

**25 Chestnut Street,
Newburyport**

Application for
Special Permit for Non-Conformities

April 27, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**25 Chestnut Street,
Newburyport**
Existing Conditions

Existing Conditions

- Located in R-2 and DCOD District.
- Existing Structure has numerous prior additions added onto it.
- Existing nonconformities:
 - Lot Size: Requires 10,000 Sq. Ft. where the Lot has 5,792 Sq. Ft.
 - Front Yard Setback: 25 feet required where currently is 3.8 feet.
 - Side Yard Setback: 10 feet required where west side setback is 5.5 feet.
 - Rear Yard Setback: 25 feet required where currently is 3 feet.
 - Maximum Lot Coverage: 25% where lot coverage currently is 35.7%.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION (FRONT)



SOUTHEAST CORNER

Proposed Application

25 Chestnut Street, Newburyport Proposed Application

- Construct two minor additions onto single family structure.
 - One is a 11'x10' addition to the side/rear of the structure and other is 8'x17' addition to the front/side of the structure.
 - Combined, the two additions adding only 246 square feet to the structure.
- Additions “extend” existing nonconformities but create no new ones, nor move any closer to the boundaries:
 - Side/Rear addition will be 6.5 feet from the side boundary, but there is the existing setback of 5.5 feet on this same side. Will be 18.5 feet away from rear boundary, much farther away than existing 3 foot rear setback.
 - Front/Side addition will extend existing nonconforming 3.8 foot front setback by 8 feet along Chestnut Street but is not moving it closer to the front boundary.
 - Lot Coverage modestly increasing from 35.7% to 38.1%.

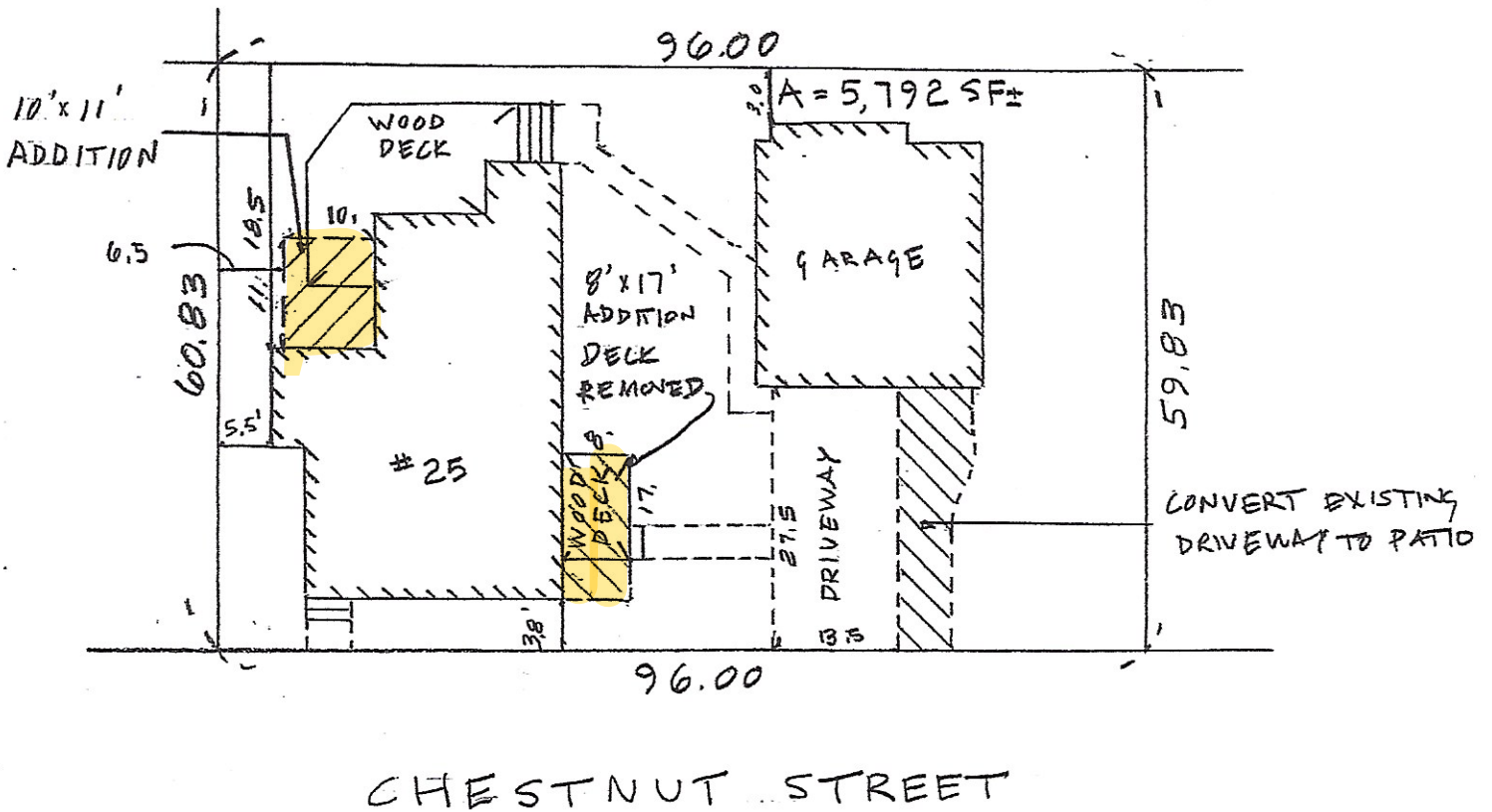
CERTIFIED PLOT PLAN



ZONING RESIDENTIAL 2 (R2)

