

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

 Petitioner: Marc Vincent and Jennifer Vincent

 Mailing Address: 1 Hallisey Drive Newburyport, MA 01950

 Phone: 978-979-0663 Email: cv52098@comcast.net

 same as above

 Property Address: 108-1 Zoning District: R-1

 Map and Lot(s): BK: 29873 Pg: 42

 Book and Page(s): Marc and Jennifer Vincent

 Owner(s) Name:

 Mailing Address (if different):

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 checked="" type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:

The owners are applying for permission to remove and replace an existing addition towards the rear and add a second addition to the right side of the current dwelling . The reasons for these renovations include; 1) to allow for living and working on one level in the future; 2) to meet the current health/safety and energy codes; 3) to impact the neighborhood in a postive way.

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

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

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	20000	26572	26572
Frontage	125	176.98	176.98
Height*	30	30	14.5
Max. Lot Coverage (%)**	20%	8.7%	10.2%
Min. Open Space (%)***	40%	85%	84%
Primary Front Setback	30	32.5	32.5
Side A Setback/Secondary Front Setback	30	56.2	56.2
Side B Setback	20	100.7	85.4
Rear Setback	30	29.6	26.6
Parking Spaces	2	2	2
FAR****	N/A	N/A	N/A

*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.

Marc and Jennifer Vincent

 Petitioner

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

 Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-094

Name: Marc and Jennifer Vincent

Address: 1 Hallisey Dr

Zoning District(s): R1

Request: Construct single story addition to rear of single family structure extending an existing nonconforming rear setback. Second addition to side is by right as it conforms to setbacks and lot coverage.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width

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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - 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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

12/22/2020

Newburyport Zoning Administrator

Date

1 HALLISEY DR

Location 1 HALLISEY DR

MBLU 108/1///

Owner VINCENT MARC L

Assessment \$672,600

PID 6917

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$371,800	\$300,800	\$672,600

Owner of Record

Owner VINCENT MARC L
Co-Owner JENNIFER T/E
Address 1 HALLISEY DR
NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 29873/0042
Sale Date 10/18/2010
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VINCENT MARC L	\$0		29873/0042	1F	10/18/2010
VINCENT MARC L & JENNIFER TRS	\$0		26691/0310	1F	03/30/2007
VINCENT MARC L	\$0		26691/0292	1F	03/30/2007
VINCENT MARK L & JENNIFER TRUSTEES	\$0		22751/0036	1F	04/29/2004
VINCENT MARK L	\$487,000		22556/0511	00	03/25/2004

Building Information

Building 1 : Section 1

Year Built: 1976
Living Area: 2,268

Building Attributes	
Field	Description
Style:	Colonial

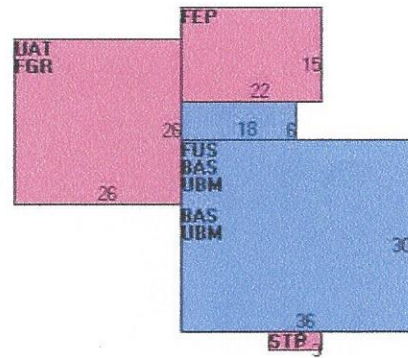
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Mansard
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\00\00\12\43.jp>)

Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/6917>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,188	1,188	
FUS	Upper Story, Finished	1,080	1,080	
FEP	Porch, Enclosed	330	0	
FGR	Garage, Attached	676	0	
STP	Stoop	24	0	
UAT	Attic	676	0	
UBM	Basement, Unfinished	1,188	0	
		5,162	2,268	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,700	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.61
Depth 0
Assessed Value \$300,800

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$354,500	\$300,800	\$655,300

December 22, 2020

To Zoning Board of Appeals (Newburyport):

Memo for special Permit for Non-Conformities Criteria.

Re: 1 Hallisey Drive Newburyport, MA 01950

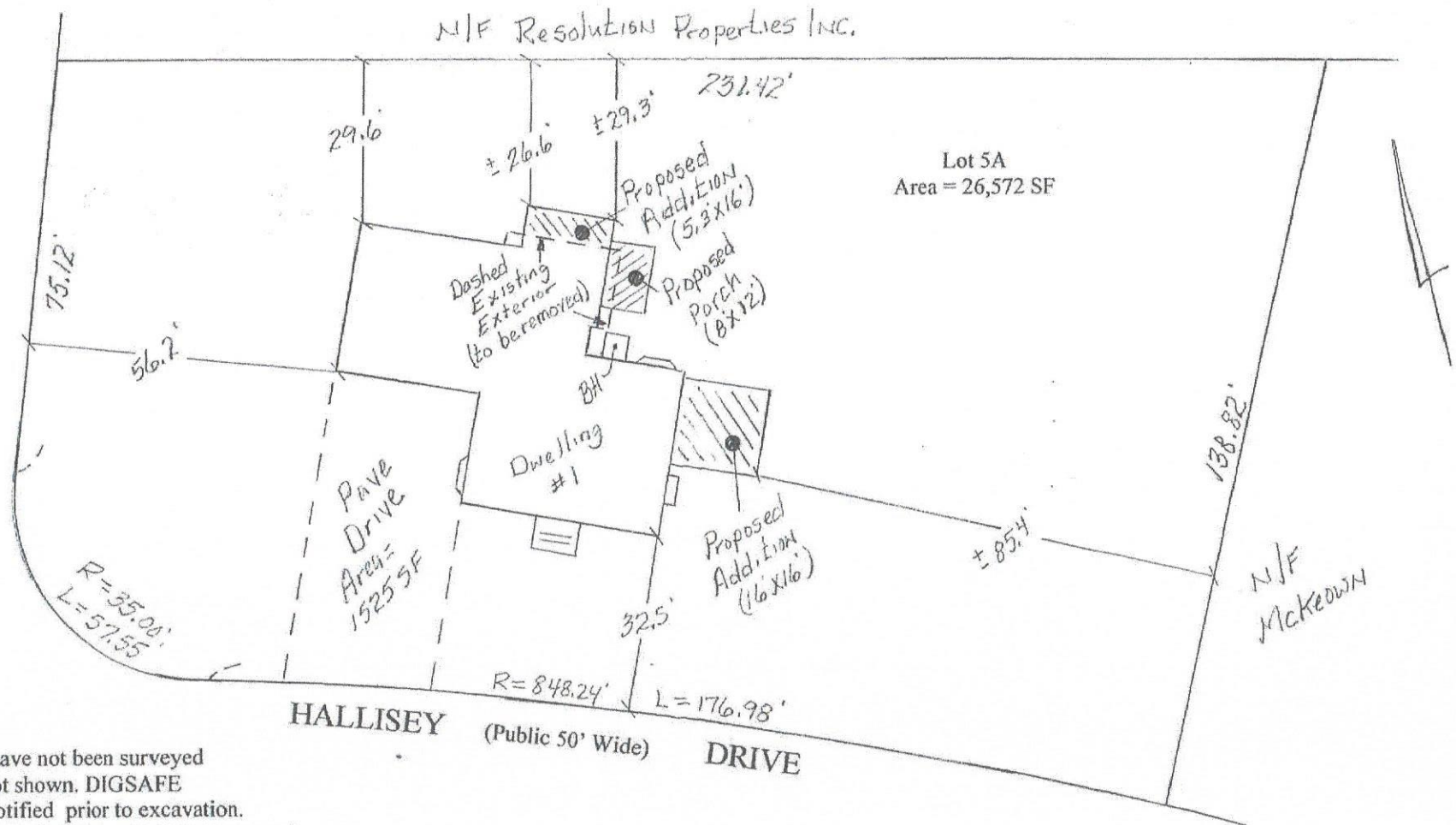
We are asking for permission to remove and replace an existing addition toward the rear and add a second addition to the right side of the current dwelling. The current space is being used as additional living space but needs to be updated. Since the current housing structure is non-conforming (per rear set-back on Bartram survey), we are asking for a continuance of the non-conformity in order to add square footage for the purpose of allowing the occupants to live comfortably on a single level. The rear building will add only 84.8 feet of additional space, however the change in roof pitch and building design will limit step-downs within the house which currently poses a hazard. The side addition is well within existing dimensional controls. Please refer to page 2 and attached plot plan (Rick Bartram survey) and new building plans (Jim House design). We believe that the new plan that we are proposing, will enhance the property and be an asset to the neighborhood.

Owners: Marc and Jennifer Vincent

A handwritten signature in cursive script that reads "Marc & Jennifer Vincent". The signature is written in black ink and is positioned below the typed name of the owners.

N/F Resolution Properties Inc.

PINE HILL ROAD



Notes: Utilities have not been surveyed and are not shown. DIGSAFE must be notified prior to excavation. This plan created from a Full Instrument Survey. Offsets to existing dwelling are to corner board.

