

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

Petitioner: JOSEPH PADELLARO

Mailing Address: #17-56<sup>th</sup> ST NBPT. Mass 01950

Phone: 978420 6016 Email: MPADPE at G mail. com

Property Address: 28 Basin St

Map and Lot(s): \_\_\_\_\_ Zoning District: \_\_\_\_\_

Book and Page(s): JOSEPH PADELLARO

Owner(s) Name: JOSEPH PADELLARO

Mailing Address (if different): 17-56<sup>th</sup> St NBPT Mass 01950

This request for a Special Permit for Non-Conformities is made under section(s):

- |   |   |
|---|---|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c)      |
| ___ Parking   | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| ___ Upward Extension                                      | ___ FAR   |
| ___ Open Space  | ___ Footprint Expansion   |
| ___ Height  | ___ Height Increase   |
| ___ Lot Area  |   |
| ___ Rear Yard   |   |
| ___ Lot Coverage  |   |
| ___ Side Yard   |   |
| ___ Lot Frontage  |   |
| ___ Front Yard  |   |

(Refer to the Zoning Review form as supplied by the Zoning Administrator)

Description of request:

*Requesting to Remove Existing 10' x 14' shed  
Replace shed with a 16' x 24' New shed*

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

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*Shed to shed*

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height <i>Shed</i>	Frontage	Parking Spaces	Front Setback <i>Shed</i>	Side A Setback <i>Shed</i>	Side B Setback <i>Shed</i>	Rear Setback <i>Shed</i>
Existing	5688	44	21	56.6	7'4"	67	8	67	7	45	8
Proposed	5688	40	25	60.0	15'	67	8	53	6	43	8
Required	12,000	35	30	25	15	100	4	20	6	6	6

\*FAR is only applicable within the Plum Island Overlay District (PIOD).

**Existing Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>10' x 14'</u>	<u>1</u>	<u>140</u>	<u>Shed</u>
_____	_____	_____	_____

**Proposed Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>16' x 24'</u>	<u>1</u>	<u>384</u>	<u>Shed</u>
_____	_____	_____	_____

\*\*Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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.

Petitioner's and Owner's signature(s):

Joseph Padellaro

Joseph Padellaro

Name: JOE PADELLARO 978-420-6016

Address: 28 BASIN Zoning District(s): R3/P10D

Request: DEMOLISH EXISTING SHED & REPLACE WITH NEW 16'x24' SHED > 6' FROM ALL PROPERTY LINES < 14' TO MID SLOPE

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
  - \_\_\_ Lot Area      \_\_\_ Open Space      \_\_\_ Front Yard
  - \_\_\_ Lot Frontage      \_\_\_ Height      \_\_\_ Side Yard
  - \_\_\_ Lot Coverage      \_\_\_ Lot Width      \_\_\_ Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
  - \_\_\_ Type      \_\_\_ Size
  - \_\_\_ Lighting      \_\_\_ Location

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
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - FAR      \_\_\_ Height
  - Lot Coverage      \_\_\_ Setbacks
  - \_\_\_ Open Space

*modification to lot coverage on non-conf lot*

Special Permit

- Special Permit for Use (V.D) Use #: \_\_\_\_\_
- 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 \_\_\_\_\_

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Permitted Uses (V-D)
- Marijuana Overlay District (V-G)
- 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
- 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

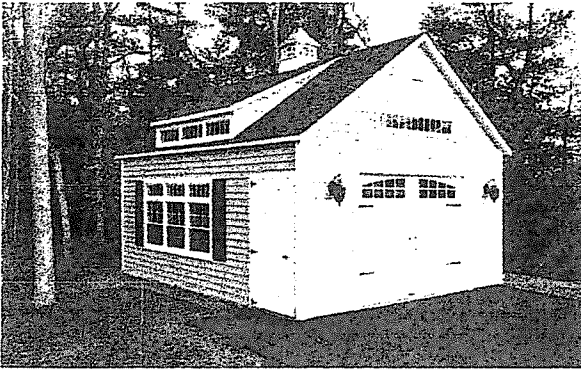
*submit at noon*

CITY COUNCIL REVIEW REQUIRED (X H 9)

*[Signature]*  
Newburyport Zoning Administrator

4/13/2018  
Date

# GRAND DELMAR

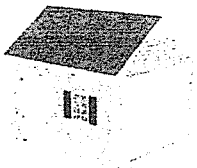


### Grand Delmar Shed Specifications

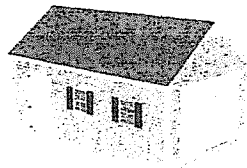
- Sizes Available - 10x10 through 16x30
- Wall Height - 7'5" (8'5" & 9'5" Optional)
- Roof Pitch - 9/12