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	5792 SF *	5792 SF (NC)
MIN FRONTAGE	90 FEET	96 FEET	96 FEET (NC)
FRONT	25 FEET	3.8 FEET *	3.8 FEET (NC)
SIDE	10 FEET	5.5 FEET *	6.5 FEET (NC)
REAR	25 FEET	3.0 FEET *	18.5 FEET (NC)
% LOT COVERAGE	25%	35.7% *	38.1%
% OPEN SPACE	40%	38.7%	39.9%

* DENOTES PRE-EXISTING NON CONFORMANCE
TOTAL OF NEW FLOORING ADDED = 246 SF



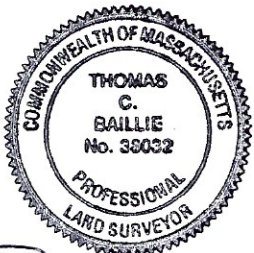
ESSEX COUNTY

DEED REFERENCE:
BK. 37149 PG. 418
CERT. NO.

PLAN REFERENCE:
PL. BK. 467 PL. 95

I hereby certify that the existing structures are located as shown and were not in violation of the zoning bylaws at the time of construction, or are exempt from violation enforcement action under, Chapter 40A Section 7 of the Mass. General Laws. The structures are located in Zone X according to the following F.E.M.A. map. Note: Zone X represents areas of minimal flooding.

FLOOD HAZARD COMMUNITY NO. 25009C
BOUNDARY MAP NO. 0136G EFFECTIVE: 16 JUL 14



REGISTERED LAND SURVEYOR

DATE: 3-12-2021

PLAN OF LAND IN NEWBURYPORT

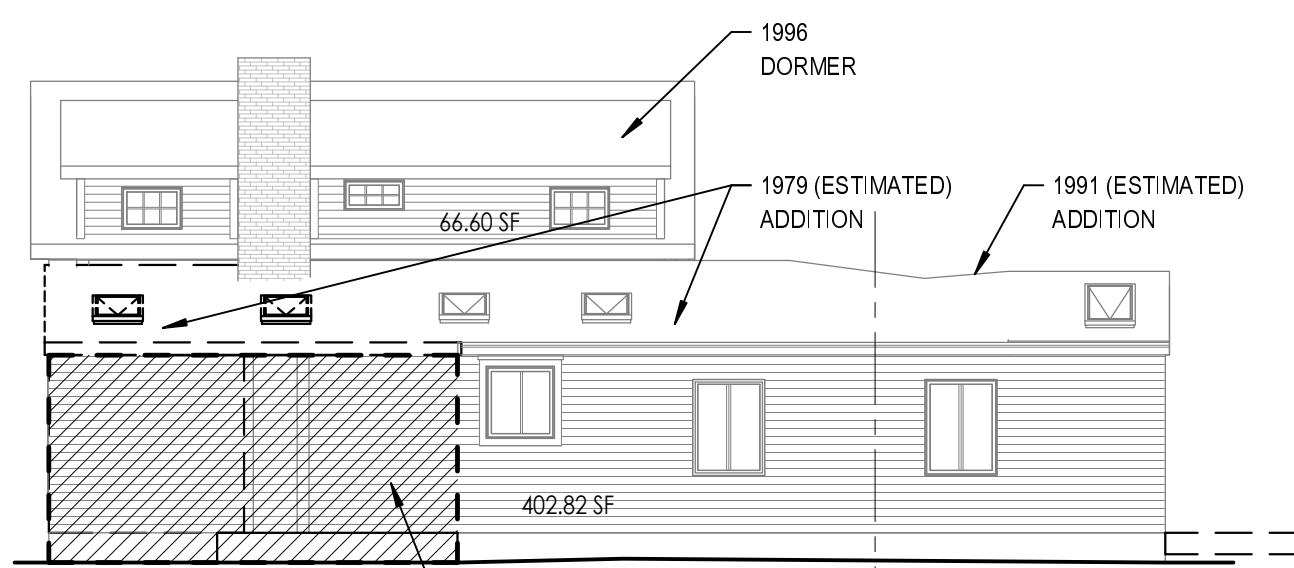
PREPARED FOR:

DAMIEN & JILL BAILEY
25 CHESTNUT STREET
NEWBURYPORT, MA 01950

SCALE: 1" = 20 FT

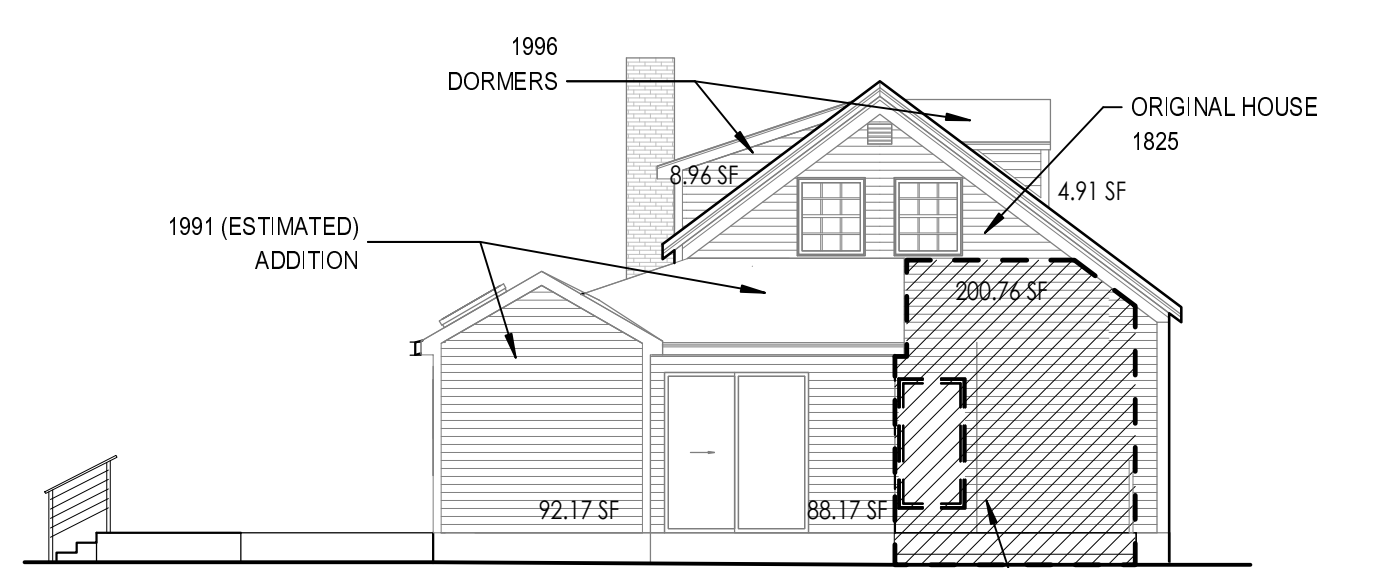
BAILLIE & COMPANY LAND SURVEYING & RESEARCH

