20 Atwood Street, Newburyport

Application for

Special Permit for Non-Conformities and Variance

June 22, 2021



20 Atwood Street, Newburyport Existing Conditions

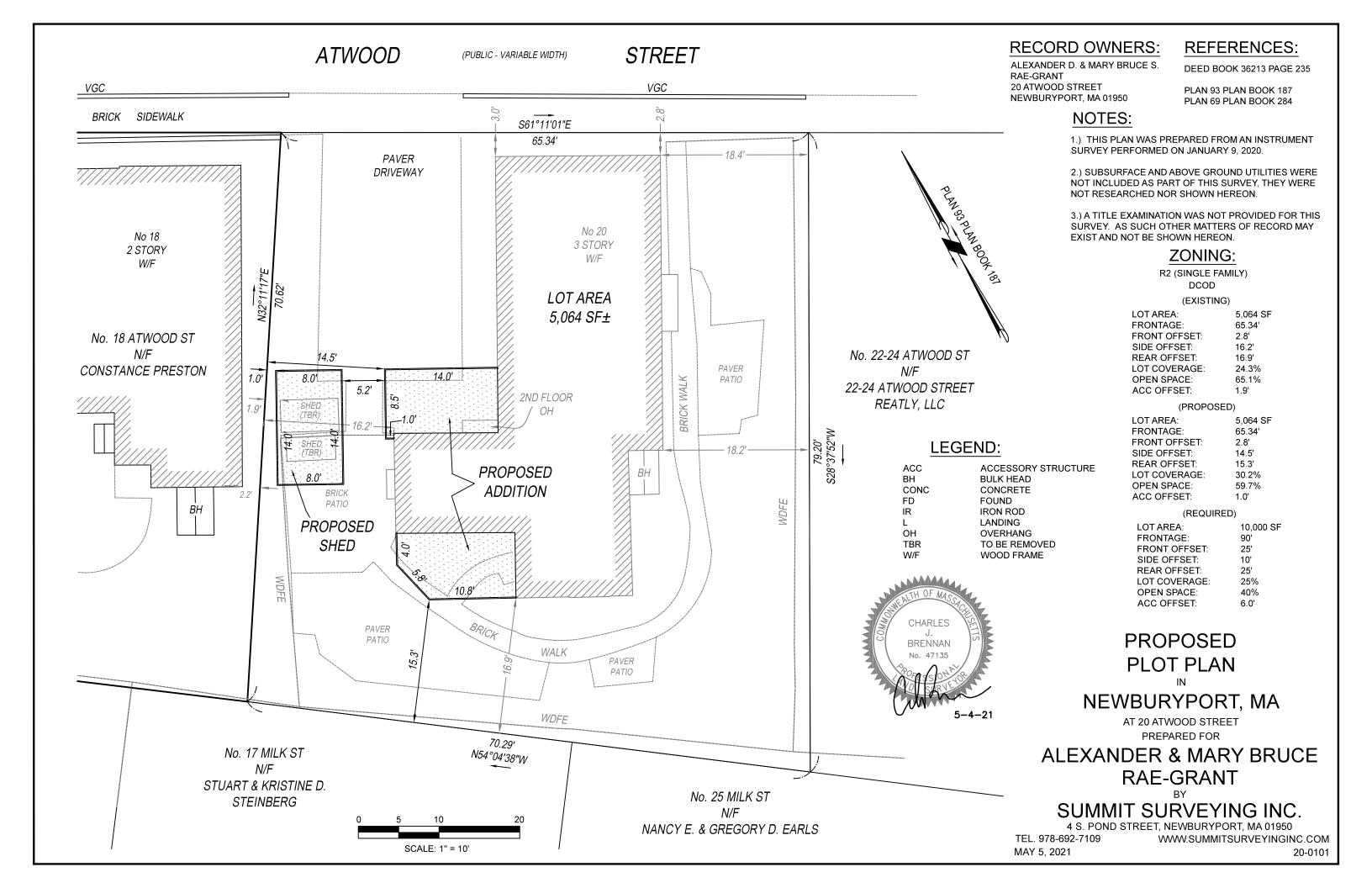
Existing Conditions

- Located in R-2 and DCOD District.
- Two nonconforming sheds on the west side of the property that applicant is proposing to remove.
 - Existing side yard setback nonconformity being 1.9 Feet from side boundary where 6 feet are required.
- Single Family Home with existing nonconformities:
 - Frontage: Requires 90 feet where lot has 65.34 feet.
 - Lot Size: Requires 10,000 Sq. Ft. where the Lot is 5,064 Sq. Ft.
 - Front Yard Setback: 25 feet required where currently is 2.8 feet.
 - Rear Yard Setback: 25 feet required where currently is 16.9 feet.
- DCOD not triggered: removing less than 25% of existing walls.

20 Atwood Street, Newburyport Proposed Applications

Proposed Applications

- Remove existing sheds and replace with new shed and construct two one-story additions to single family home.
- Special Permit to "Extend" existing side setback nonconformity of the shed(s) and rear nonconformity of the single family home:
 - New shed will be 1 foot from side boundary where existing is 1.9 feet.
 - Rear addition will be 15.3 feet from rear boundary where existing is 16.9 feet.
- Variance: New nonconformity created as new shed and additions bring lot coverage to 30.2% where 25% is the maximum. (Existing coverage is 24.3%).







SET

SONING

Mary Bruce & Alex Rae Grant
20 Atwood Street
Newburyport, MA 01950

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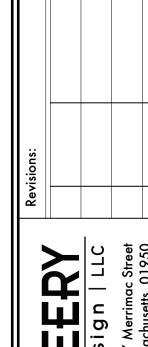


SET

SONING

Mary Bruce & Alex Rae Grant

Proposed Exterior Elevations





Existing View From the North



Existing View From the South



Proposed View From the South



Proposed View From the North













Criteria for Special Permit for Nonconformities:

- 1. That there will be no addition of a new nonconformity;
 - Here, applicant is asking for variance for new nonconformity.
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.
 - While "intensifying" existing rear yard nonconformity, this is because of the unusual lot shape that moves inwardly at an angle. Rear addition itself is on the same plane as the existing structure.
 - Purpose of the additions is to provide more living space on first floor.
 - Applicant careful to keep size and scale of additions in keeping with nature and scale of historic homes on Atwood Street.
 - Proposed shed replaces existing sheds with more uniform and functional structure. Provides barrier to back yard, as well as neighboring yard.
 - Abutter support from 18 Atwood Street (direct side abutter); 22-24 Atwood Street (direct side abutter); and 17 Milk Street (direct rear abutter).

Variance:

- Property has odd shape with uneven boundary lines and unique structure that poses exceptional difficulties and undue hardship.
- Does not derogate from intent of Zoning Ordinance as additions and shed will help maintain property values compared to the existing conditions on the property.
- Not detrimental to neighborhood as there will be no negative impacts on neighbors. Closest abutters support the project. New shed is in similar location as existing sheds. Increased density of the property consistent with South End neighborhood. Applicant and neighbor will continue to be able to access sides of their buildings.
- Applicant has insufficient storage space and intends to provide practical space without constructing a garage.
- Existing sheds are small, not functional, nor practicable for use.
- Historic nature of the home makes upward expansion untenable.
 - Vertical additions would greatly diminish the historical "salt box" additions to the structure.
 - Instead, proposing to build horizontally which affects lot coverage.
- No special privilege as proposal is consistent with the surrounding properties that have similar density.