SCALE: 1" = 30'



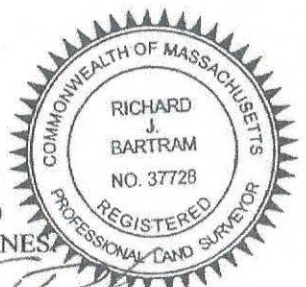
ASSESSORS:

ID 108-1

REFERENCES:

- Plan Book 345 Plan 23
- Plan Book 136 Plan 36
- Plan Book 168 Plan 86

I CERTIFY THAT THE DWELLING EXISTS AS SHOWN AND THAT THE PROPOSED IMPROVEMENTS ARE TO BE BUILT AS SHOWN WITH RESPECT TO THE LOT LINES.

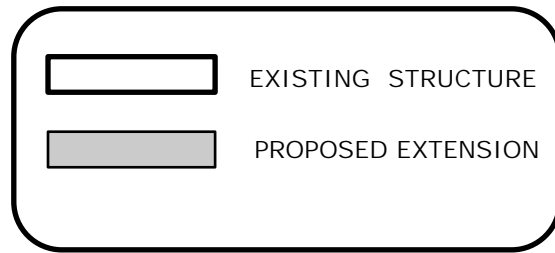


12/18/20 *[Signature]*
Date Professional Land Surveyor

Zoning District R-1

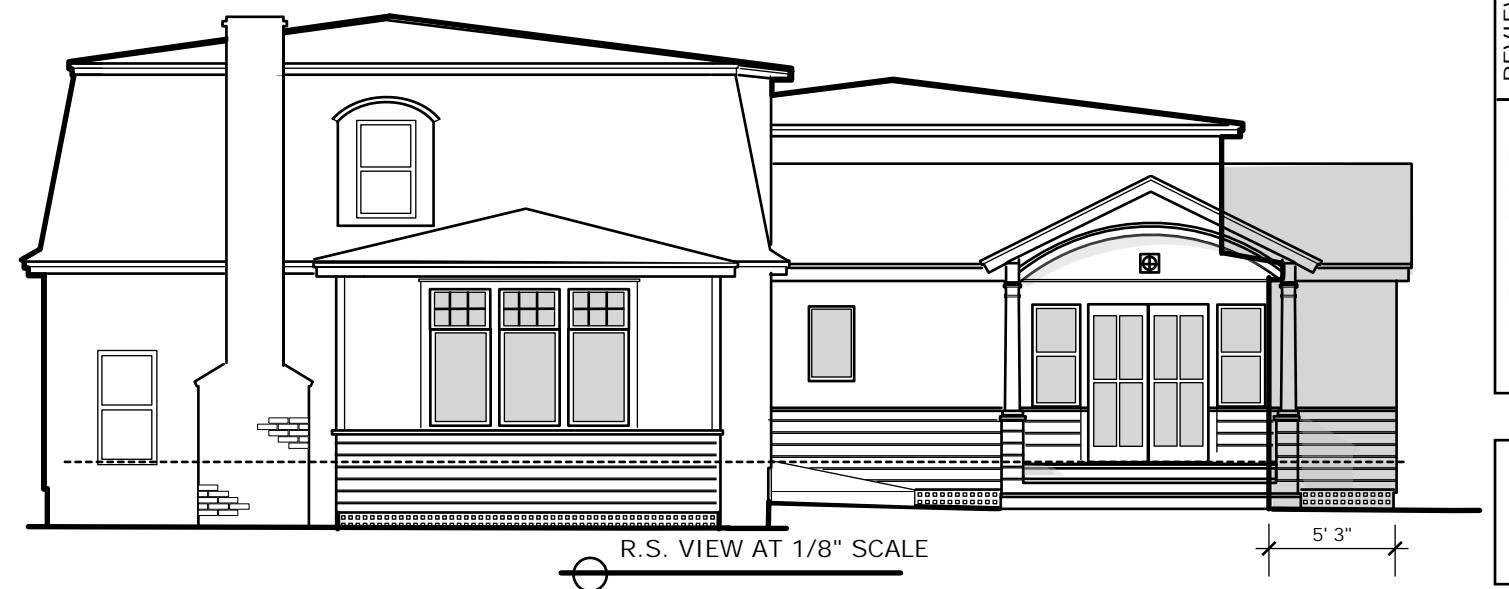
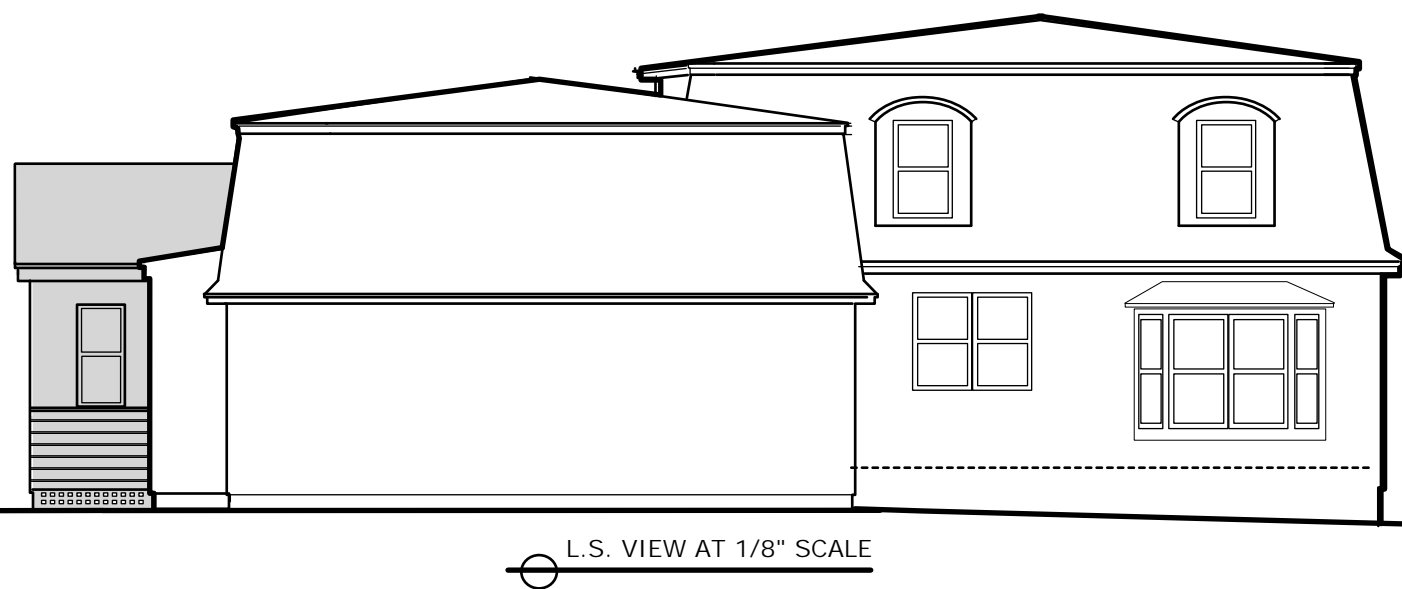
	Required	Existing	Proposed
Lot Area	20,000	26,572	26,572
Frontage	125	176.98	176.98
Front	30	32.5	32.5
Side	20	100.7	85.4
Rear	30	29.6	26.6
% Lot Coverage	20%	8.7%	10.2%
% Open Space	40%	85.6%	84.0%

EXHIBIT PLAN OF LAND
IN
NEWBURYPORT MA
1 HALLISEY DRIVE
PREPARED FOR
MARC VINCENT
Scale 1" = 30'
BARTRAM LAND SURVEY
2 Fruit Street Byfield MA 01922



