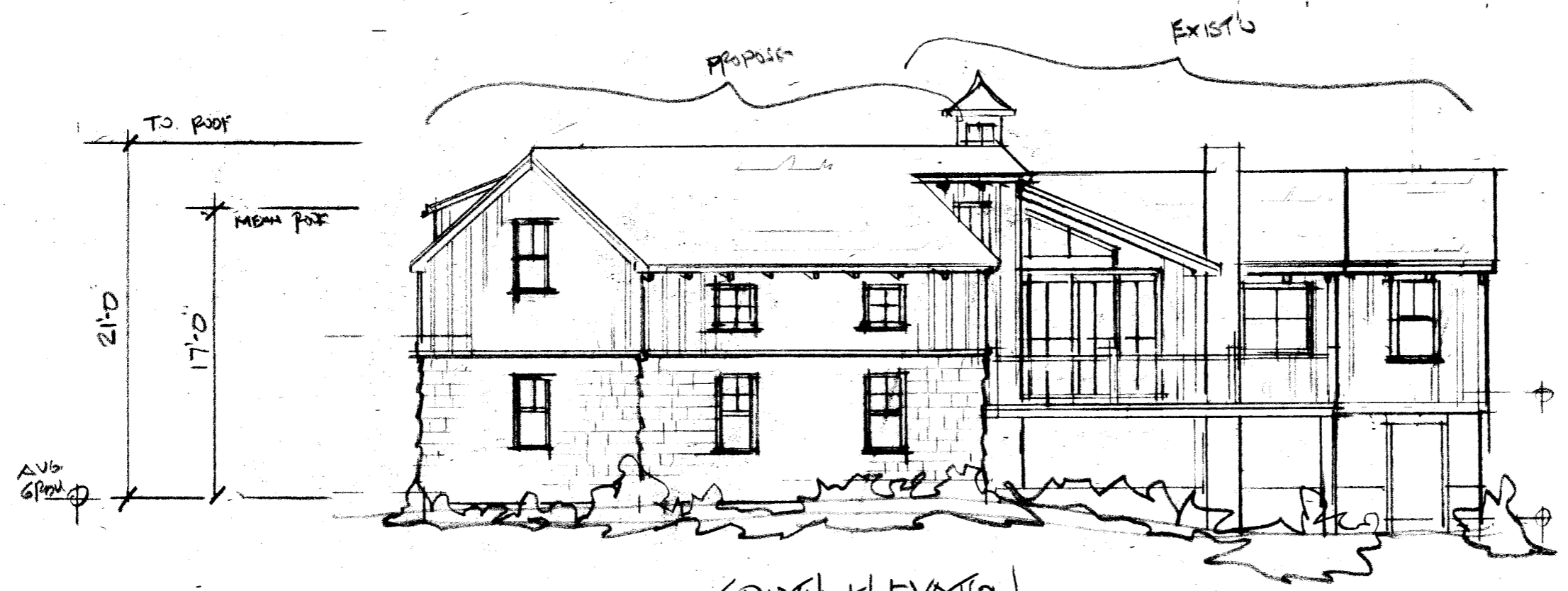


PROJECT:
O'DONNELL RES
143 CROW LANE
NEWBURYPORT, MA



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

SHEET
Solemnitic A

REVISIONS

DRAWN BY LMJ

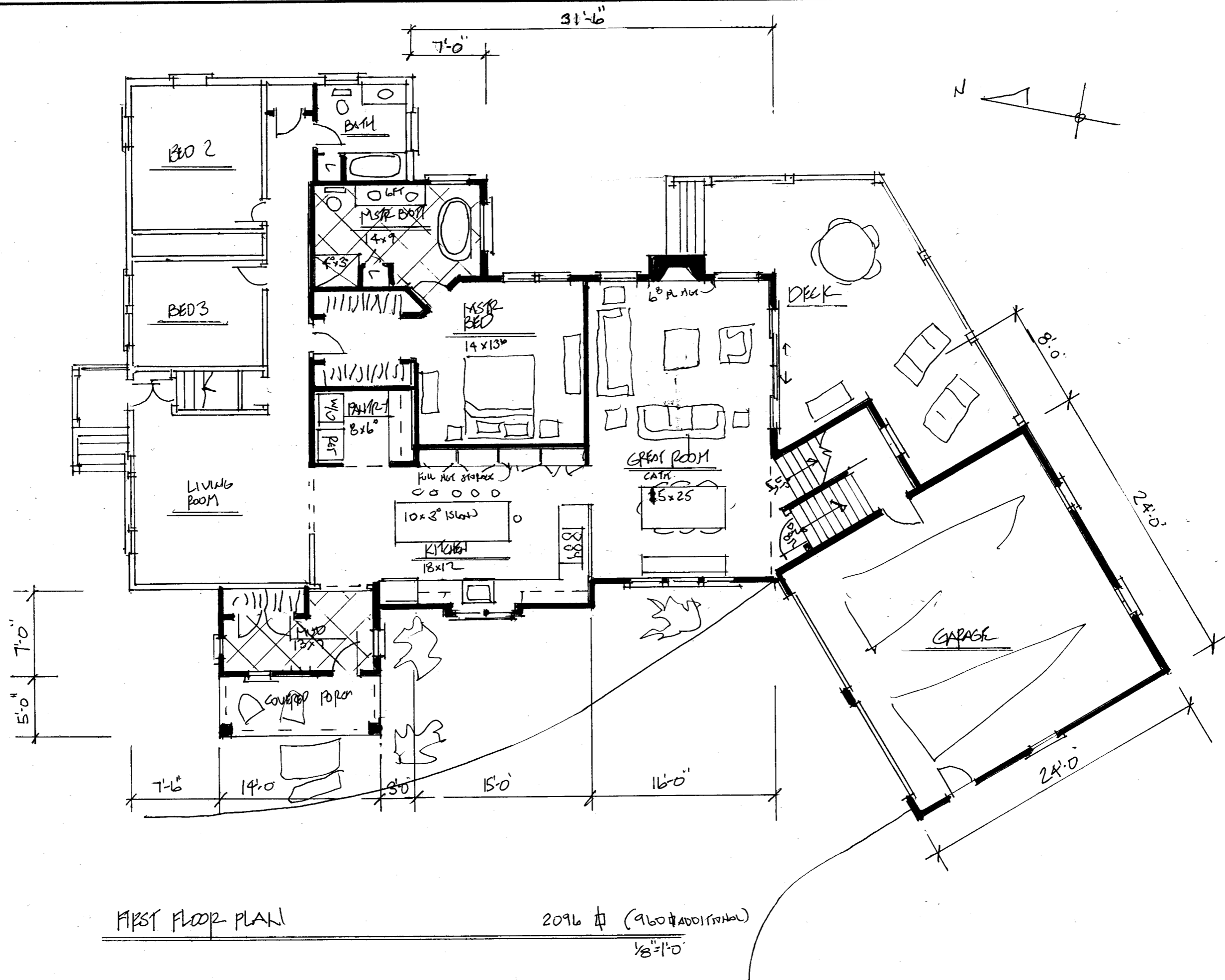
JOB 2005

DATE 9/20/24

SHEET

44

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variances from the dimensions and conditions contained herein.



FIRST FLOOR PLAN

2096 # (960 # ADDITIONAL)
 1/8"=1'-0"

