

City of Newburyport Planning Board
Application for a DOD SPECIAL PERMIT

Petitioner: Kevin and Donna Gendreau
Address: 28 Titcomb St. #2 Newburyport, MA 01950
Phone: 603 479-0806
Email: donnagendreau@comcast.net
Owner: Kevin and Donna Gendreau
Address: 28 Titcomb St. #2 Newburyport, MA 01950
Phone: 603 479-0806

Site Address: 28 Titcomb St #2
Assessor's Map and Lot(s): Map 47 Block 27 Zoning District: B3
Book and Page #: 33707 Pg 552 or Certificate of Title: _____

The applicant is requesting a Special Permit under Section XXVII – Downtown Overlay District (DOD) for the following request:
Bump out / false chimney for gas fireplace

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

Petitioner and Landowner signature(s):
Signature Kevin Gendreau Donna Gendreau
Print or type above name(s) here Kevin Gendreau Donna Gendreau

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-081

Name: Kevin and Donna Gendreau/Michael Meadows

Address: 28 Titcomb Street

Zoning District(s): B3/DOD

Request: Construct a 'bump-out' addition at the second level to accomodate a new gas fireplace on a historically contibuting property within the Downtown Overlay District.

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

- 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)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

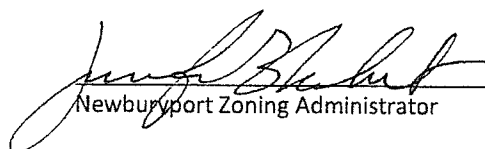
- Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

 10/2/2018
Newburyport Zoning Administrator Date

CURRENT OWNER GENDREAU KEVIN DONNA T/E 28 TITCOMB ST UNIT 2 NEWBURYPORT, MA 01950 Additional Owners:	UTILITIES STRT/ROAD LOCATIONS	TOPO.	UTILITIES	STRT/ROAD	LOCATIONS
SUPPLEMENTAL DATA CONDO CV: FY16 INLAW Y/N: LOT SPLIT: 40B HSNG: ASSOC PID#					
Other ID: SUB-DIV PHOTO WARD TILE #: ATT 1/2 HSE: GIS ID: M_251157_951317					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GENDREAU KEVIN	33933/0346	03/24/2015	Q	1	418,900	00	
SHNAYDER ILYA M	33149/0069	03/06/2014	U	1	875,000	1P	
Total:							