### Grand Delmar Standard Features

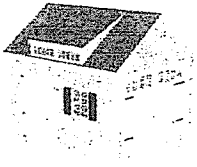
- 8'Wx7'H Overhead Door
- 2x6 Pressure Treated Floor Joists 16" On Center
- Double Center Carrying Beam on Floors 10'x and Wider
- Thicker 3/4" 7-Ply Exterior Grade Floor Plywood
- 2x4 Kiln Dried Framing Studs 16" On Center
- 5 Siding Choices - Vinyl Clapboard, Pine T&G, Cedar T&G, Pine Clapboard and Vinyl Shake
- 2x6 Steel Plated Roof Trusses 16" O/C (Rated 110 PSF)
- Roof Sheathed with Thick 1/2" Exterior Grade Plywood
- Full Coverage Aluminum Drip Edge
- Interlocking Double Top Plate
- 25 and 30 Year Asphalt Shingles
- Aluminum Screened Louvered Vents
- Aluminum Single Hung Screened Windows
- Decorative Shutters in 14 Different Colors
- 1.75" Thick Maintenance Free Solid Fiberglass 6 Panel Doors
- Heavy Duty Hardware and Keyed Lock
- All Leveling and Supporting Cement Blocks for Installation



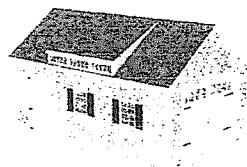
Layout 1



Layout 2



Garage Upgrade - \$365  
6' Dormer Upgrade - \$840



Garage Upgrade - \$365  
8' Dormer Upgrade - \$940

Size	Layouts		Pine T&G Groove	Vinyl Clapboard	Pine Clapboard	Cedar T&G Groove	Vinyl Shakes
	1	2					

6' x 8'
6' x 10'
6' x 12**
6' x 14'
6' x 16'
8' x 8'
8' x 10'
8' x 12**
8' x 14'
8' x 16'
8' x 18'
8' x 20'
8' x 22'
8' x 24'

10' x 10'	x	\$4,304	\$4,834	\$4,414	\$5,454	\$6,574
10' x 12**	x	\$4,784	\$5,308	\$4,904	\$5,948	\$7,236
10' x 14'	x x	\$5,174	\$5,792	\$5,324	\$6,452	\$7,888
10' x 16'	x x	\$5,824	\$6,446	\$5,994	\$7,206	\$8,710
10' x 18'	x x	\$6,234	\$6,930	\$6,424	\$7,730	\$9,362
10' x 20'	x x	\$6,644	\$7,504	\$6,854	\$8,264	\$10,114
10' x 22'	x x	\$7,224	\$8,118	\$7,454	\$8,868	\$10,906
10' x 24'	x x	\$7,704	\$8,752	\$7,954	\$9,552	\$11,718
12' x 12**	x	\$5,284	\$5,862	\$5,444	\$6,472	\$7,968
12' x 14'	x x	\$5,734	\$6,466	\$5,914	\$7,096	\$8,740
12' x 16'	x x	\$6,424	\$7,270	\$6,634	\$7,950	\$9,712
12' x 18'	x x	\$6,894	\$7,804	\$7,124	\$8,554	\$10,414
12' x 20'	x x	\$7,354	\$8,368	\$7,614	\$9,138	\$11,146
12' x 22'	x x	\$7,904	\$9,032	\$8,184	\$9,942	\$11,988
12' x 24'	x x	\$8,414	\$9,776	\$8,724	\$10,696	\$12,920
14' x 14'	x x	\$6,304	\$7,210	\$6,514	\$7,870	\$9,632
14' x 16'	x x	\$7,054	\$8,084	\$7,294	\$8,794	\$10,694
14' x 18'	x x	\$7,554	\$8,748	\$7,834	\$9,418	\$11,526
14' x 20'	x x	\$8,124	\$9,382	\$8,414	\$10,112	\$12,328
14' x 22'	x x	\$8,734	\$10,056	\$9,054	\$10,726	\$13,190
14' x 24'	x x	\$9,314	\$10,700	\$9,674	\$11,380	\$14,012
16' x 16'	x x	\$8,514	\$9,548	\$8,784	\$10,668	\$12,326
16' x 18'	x x	\$9,104	\$10,482	\$9,404	\$11,412	\$13,438
16' x 20'	x x	\$10,064	\$11,436	\$10,404	\$12,386	\$14,580
16' x 22'	x x	\$11,014	\$12,500	\$11,384	\$13,510	\$15,802
16' x 24'	x x	\$11,954	\$13,544	\$12,364	\$14,634	\$17,024