 EXISTING STRUCTURE

 PROPOSED EXTENSION



1/8" Scale

PROJECT:
PROPOSED EXTENSION OF
PRE-EXTG. NON-CONFORMITY

OWNER:
VINCENT
#1 HALLISEY DR.
NEWBURYPORT MA

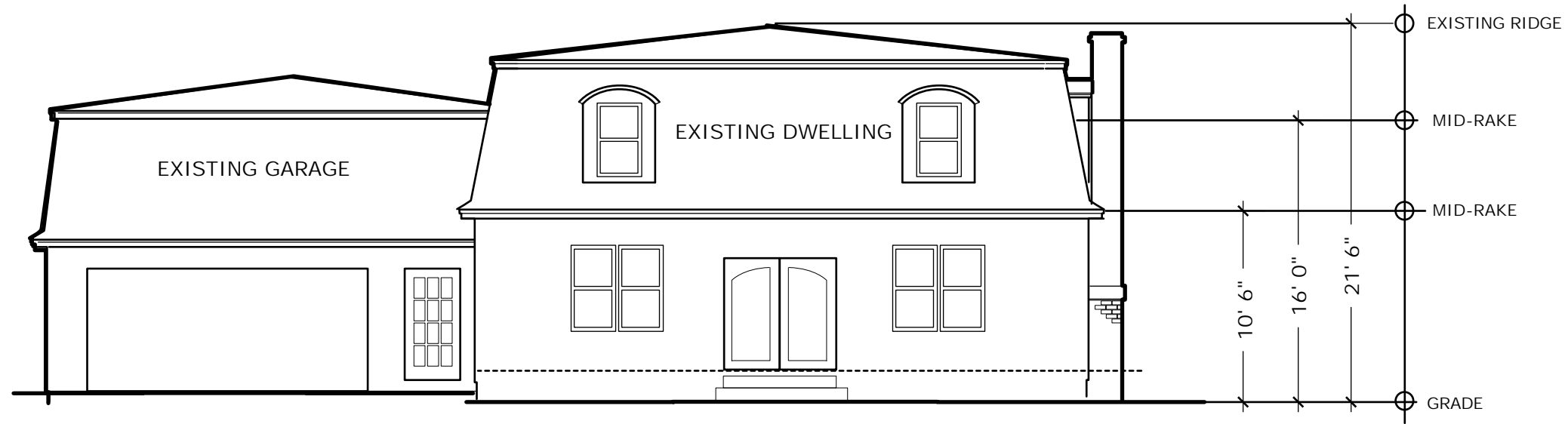
REVIEW: 12/28/2020

ZBA

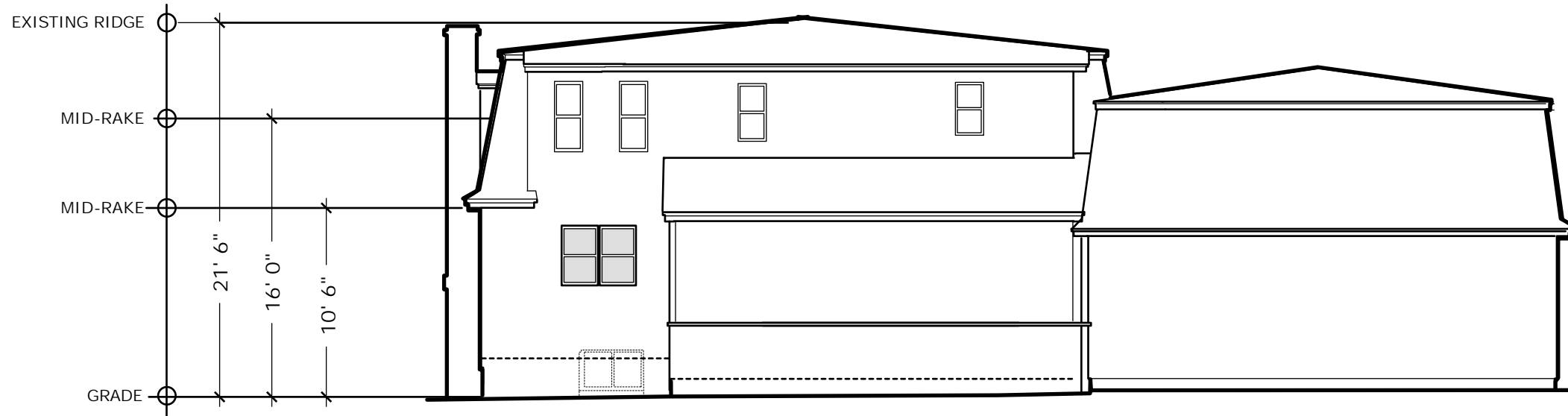
HOUSE

 DESIGN
 978 314-9178

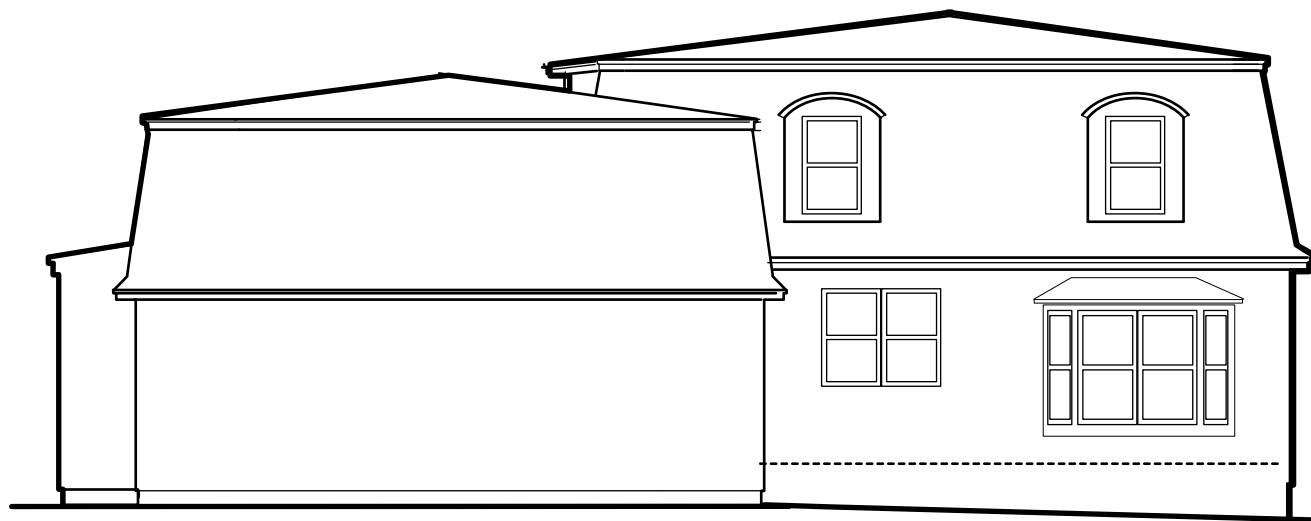
A1



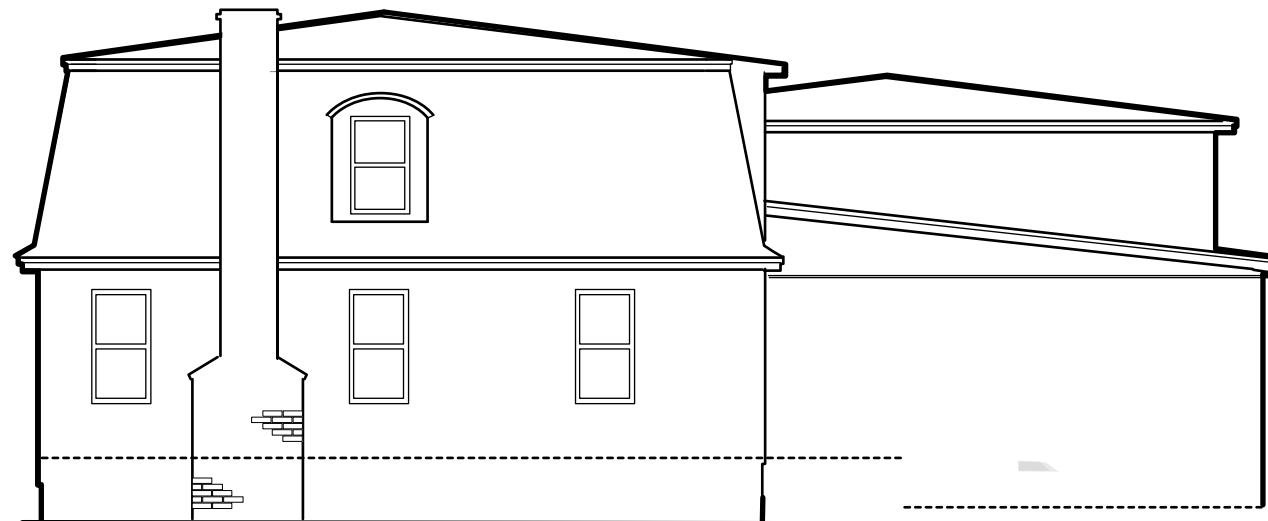
FRONT VIEW AT 1/8" SCALE



REAR VIEW AT 1/8" SCALE



L.S. VIEW AT 1/8" SCALE



R.S. VIEW AT 1/8" SCALE

1/8" Scale

PROJECT:

EXISTING CONDITIONS

OWNER:

VINCENT
#1 HALLISEY DR.
NEWBURYPORT MA

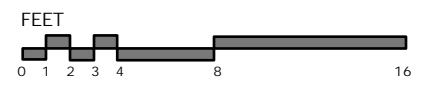
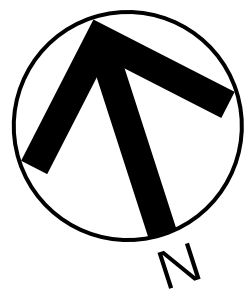
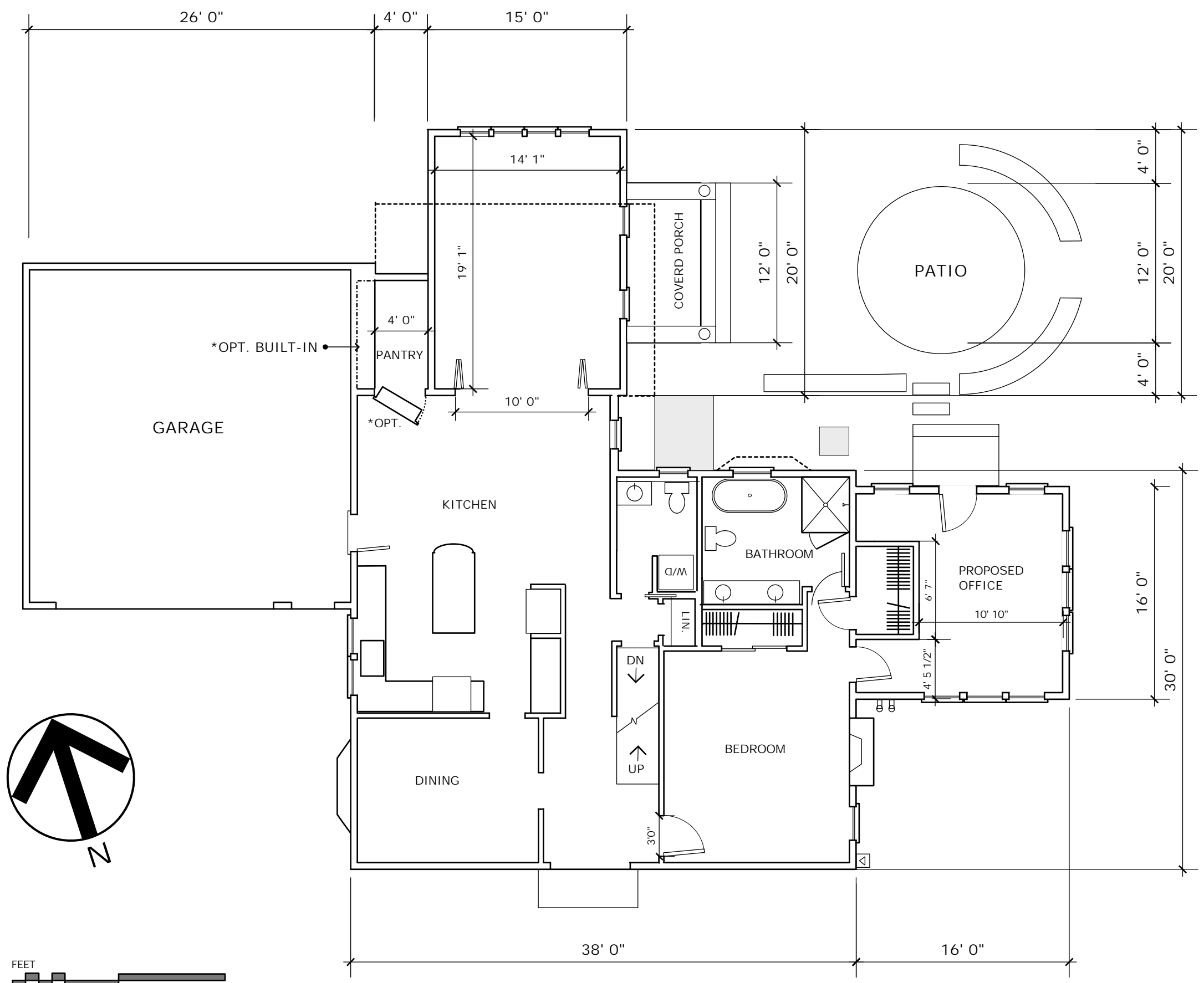
REVIEW: 12/28/2020

ZBA



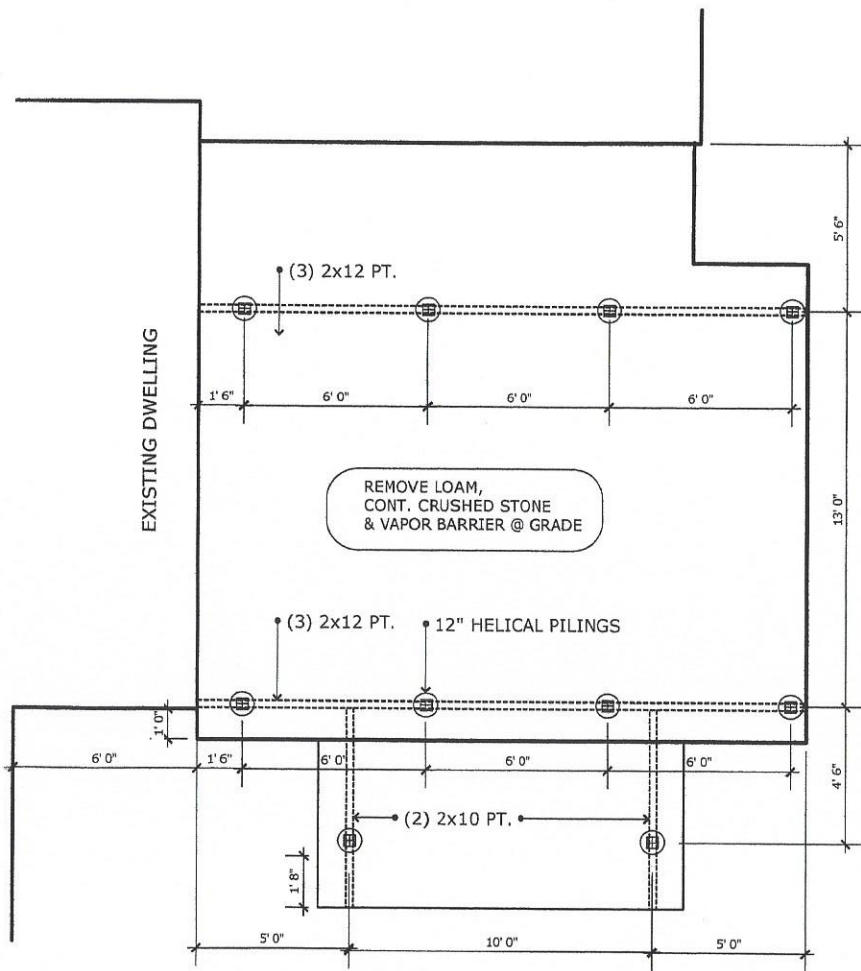
978 314-9178

A2

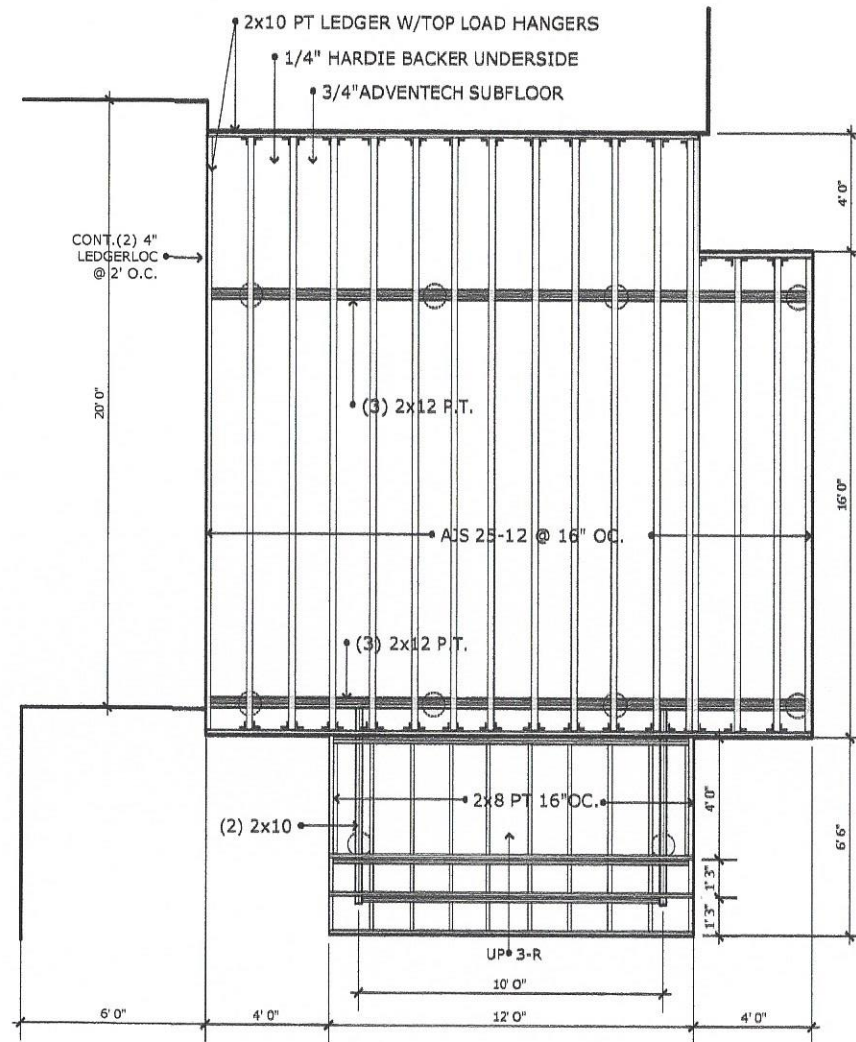


1/8" Scale	
PROJECT:	PROPOSED EXTENSION OF PRE-EXTG. NON-CONFORMITY
OWNER:	VINCENT #1 HALLISEY DR. NEWBURYPORT MA
REVIEW:	12/28/2020 ZBA
 HOUSE DESIGN 978 314-9178	