35 MARLBORO STREET
NEWBURYPORT, MA 01950
EMAIL: bailliesurvey@gmail.com



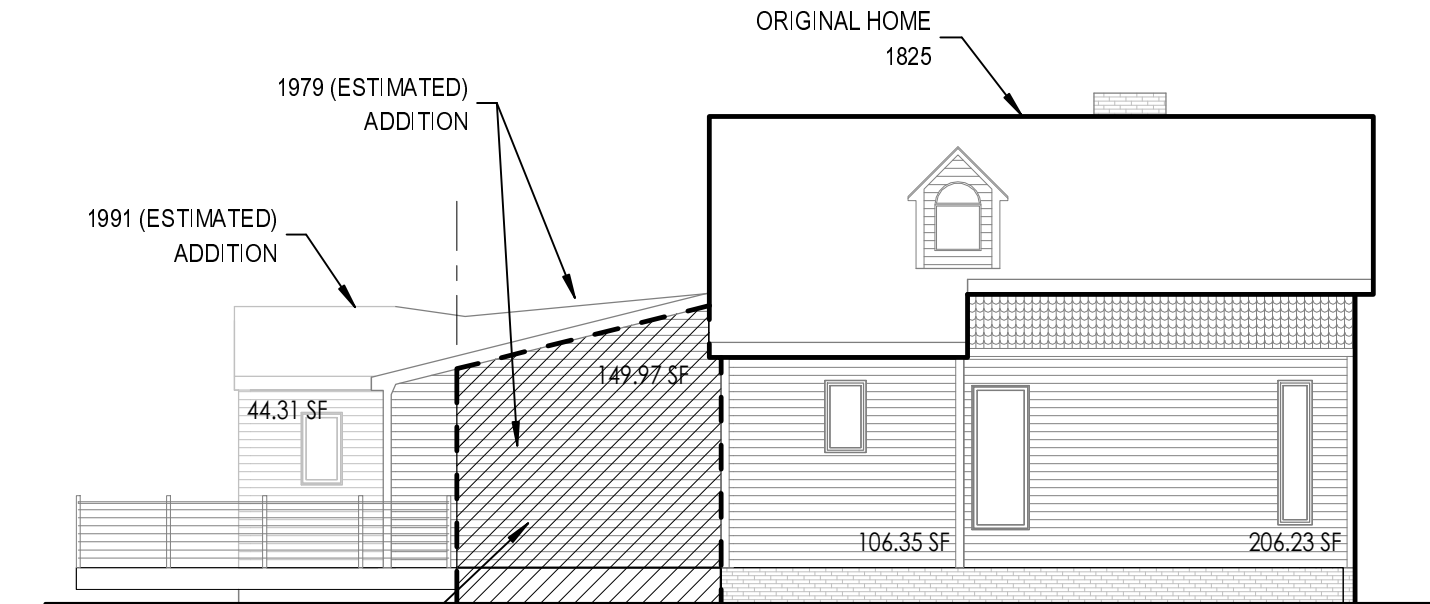
EAST ELEVATIONS

EXISTING FACADE AREA: 469.42 SF
 PROPOSED DEMO: 146.82 SF



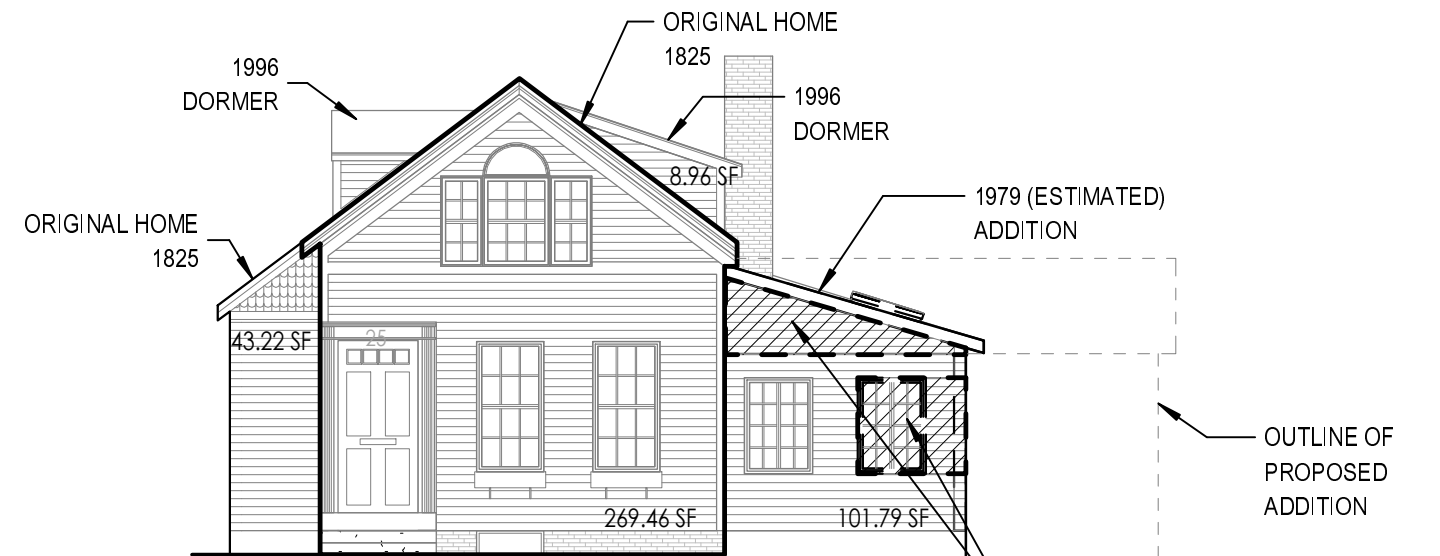