PROJECT
 O'DONNELL RES
 143 CROW LANE
 NEWBURYPORT, MA

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 A

REVISIONS

DRAWN BY *LM*
 JOB 2005
 DATE 7/2/20

SHEET
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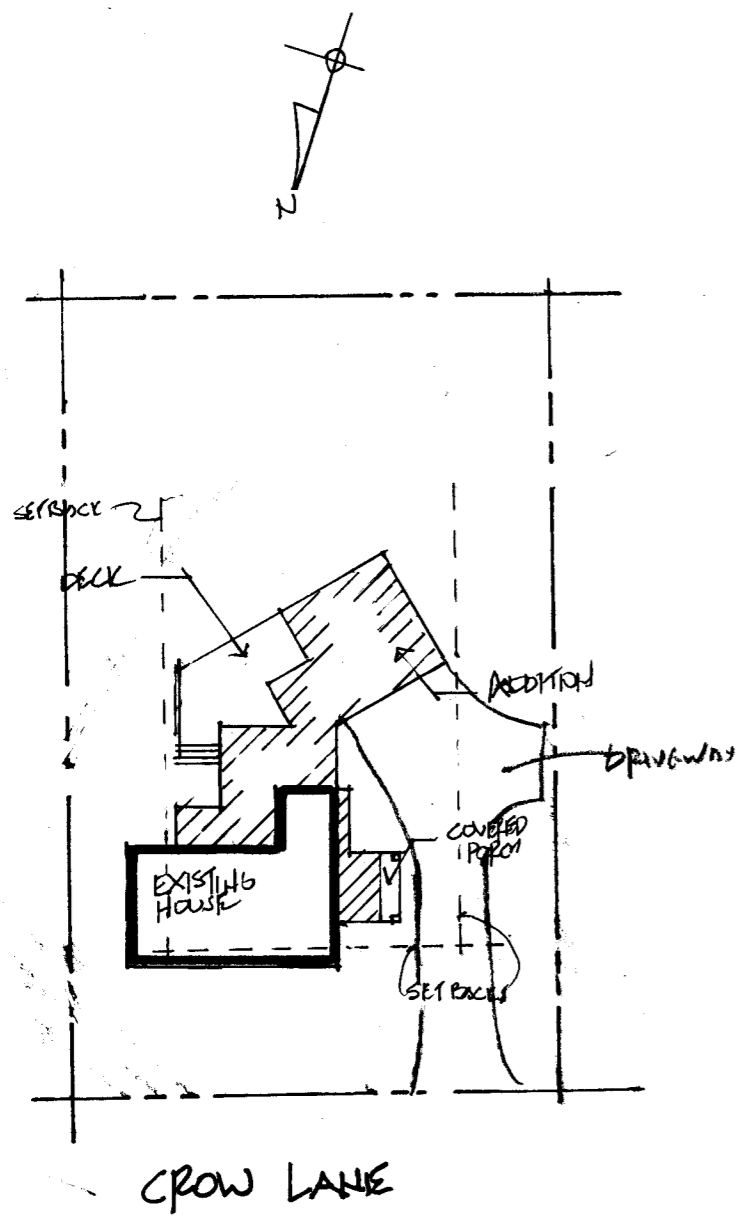
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SCHEMATIC A
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REVISIONS
1 9/17/21