A3



FOUNDATION
1/4" = 1'0"



DECK FRAMING
1/4" = 1'0"

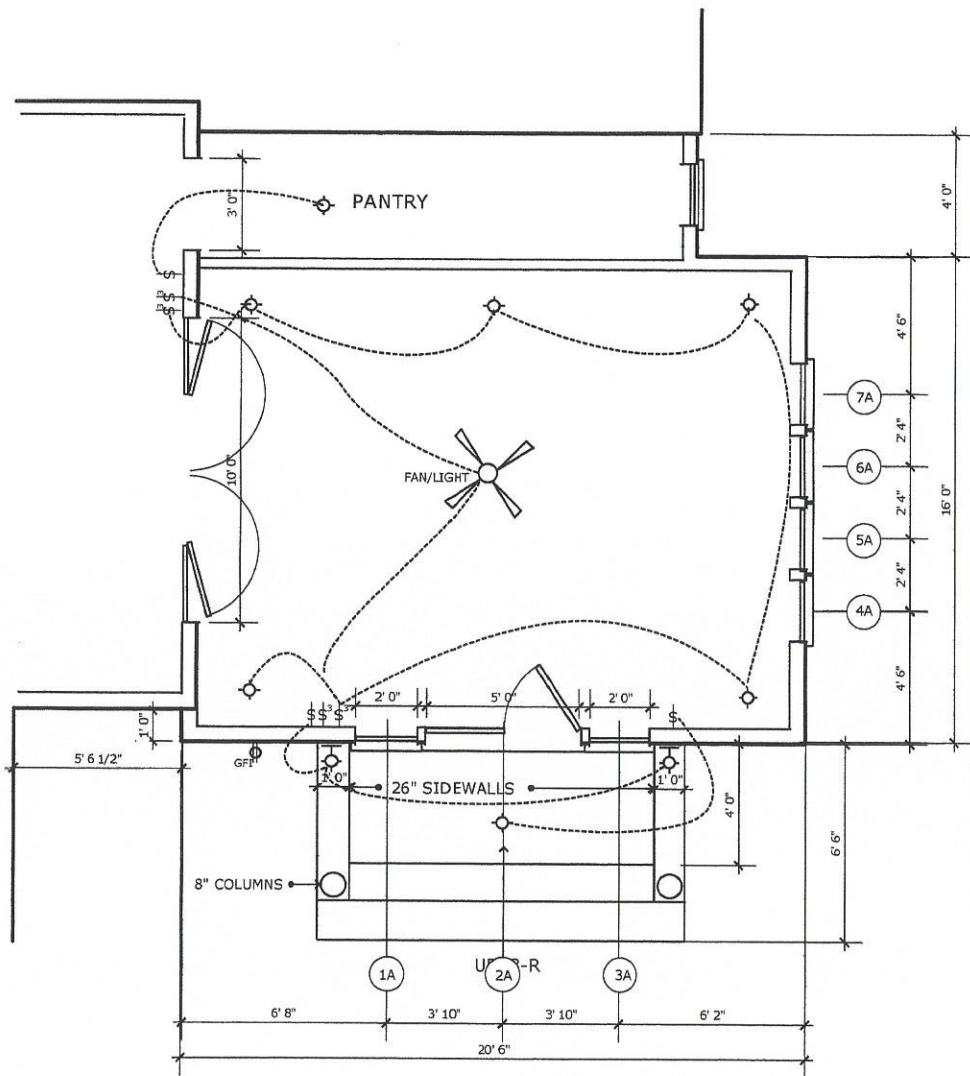
1/4" Scale

PROJECT: FOUNDATION AND DECK FRAMING PLAN

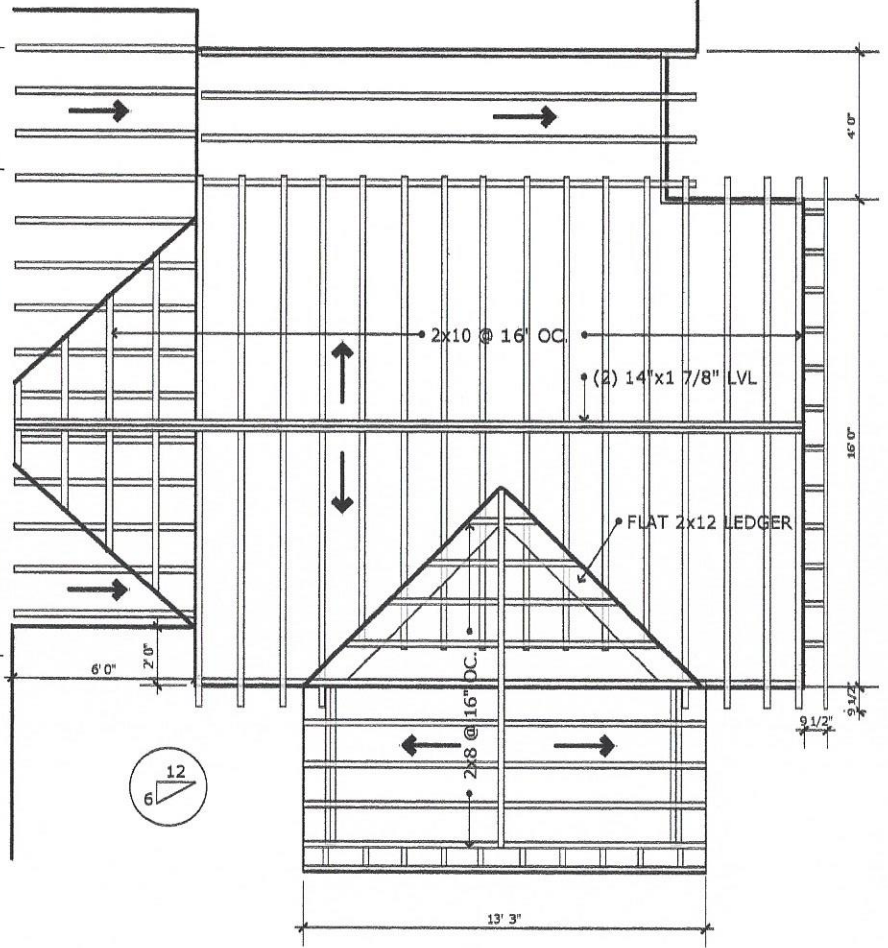
OWNER: VINCENT #1 HALLSEY DR. NEWBURYPORT MA

REVIEW: 12/14/2020 ZBA

HOUSE DESIGN 978 314-9178



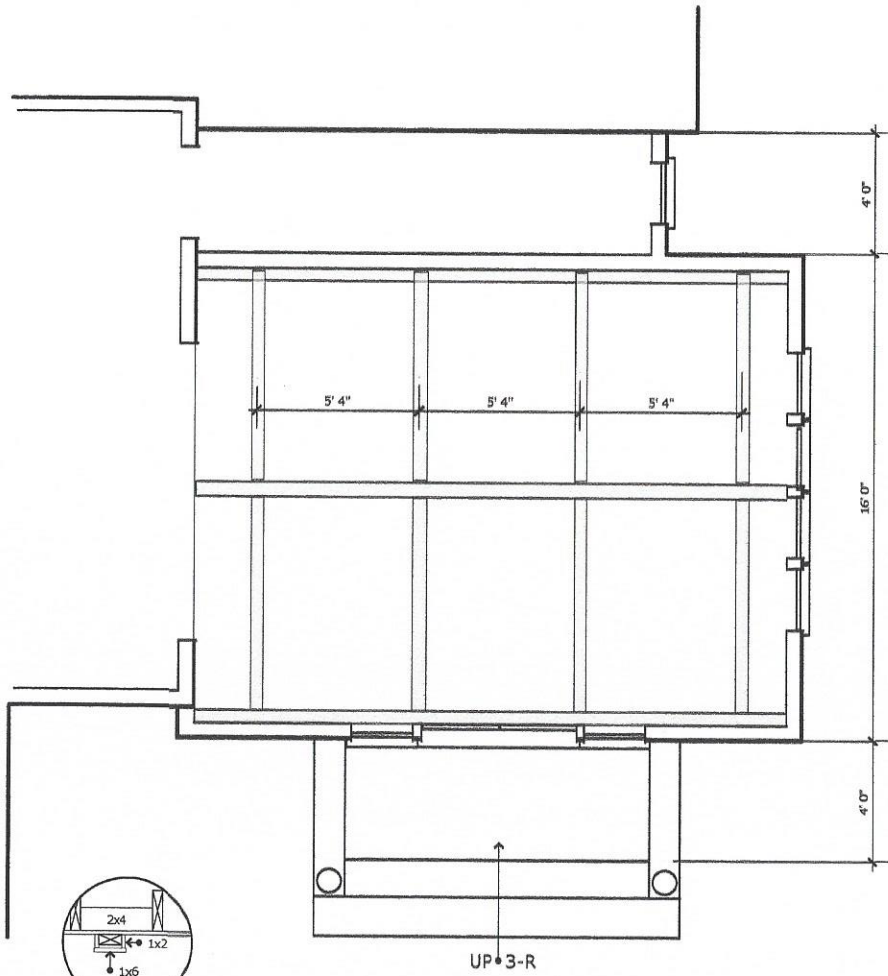
FLOOR PLAN
1/4" = 1'0"