NORTH ELEVATIONS

EXISTING FACADE AREA: 394.97 SF
 PROPOSED DEMO: 122.27 SF



WEST ELEVATIONS

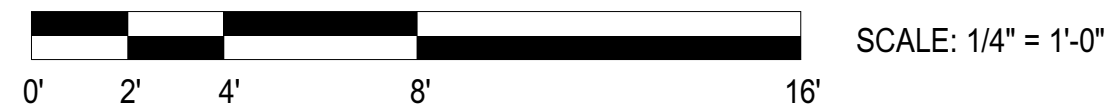
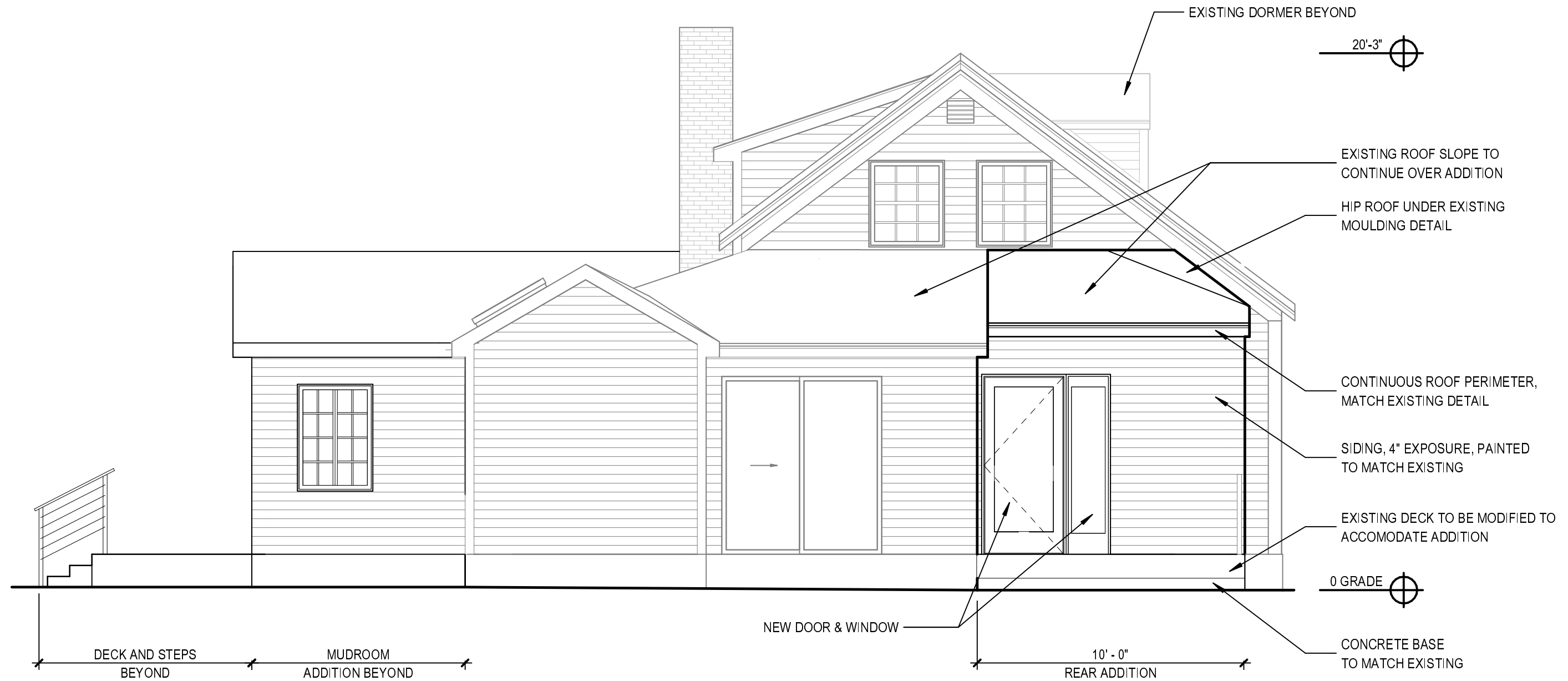
EXISTING FACADE AREA: 506.86 SF
 PROPOSED DEMO: 122.17 SF