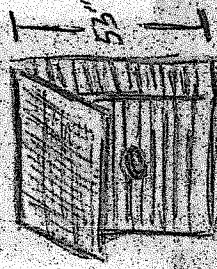
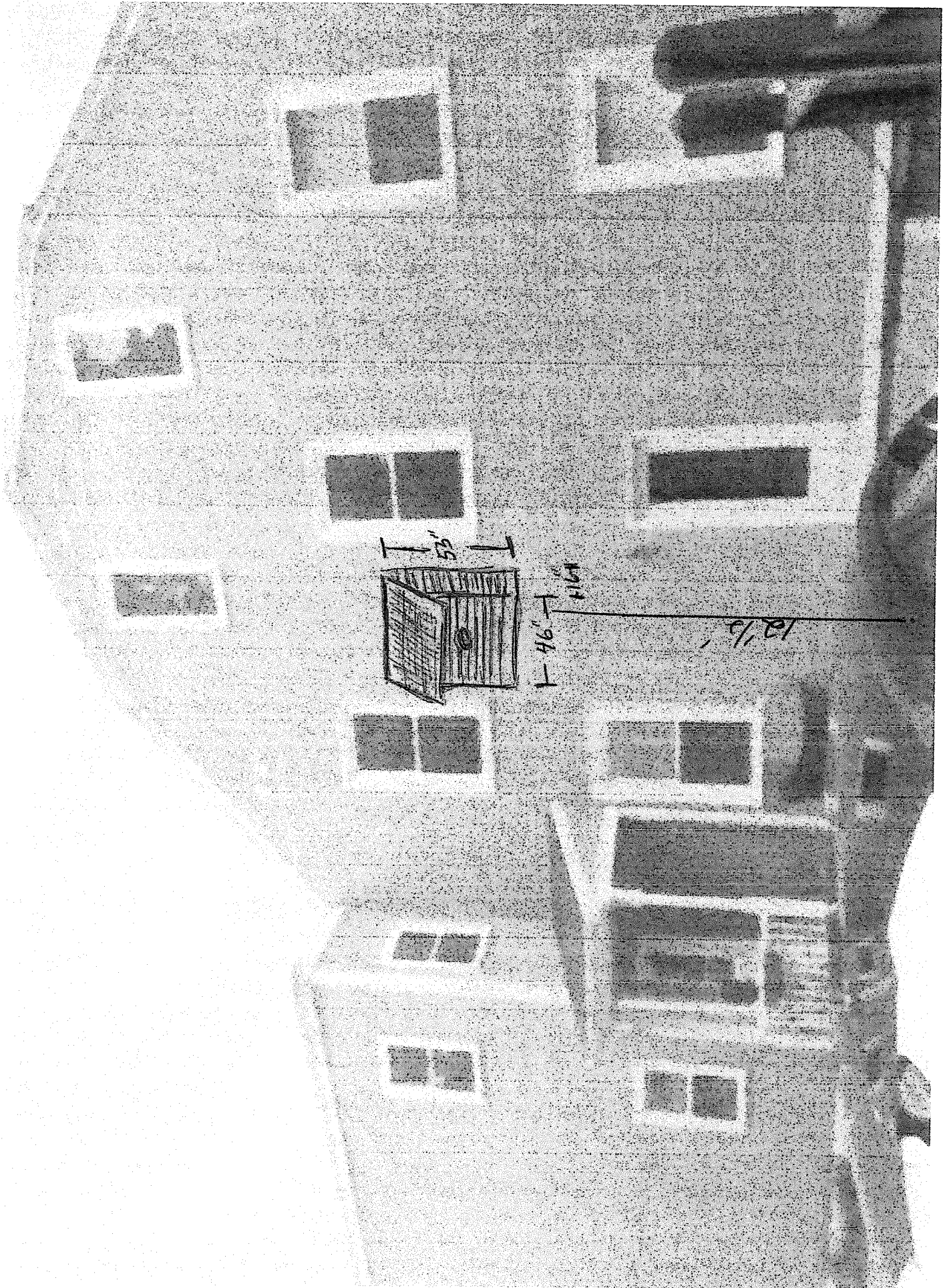
EXEMPTIONS			OTHER ASSESSMENTS				
Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD		Tracing	
NBHD SUB	NBHD Name	Street Index Name	Batch
0/A			

NOTES	
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 424,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 424,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 424,700	

BUILDING PERMIT RECORD			VISIT/CHANGE HISTORY										
Permit ID	Issue Date	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																	
B Use Code	Use Description	Zone D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Unit Price	Land Value
I 1021	CONDO	B3			0 SF	0.00	1.0000	1.0000	1.0000	1.00	0.00	0.00			.00	0.00	0
Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC																	
Total Land Value: 0																	



53"

46"

12 1/2'



12 1/2'



Untitled Map

Write a description for your map.

Legend

-  26-28 Titcomb St
-  Spa Paradiso and Salo



				House	
46	15-53		Ca 1845	Greek Revival/Double House	C
48	15-52		Ca 1845	Greek Revival/Double House	C
50	15-51		Ca 1845	Greek Revival/Double House	C
52	15-50		Pre 1800; ca 1845	Twin-chimney timber frame; Greek Revival/Double House	C
54	15-49		Pre 1800; ca 1845	Twin-chimney timber frame; Greek Revival/Double House	C
56	15-48		Ca 1845	Sidehall Greek Revival	C
58	15-47		Pre 1800; ca 1845	Twin-chimney timber frame; Greek Revival	C
60 -----	----- See	66 Federal Street	-----	-----	-----

Threadneedle Alley

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
2-4	4-34A		Ca 1870; 1970's	Utilitarian	C