RAFTER PLAN
1/4" = 1'0"

1/4" Scale
PROJECT: FLOOR PLAN RAFTER FRAMING PLAN
OWNER: VINCENT #1 HALLSEY DR. NEWBURYPORT MA
REVIEW: 12/04/2020 ZDA
HOUSE DESIGN 978 314-0178

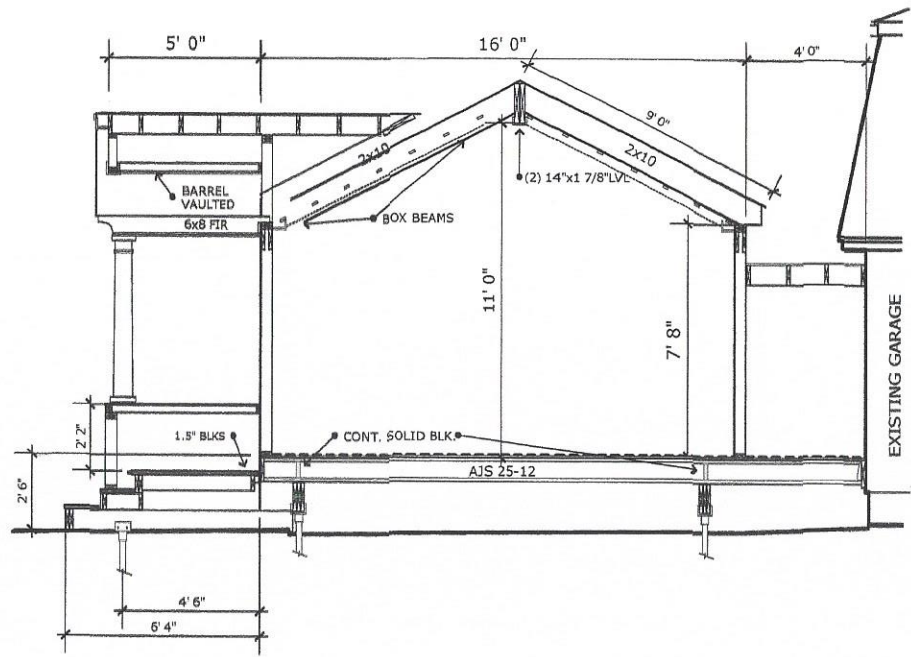
A5



CEILING FINISH T.B.D.

CEILING PLAN

1/4" = 1'0"



SECTION @ 1/4" SCALE

1/4" Scale

PROJECT:
CEILING PLAN
AND SECTION

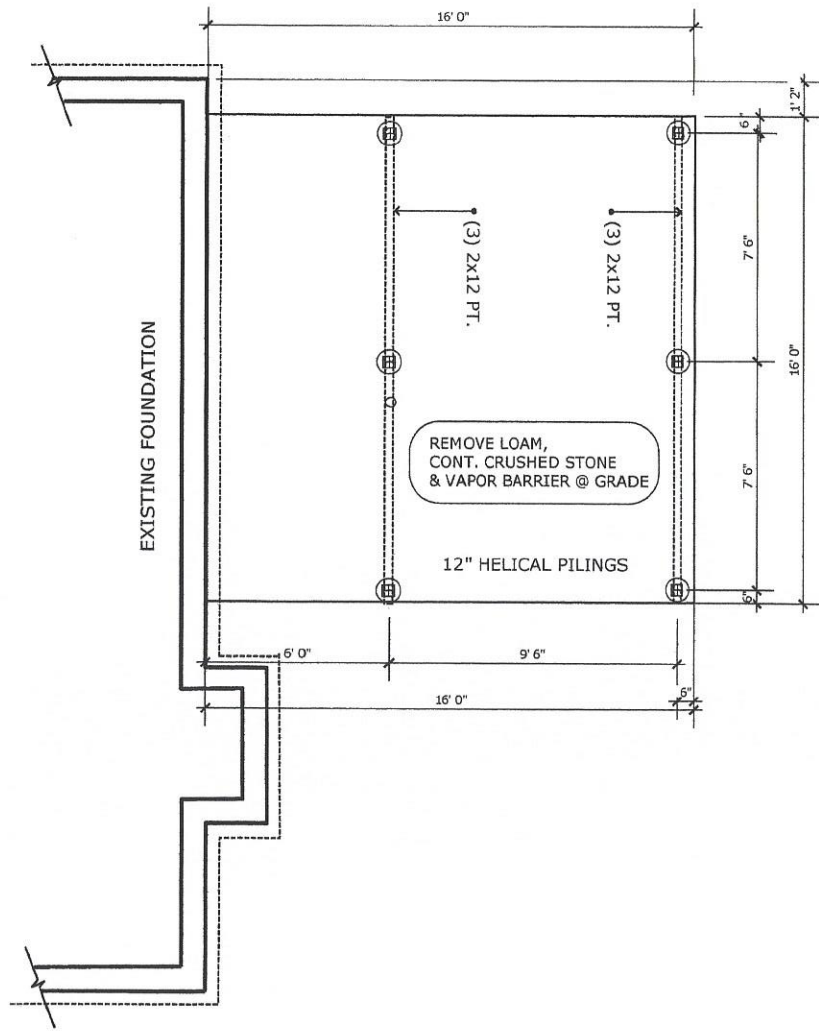
OWNER:
VINCENT
#1 HALLSEY DR.
NEWBURYPORT MA

REVIEW: 12/14/2020

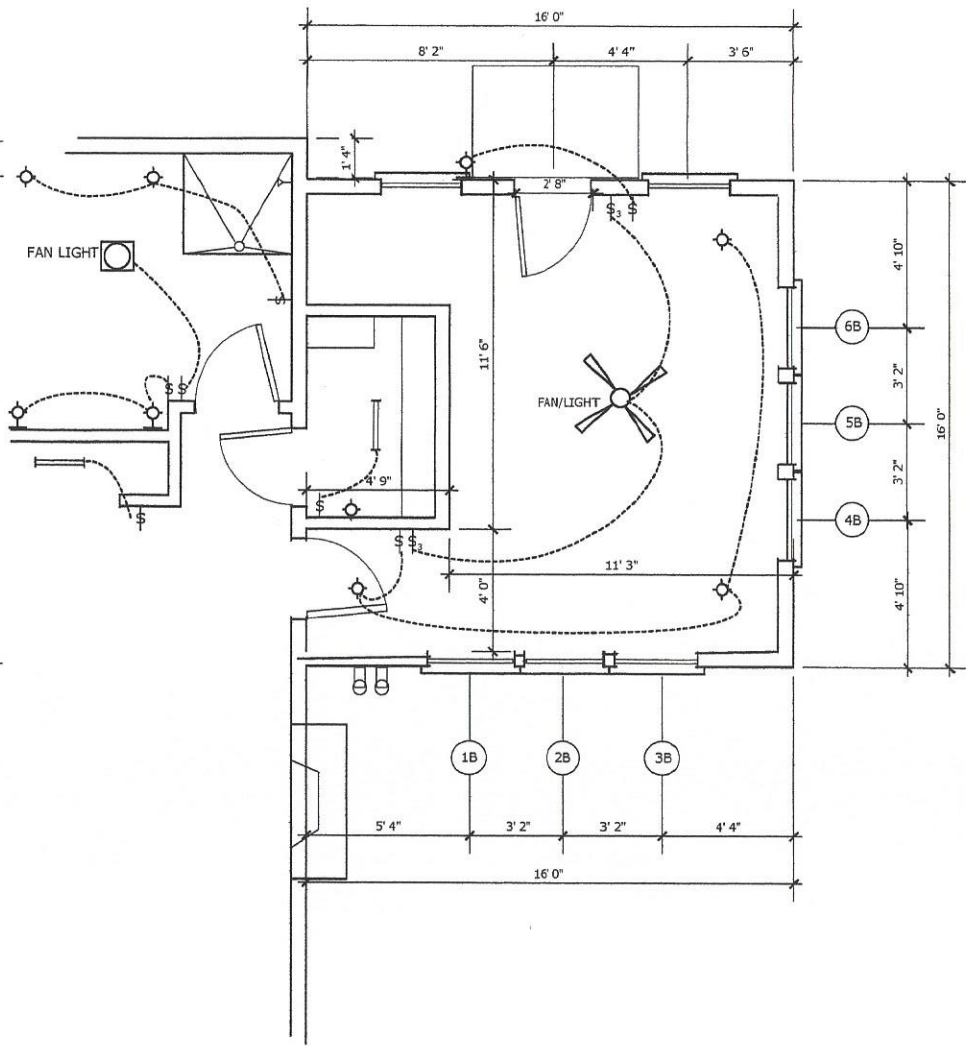
ZBA

HOUSE
DESIGN
978 334-9178

A6



FOUNDATION PLAN
1/4" = 1'0"