SOUTH ELEVATIONS

EXISTING FACADE AREA: 423.43 SF
 PROPOSED DEMO: 35.33 SF

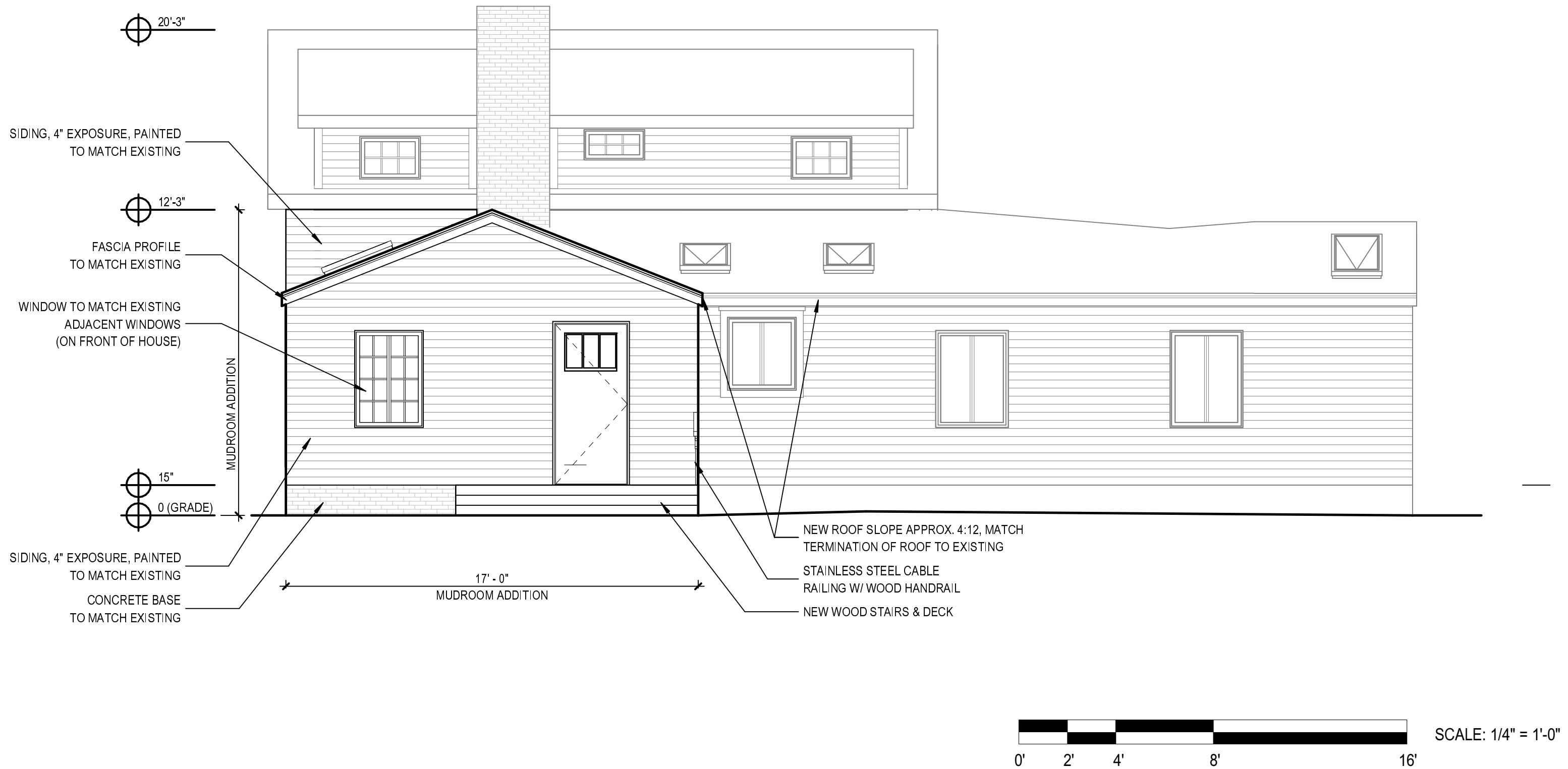
TOTAL FACADE AREA: 1,794.68 SF (EXCLUDES ROOF AREA)
 TOTAL PROPOSED DEMO: 426.59 SF = 23.7%



ZBA Application Drawings
25 Chestnut Street, Newburyport, MA 01950
 March 19, 2021

