

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: David and Patrice Antczak c/o Lisa L. Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 161 Water Street

Map and Lot(s): 23/13 Zoning District: WMD/DCOD

Book and Page(s): 38609/62

Owner(s) Name: David and Patrice Antczak

Mailing Address (if different): 161 Water St

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|--|---|
| <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"/> Plum Island Overlay District (XXI-G) |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input checked="" type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:

Construct one story addition on rear of pre-existing non-conforming structure

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

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| | Required Dimensional Controls from Section VI.A | Existing Dimensional Controls from survey or site plan | Proposed Dimensional Controls from proposed plans |
|--|---|--|---|
| Lot Area | 10,000 | 4,026 | 4,026 |
| Frontage | 90 | 36.28 | 36.28 |
| Height* | 25 | 26 | 26 |
| Max. Lot Coverage (%)** | 25 | 14.4 | 22.2 |
| Min. Open Space (%)*** | 40 | 68.3 | 60.5 |
| Primary Front Setback | 25 | 3.5 | 3.5 |
| Side A Setback/Secondary Front Setback | 10 | 5 | 5 |
| Side B Setback | 10 | 11.3 | 10.5 |
| Rear Setback | 25 | 86.6 | 77 |
| Parking Spaces | 2 | 2 | 2 |
| FAR**** | NA | NA | NA |

*Height is measured to median roof line.


**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

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. 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.

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



 Petitioner

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

 Owner (if different)