FIRST FLOOR PLAN
1/4" = 1'0"

1/4" Scale

PROJECT:
SUNROOM
FOUNDATION
FLOOR PLAN

OWNER:
VINCENT
#1 HALLSEY DR.
NEWBURYPORT MA

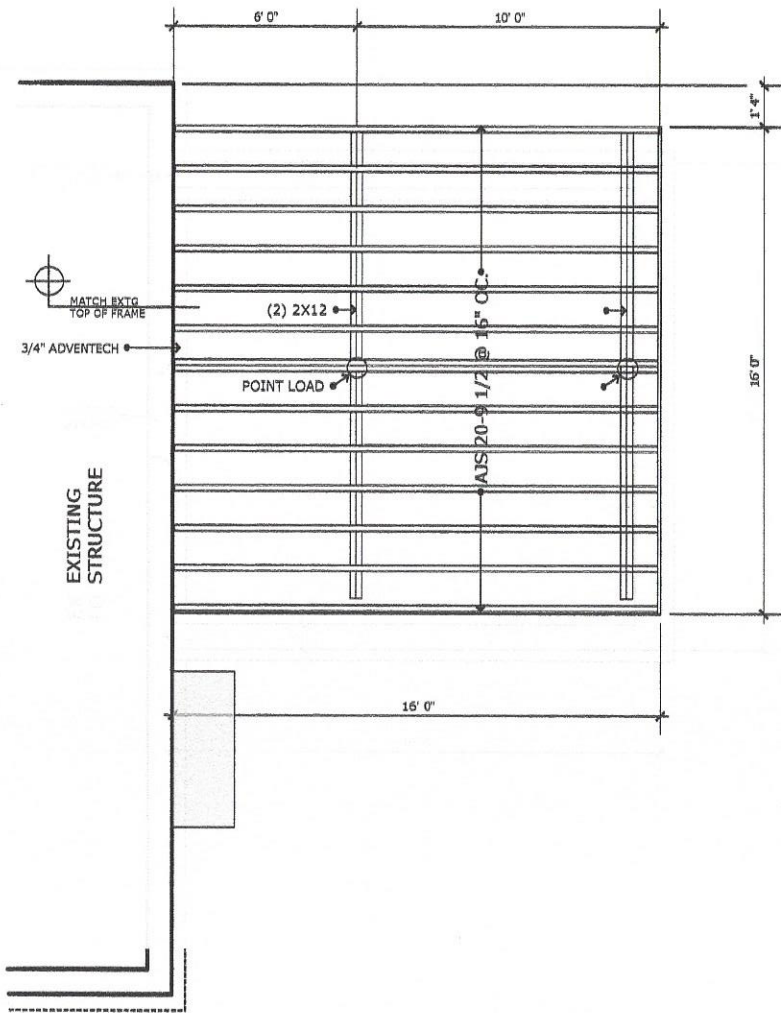
REVIEW: 12/14/2020

ZBA



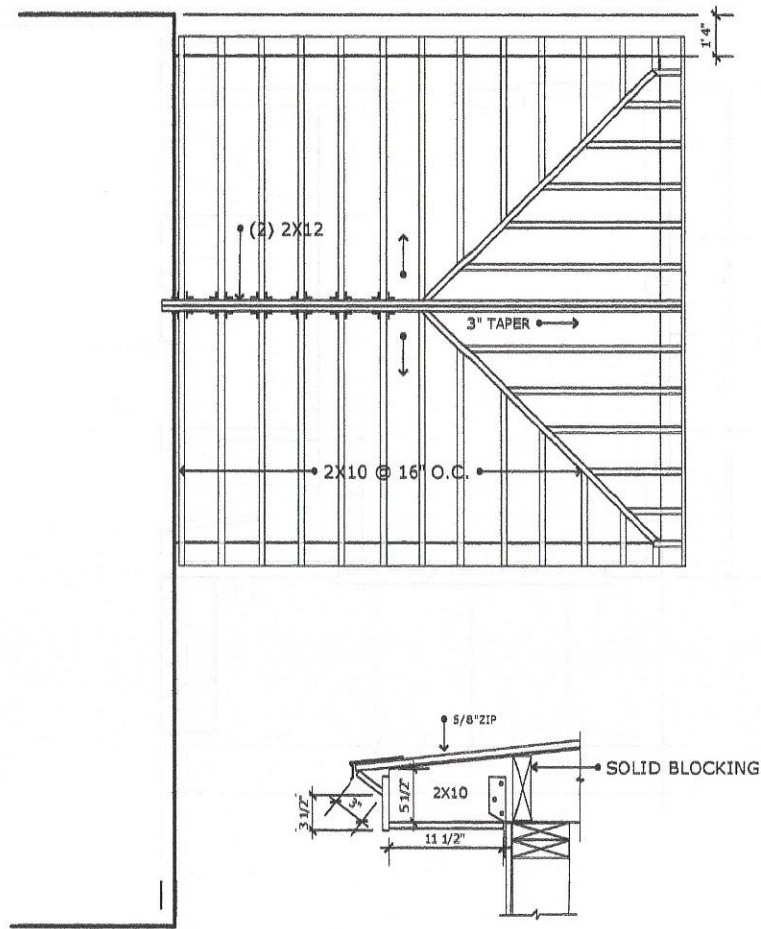
978 314-9178

A7



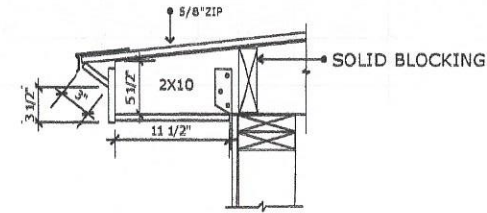
FLOOR FRAMING PLAN

1/4"=1'0"

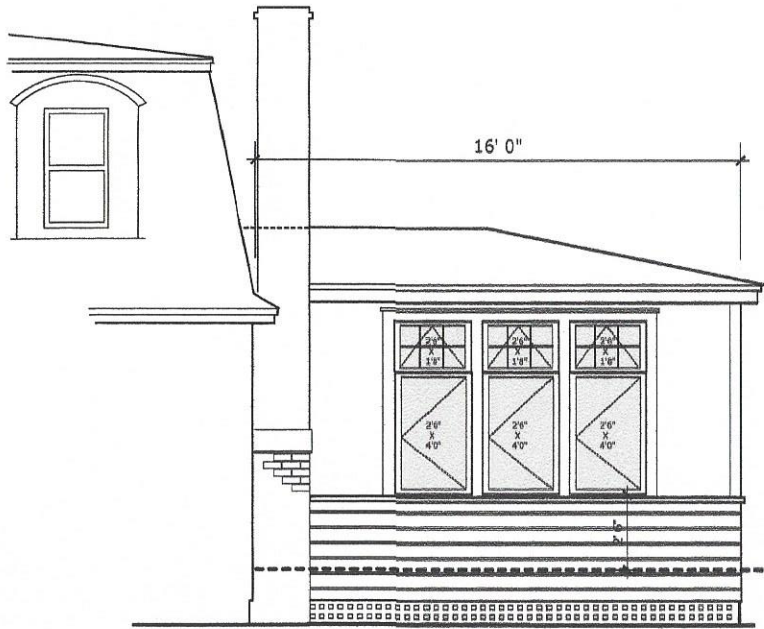


RAFTER PLAN

1/4"=1'0"