EXTERIOR ELEVATION - NORTH

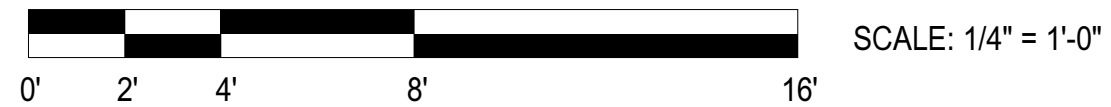
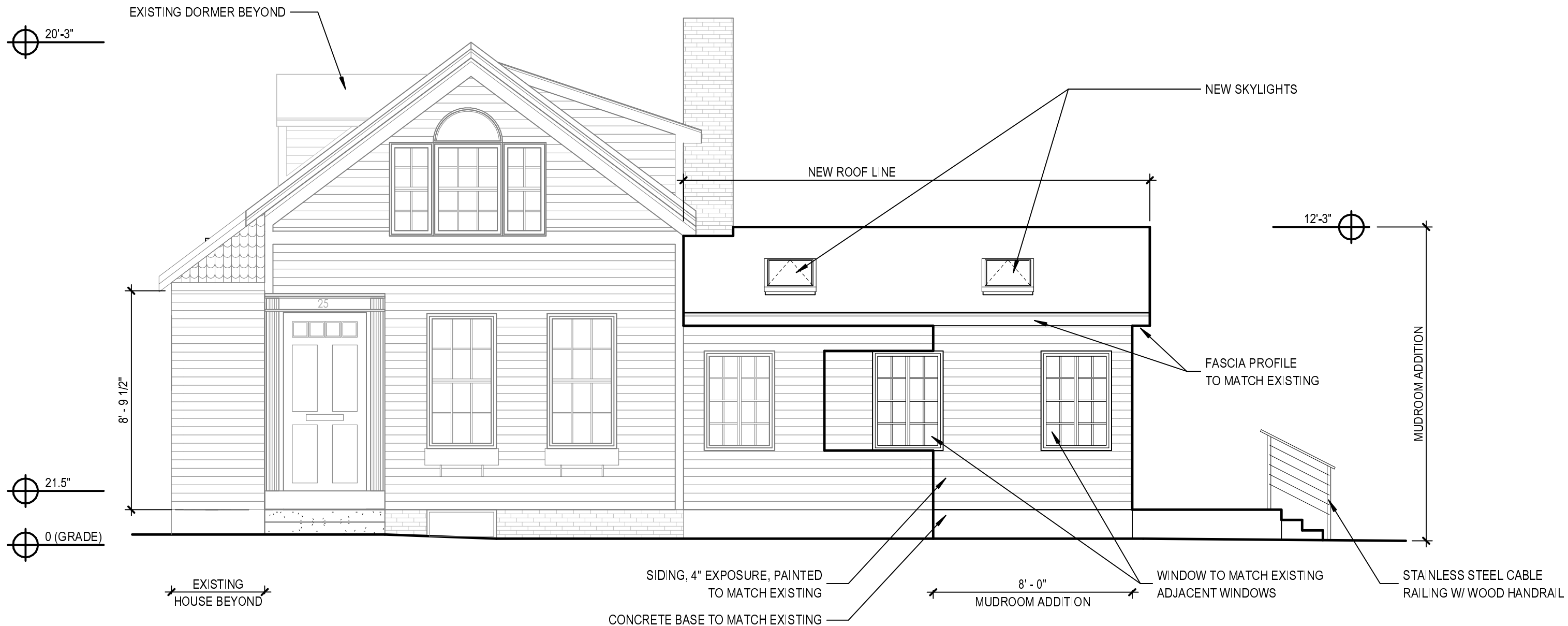
yellow door llc



ZBA Application Drawings
25 Chestnut Street, Newburyport, MA 01950
 March 19, 2021

EXTERIOR ELEVATION - EAST

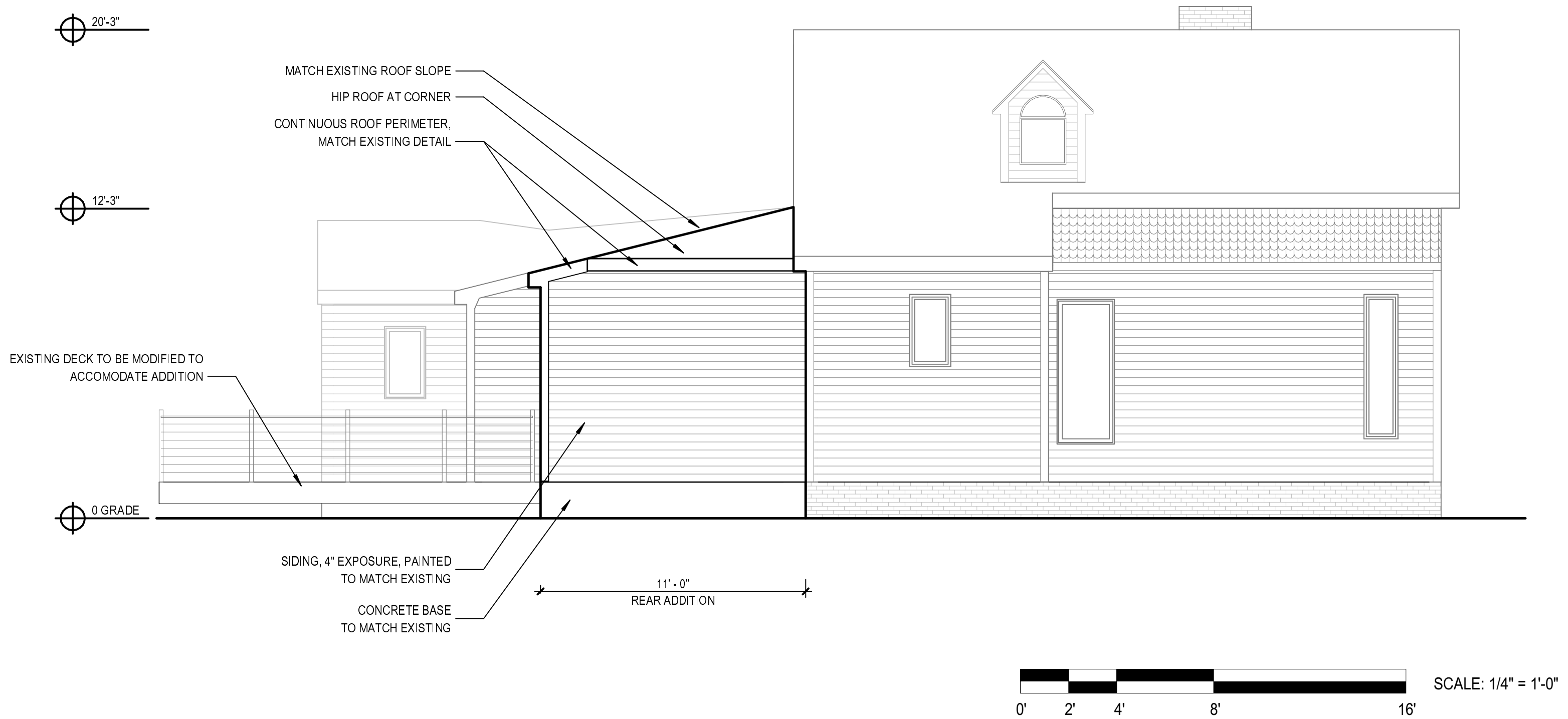
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ZBA Application Drawings
25 Chestnut Street, Newburyport, MA 01950
 March 19, 2021