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- Pergoias
- Pavilions

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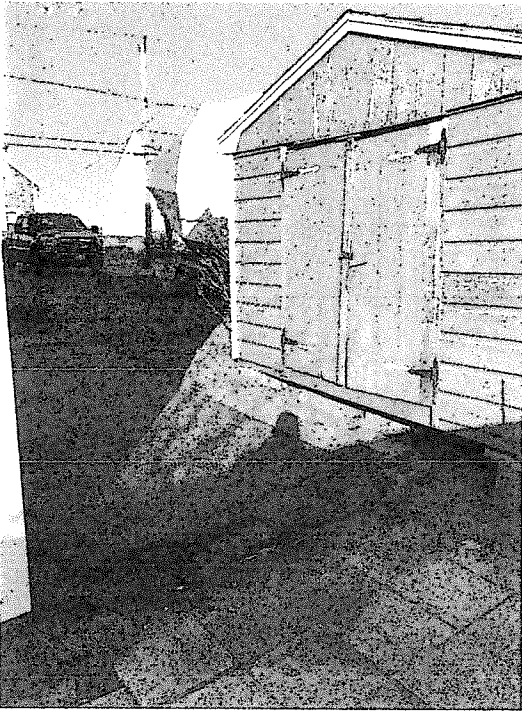
## SPECIAL PERMIT FOR NON-CONFORMITIES REQUEST

- A. The existing use of the land is a 10ft X 14ft utility shed, which is elevated 10 inches off the ground. The proposed utility shed would be 16ft X 24ft, which would be elevated 2ft off the ground, to be in compliance with the Wetlands Regulations.
  
- B. The present lot is NOT conforming, because it is less than the required 12,000 sq. feet. The lot itself is NON-Conforming, as is a Majority of the lots on Plum Island. I have an existing shed which has been on the property for over 40 years, and there has not been any problems, existing, to my knowledge. Conforming for lot coverage, but the regulations in the PIOD, state that any increase in lot coverage, requires a SPNC, from the ZBA.
  
- C. I do not feel there will be any more of a Non Conformity, as the Shed location is being situated in the same location. Other than extending 2 ft wider and 14 ft longer, the shed is sitting on grass, and NO vegetation will be altered.
  
- D. The existing shed has been utilized for over 40 years, elevated 10 inches off the ground, without any Special Permit required, It has NOT impacted any Negativity towards the NON Conforming lot requirement, and is only utilized as a Utility shed, and will only reduce my grassy lawn area. The existing shed is past its prime, and a newer upgraded shed, would fit in the same location, with minimal alterations to the NON CONFORMITY.