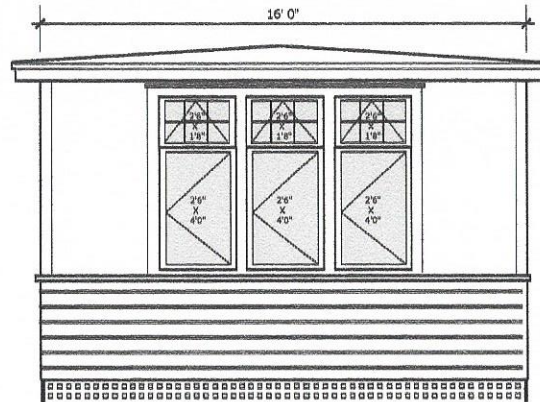
1/4" Scale
PROJECT: SUBROOM FLOOR FRAMING RAFTER PLAN
OWNER: VINCENT #1 HALLSEY DR. NEWBURYPORT MA
REVIEW: 12/14/2020
ZBA
HOUSE DESIGN 978 314-9178



FRONT VIEW AT 1/4" SCALE



REAR VIEW AT 1/4" SCALE



R.S. VIEW AT 1/4" SCALE

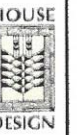
1/4" Scale

PROJECT:
SUNROOM
ELEVATIONS

OWNER:
VINCENT
#1 HALLSEY DR.
NEWBURYPORT MA

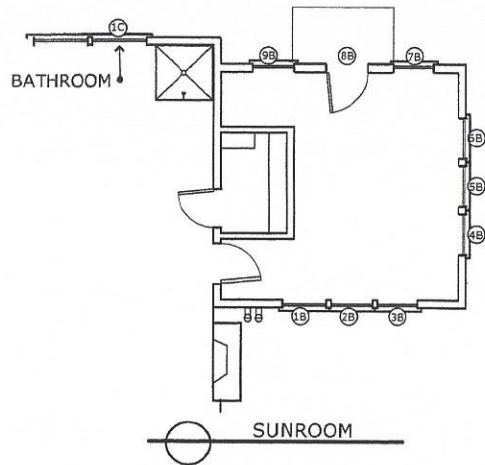
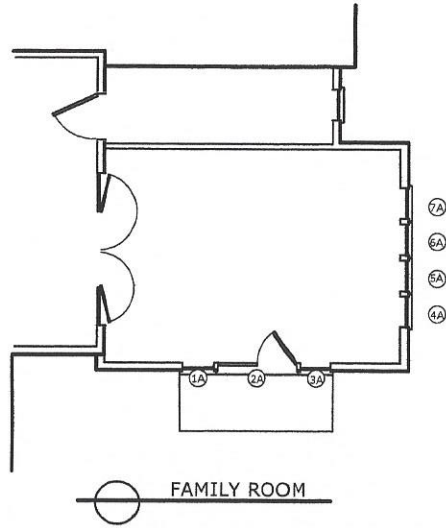
REVIEW: 12/14/2020

ZBA



978 314-9178

A9



UNIT	TYPE	R.O.	HDR.	SILL	
A-1	DH	2'0 x 6'0"	83 "	30"	TEMPERED
A-2	FR.DR. RH	62" x 83"	83"		TEMPERED
A-3	DH	24" X 51"	83 "	30"	TEMPERED
A-4	AWN/CSMT (RH)	4/1 LITE, 3" MULL	24" x 72"	100"	24"
A-5	AWN/CSMT (RH)	4/1 LITE, 3" MULL	24" x 72"	100"	24"
A-6	AWN/CSMT (LH)	4/1 LITE, 3" MULL	24" x 72"	100"	24"
A-7	AWN/CSMT (LH)	4/1 LITE, 3" MULL	24" x 72"	100"	24"
B-1	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-2	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-3	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-4	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-5	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-6	AWN/CSMT (RH)	6/1 LITE, MULL	30" x 68"	98 "	30"
B-7	AWN/CSMT (RH)	6/1 LITE, MULL	23" x 68"	98"	30"
B-8	12 LITE (LH)	35" x 83"	83"		TEMPERED
B-9	AWN/CSMT (LH)	30" x 68"	98 "	30"	
					TEMPERED
C-1	T.B.D. (POSSIBLE SALVAGE)	48" x 42"	*VERIFY		

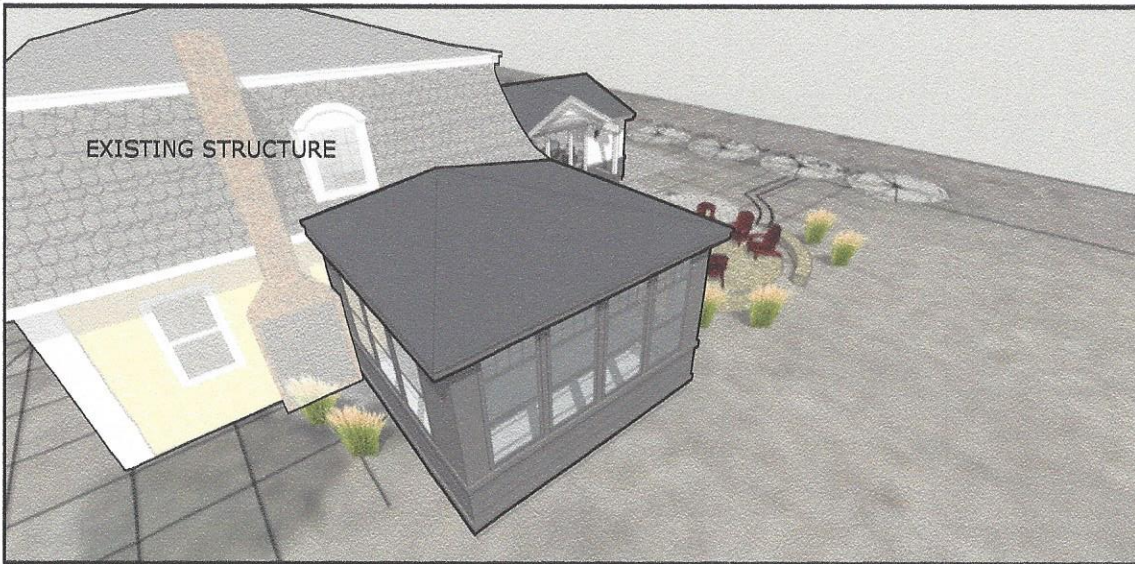
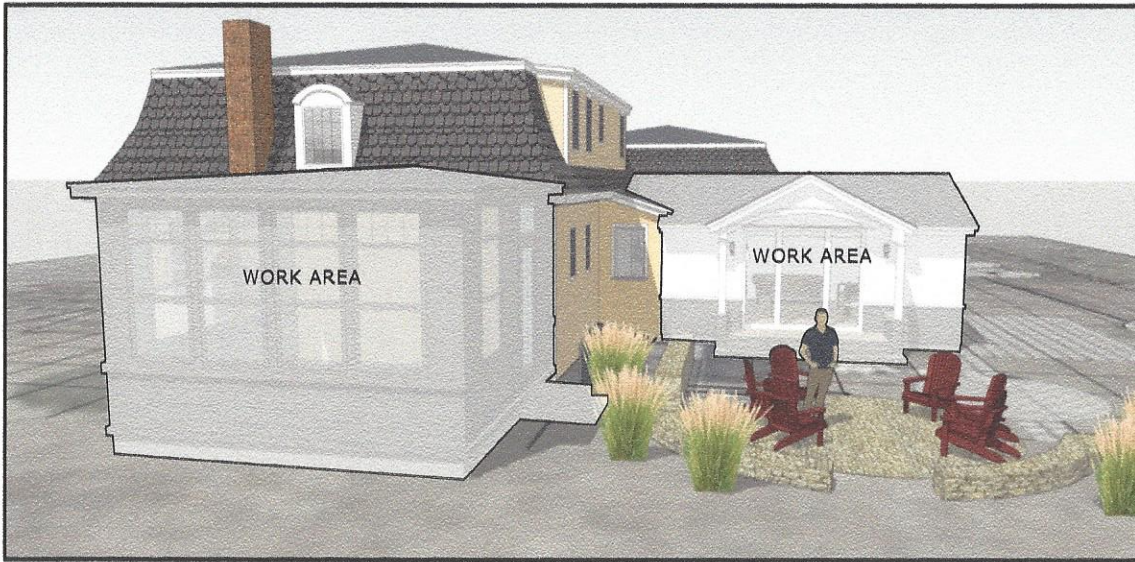
*ALL R.O.s ARE CURRENTLY PLACE-HOLDERS UNTIL BRAND IS CONFIRMED
 *ALL UNITS WILL BE 6 9/16 JAMB, SDL MUNTONS

PROJECT: WINDOW SCHEDULE

OWNER: VINCENT HALLSEY DR. NEWBURYPORT MA

REVIEW: 12/14/2020
 PROGRESS PRINT
 NOT FOR CONSTRUCTION

HOUSE DESIGN
 978 314-9178



PROJECT:	OWNER:	REVIEW:	HOUSE DESIGN 978 314-9178
CONCEPT	VINCENT # 1 HALLSEY DR. NEWBURYPORT MA	12/14/20 PROGRESS PRINT ZBA	