EXTERIOR ELEVATION - SOUTH





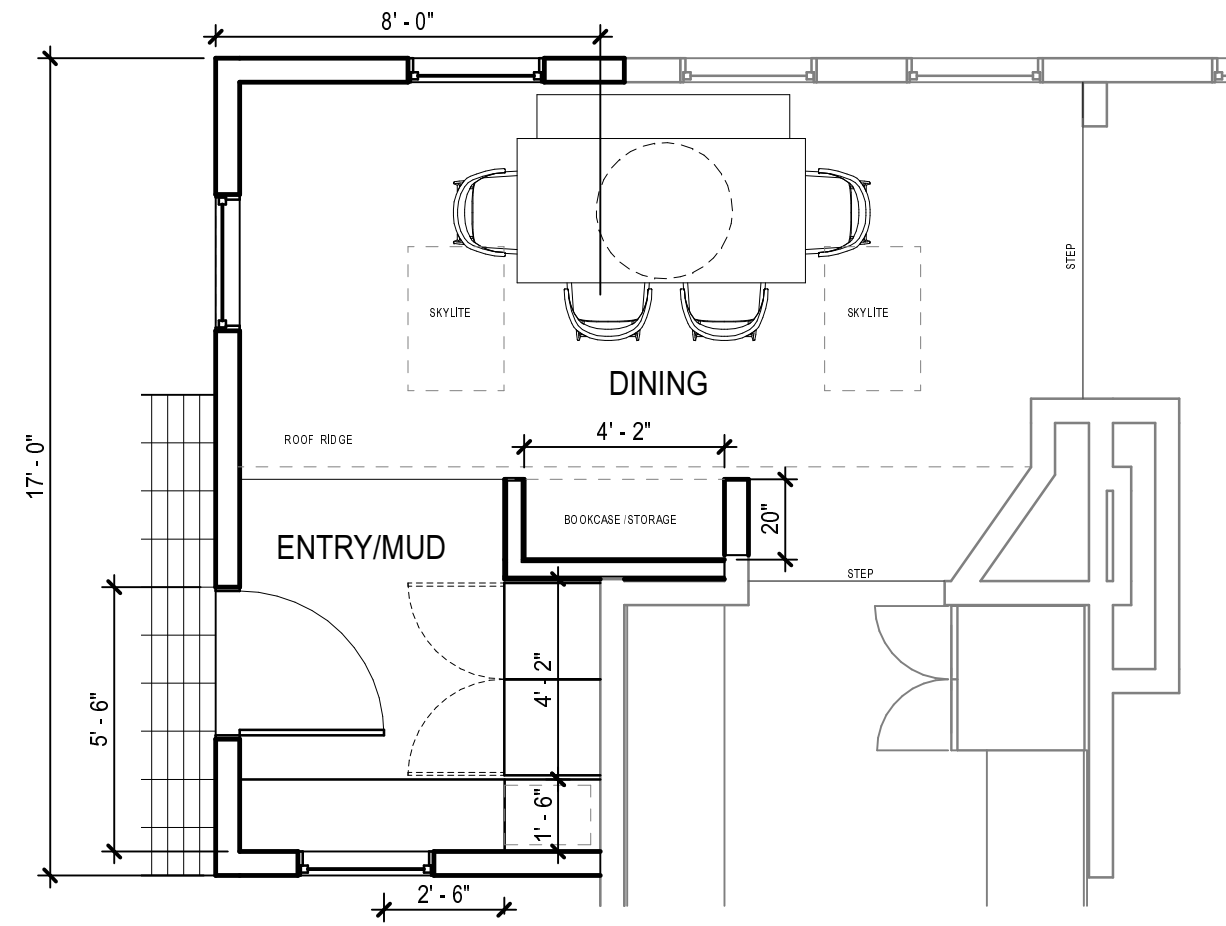
ZBA Application Drawings
25 Chestnut Street, Newburyport, MA 01950
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EXTERIOR ELEVATION - WEST