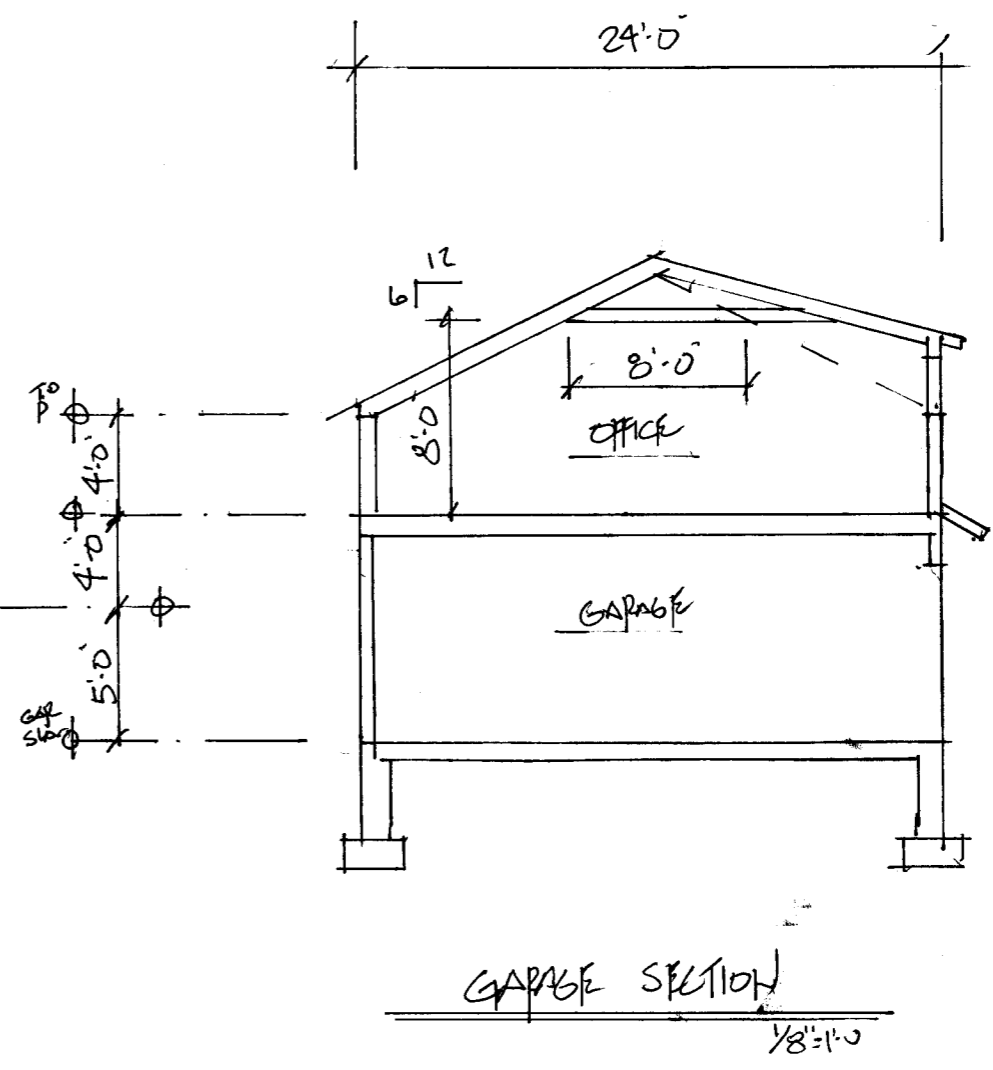
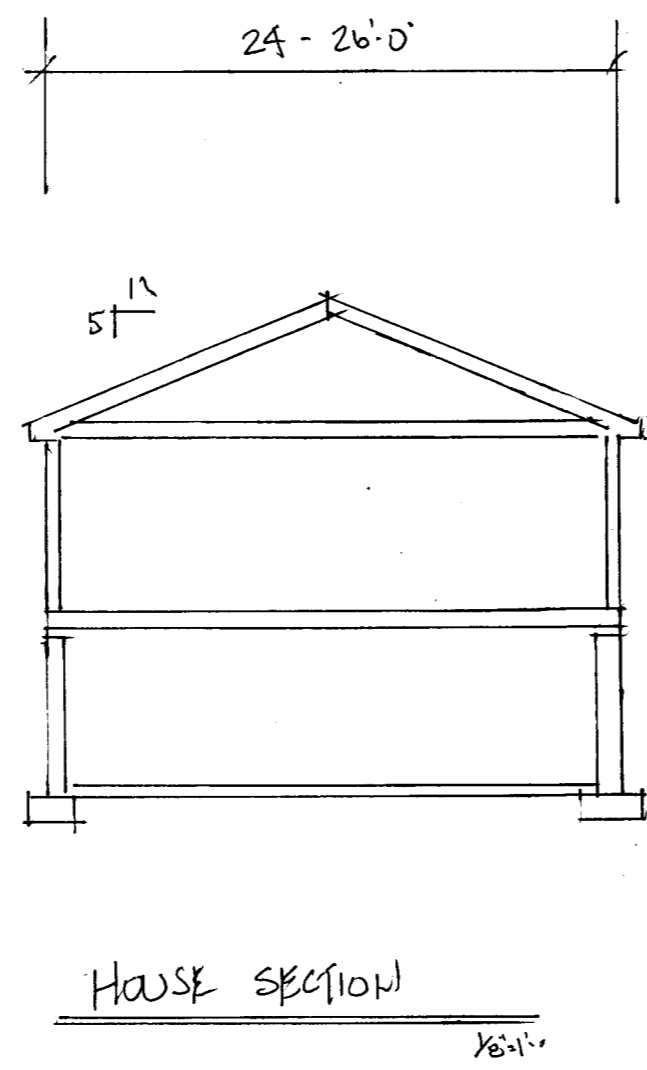
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DATE 7/2/20

SHEET
3 4



LOT cov. 2672# = 16.1% (20% allowed)

△
PLOT PLAN
40 SCALE





Crow Ln ←

→ Crow Ln

Virginia Ln ↙




Crow Ln



Crow Ln





Crow Ln

Crow Ln






Crow Ln

Crow Ln



Crow Ln

Crow Ln



Crow Ln


Crow Ln




Virginia Ln

Virginia Ln



Storeybrook Dr 

 Storeybrook Dr



Storeybrook Dr

Storeybrook Dr

Criteria for Special Permit for Nonconformities:

- 1. That there will be no addition of a new nonconformity.**
 - There are no new nonconformities created.**
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.**
 - Addition itself is dimensionally conforming.**
 - Design utilizes the topography of the Property to allow addition to fit with the existing structure and minimize effect on the streetscape.**
 - Numerous abutters support this project with 12 letters of support provided including all immediate abutters.**
 - As proposed structure will be neither the largest nor smallest in the neighborhood.**
 - Several other homes in the neighborhood appear to have side attached garages or were ranch/split level that have been expanded upon.**

