

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

Petitioner: Alexander and Mary Bruce Rae-Grant c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 20 Atwood Street, Newburyport, MA 01950

Map and Lot(s): Map 19; Lot 12 Zoning District: R2/DCOD

Book and Page(s): Book 36213; Page 235

Owner(s) Name: Alexander and Mary Bruce Rae-Grant

Mailing Address (if different): 20 Atwood Street, Newburyport, MA 01950

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

Description of request:
Construct two additions to preexisting nonconforming single family structure resulting in extension of nonconforming rear yard setback and construction of new shed extending side yard setback nonconformity.

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 s.f.	5,064 s.f.	5,064 s.f.
Frontage	90 ft.	65.34 ft.	65.34 ft.
Height*	35 ft.	28'6" (house)	28'6" (house)
Max. Lot Coverage (%)**	25%	24.3%	30.2% (see var. app.)
Min. Open Space (%)***	40%	65.1%	59.7%
Primary Front Setback	25 ft.	2.8 ft.	2.8 ft.
Side A Setback/Secondary Front Setback	10 ft.	14.5 ft. (house)	14.5 ft. (house)
Side B Setback	10 ft.	18.2 ft.	18.2 ft.
Rear Setback	25 ft.	16.9 ft.	15.3 ft.
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.

→ Same as petitioner

 Petitioner

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

Wendy Bruce S. Carr, Jant

 Owner (if different)