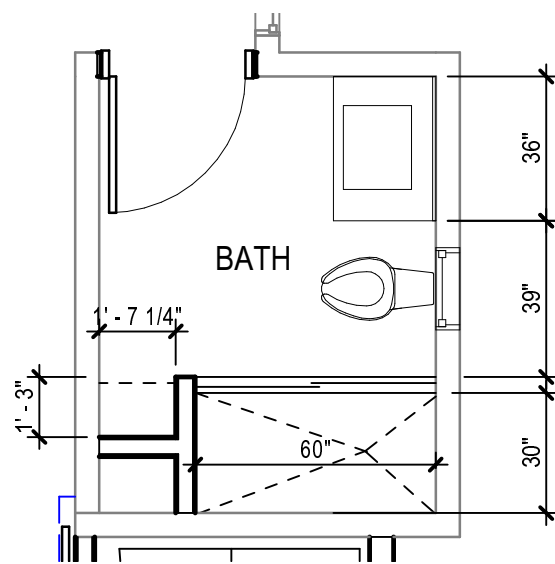
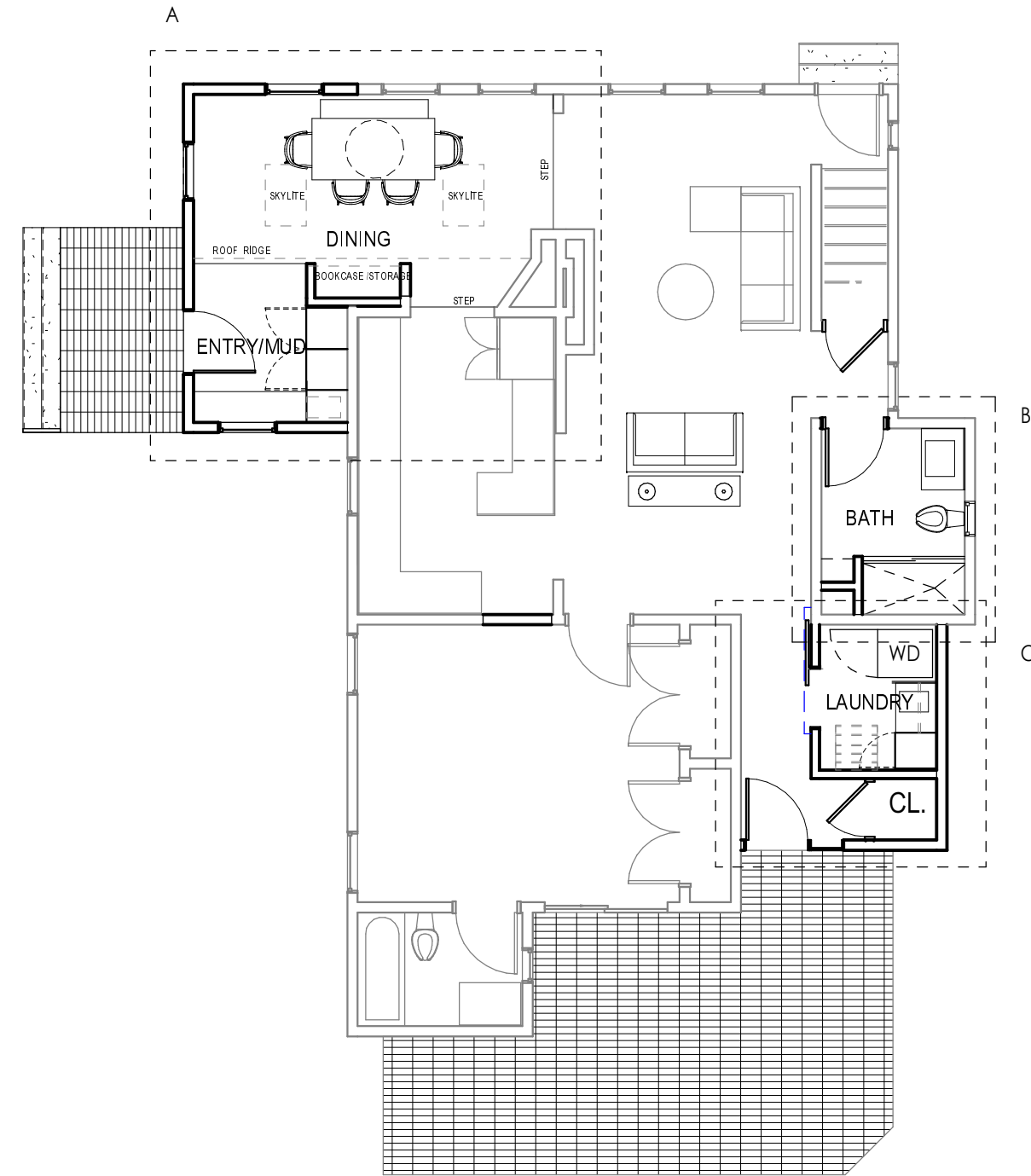
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Criteria for Special Permit for Nonconformities for Single and Two Family Residential Structures and Uses:

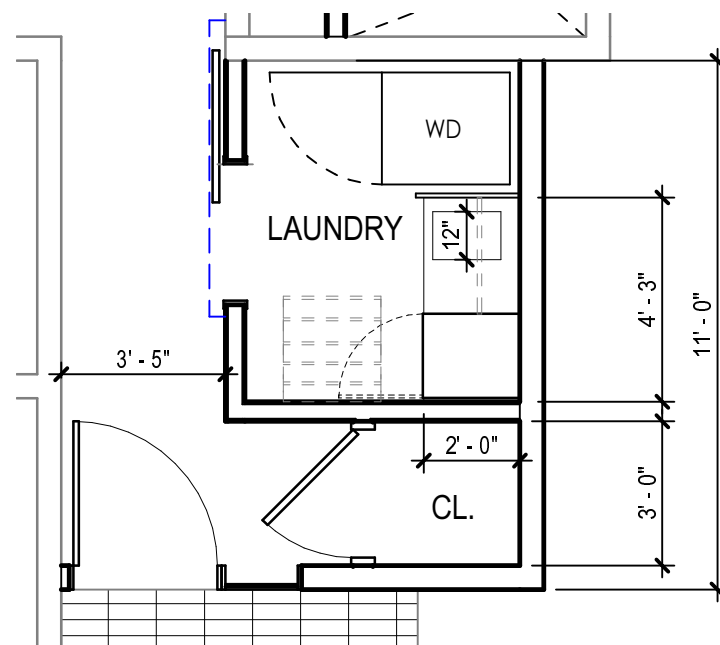
- 1. That there will be no addition of a new nonconformity;**
 - Here, there are no new conformities being created.**
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.**
 - Adding only 246 Square Feet to the structure.**
 - While “extending” nonconformities, not worsening any.**
 - Rear/Side addition fills in an odd gap in the existing building footprint.**
 - South End Neighborhood has several undersized, nonconforming lots and structures.**
 - Use is remaining as the least intense single family use while there is a social club use on an adjacent parcel and two family uses at nearby lots.**
 - Proposal is far from detrimental or unusual in this neighborhood.**



A MUD ROOM /DINING ROOM ADDITION



B EXISTING BATHROOM RENOVATION



C LAUNDRY ROOM/CLOSET ADDITION

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INTERIOR PLANS
yellow door llc