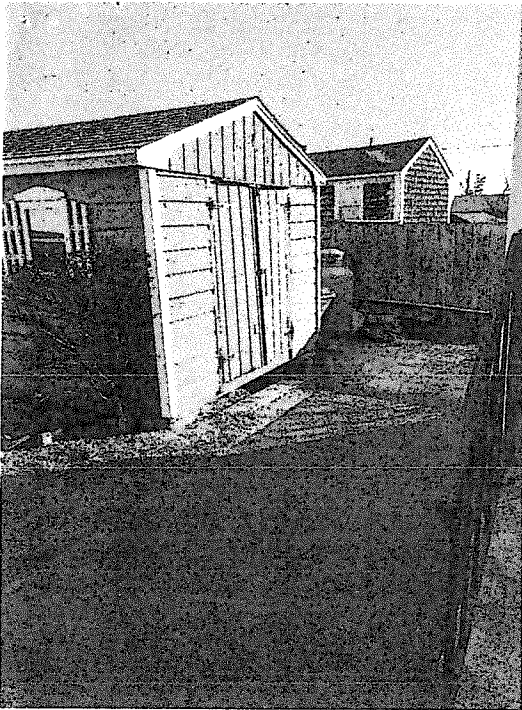


Back Yard

New shed will end here



Right Side (Facing Street)  
side



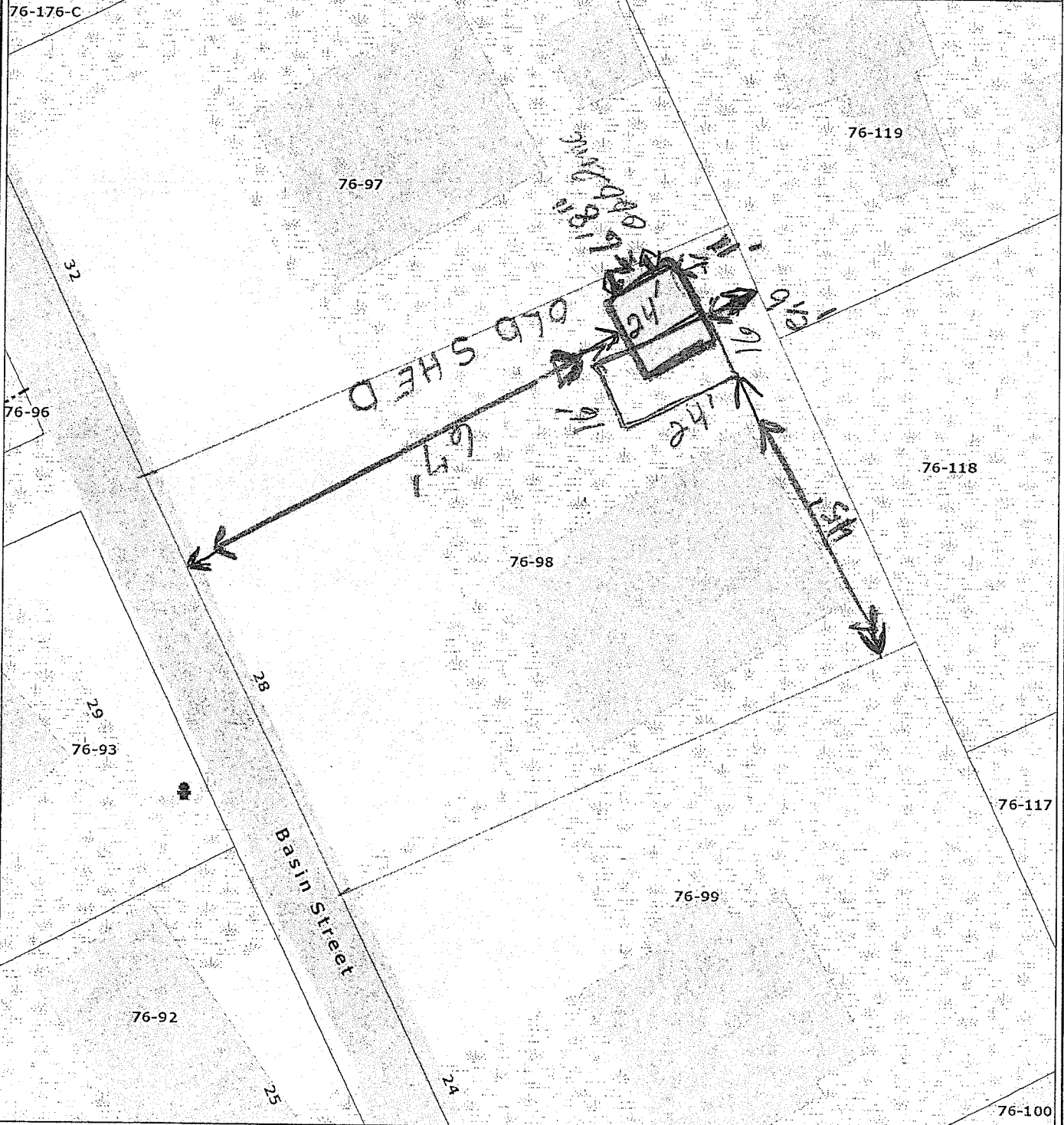
Doorway





Front Side of Shed  
Facing Street

New Shed will End Here



- MVPC Bo
- Newburyport Boundary
- Trees**
- Immediate Action Needed
- No Action Needed
- Unknown
- Railroad
- Parcels
- Sidewalks
- Water System**
- Hydrant
- Trails
- Building Footprints
- Driveways
- Easements

- Road Right of Way
- Paved
- Unpaved
- Hydrographic Features**
- Streams
- Intermittent Stream
- Wetlands**
- City
- City and State
- State
- Exempt Lands
- Recreation Areas

1" = 20 ft



Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters  
 Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION

old shed 10' x 14'

76-176-C

76-119

76-97

76-96

76-118

76-98

76-93

76-117

Basin Street

76-99

76-92

76-100

- MVPC Bo
- Newburyport Boundary
- Trees
  - Immediate Action Needed
  - No Action Needed
  - Unknown
- Railroad
- Parcels
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mud shed 6'6"



old shed

10' sub ground

New shed