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Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION (Step 1)

Newburyport Planning Dept.

Property Address: 25 Erie Avenue

Applicant: James T Warnat

Address: 22 Wildwood Drive, Newburyport, MA 01950

Phone: 781-603-8945 Email: jtwarnat@gmail.com

Owner (if different) _____

Year built: 1920 Area (sq. ft.): 1008 LIVING AREA

Architectural style: DUTCH COLONIAL

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
 - An accessory structure 100 or more years old
 - Listed on the National Register of Historic Places
 - Previously designated by the Commission to be a significant building

Structure type: Residential: Single Family Two-Family Multi-Family

Outbuilding: Specify: Two car garage

Commercial: Specify: _____

Institutional: Specify: _____

A Form B survey is: attached not available

- Demolition type:
- Full Building Demolition?
 - Partial Building Demolition?
 - Roof Line Change?

Additional information describing request:

Applicant's Signature  Date 11/12/19

Owner's Signature (if different) _____ Date _____

ZONING DETERMINATION

Name: James T and Sharon Warnat

Address: 25 Erie Ave Zoning District(s): R2/DCOD

Request: Demolish existing single family home considered historic under Demo Delay ordinance and reconstruct new single family home with greater than a 500 SF increase, but conforming to setback, height and coverage requirements.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

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

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Signature of James T. Warnat, Newburyport Zoning Administrator, dated 10/10/2019

25 ERIE AVE

Location 25 ERIE AVE

MBLU 74/ 41/ / /

Owner WARNAT JAMES T & SHARON
R TRS

Assessment \$393,700

PID 4997

Building Count 1

Current Value

Assessment

Valuation Year	Improvements	Land	Total
2019	\$157,900	\$235,800	\$393,700

Owner of Record

Owner WARNAT JAMES T & SHARON R TRS
Co-Owner WARNAT NOMINEE TRUST
Address 22 WILDWOOD DR
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 30288/0360
Sale Date 03/14/2011
Instrument 1F

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WARNAT JAMES T & SHARON R TRS	\$0		30288/0360	1F	03/14/2011
WARNAT JAMES T.	\$88,250		11592/0311	1L	11/12/1992
MARTINO ADELAIDE F	\$149,000		09791/0427	00	11/22/1988
BRADFORD STEVEN J B	\$95,500		08027/0298	00	12/04/1985
ROGERS LUCY LI	\$0		6243/ 741		05/27/1976

Building Information

Year Built: 1922
Living Area: 1,008

Building Attributes

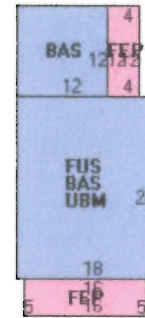
Field	Description
Style	Conventional
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\77\29.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/4997_5167.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	576	576
FUS	Upper Story, Finished	432	432
FEP	Porch, Enclosed	128	0
UBM	Basement, Unfinished	432	0
		1,568	1,008

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.21
Depth 0
Assessed Value \$235,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			528 S.F.	\$7,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$151,100	\$224,600	\$375,700

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HOUSE



GARAGE



POSITION ON LOT AND STREET