City of Newburyport

9/16/2021



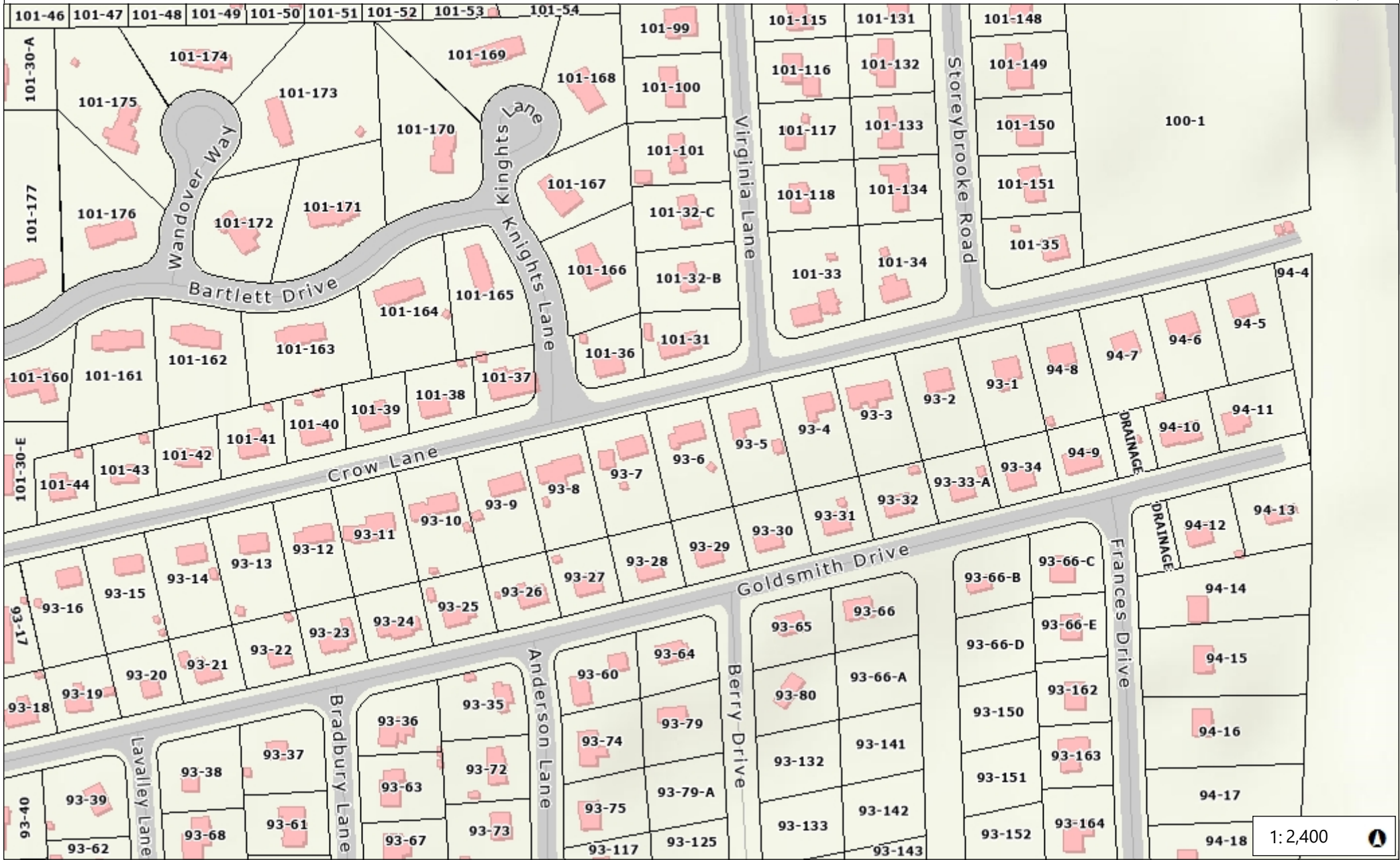
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- | | | | | | | | |
|--------------------|-------|---------|------------|------------|------------|----------|---------------------|
| Municipal Boundary | Paved | Unpaved | Interstate | Major Road | Local Road | Railroad | Parcels (on aerial) |
| Road Right of Way | | | | | | | |



City of Newburyport

9/16/2021



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- | | | | | | |
|--------------------|-------|------------|-----------------------|------------|---------------------|
| Municipal Boundary | Roads | Interstate | Major Road | Local Road | Parcels |
| Road Right of Way | Paved | Unpaved | Hydrographic Features | Streams | Stream |
| | | | | | Intermittent Stream |

1:2,400