Titcomb Street

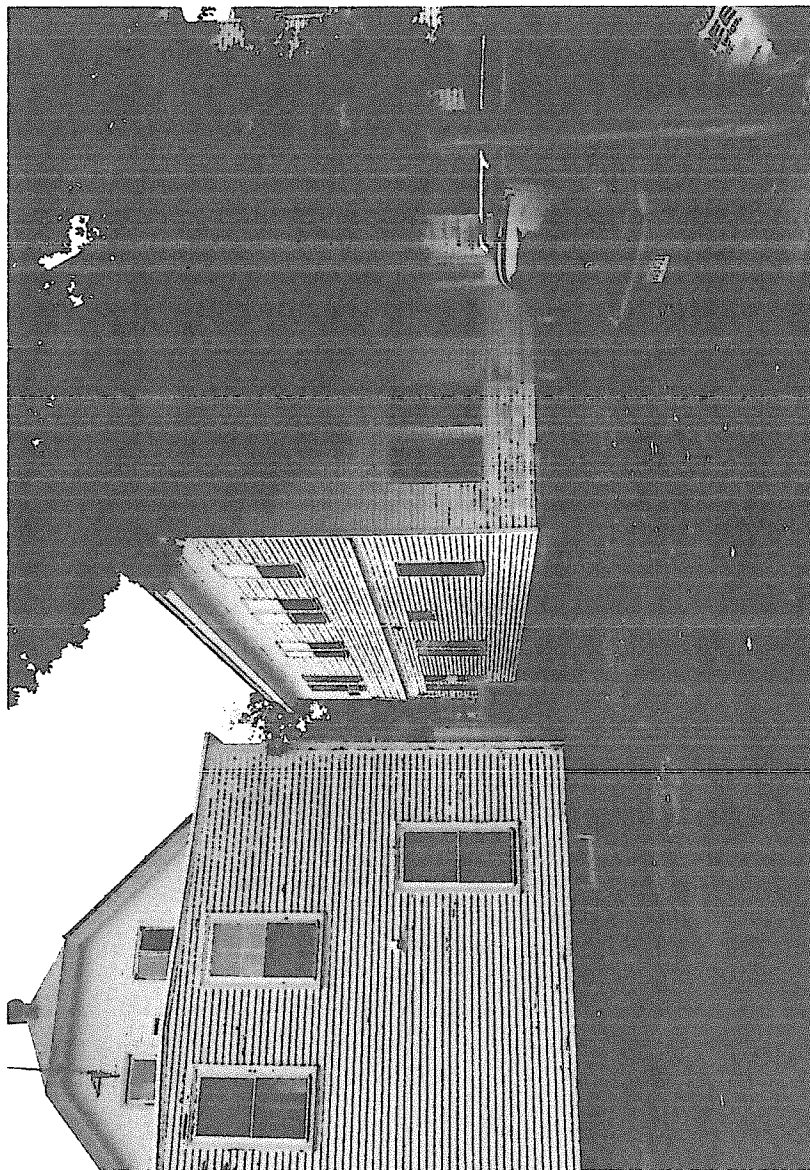
Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
3	47-15		Vacant Lot		
5-7	47-16		Ca 1875	Italianate/Double House	C
9-11	47-17	Truck Garage	Ca 1920-1940	Industrial utilitarian	MC
15	47-20		Ca 1900	Queen Anne/Colonial Revival	C
15A	47-21		Ca 1800; ca 1900	Federalist; late Victorian alterations	C
17	47-22		Ca 1900	Queen Anne/Colonial Revival	C
19	47-23		Ca 1875	Italianate/Double House	C
	47-31	Central Congregational Church	1826; 1861	Federalist; Italianate	C
16	47-30		Parking Lot		
18-20	47-29		Ca 1845	Sidehall Greek Revival	C
22-24	47-28		Ca 1890	Queen Anne/Double House	C
26-28	47-27		Ca 1775-1800; ca 1890	Twin-chimney gambrel; alterations	C
	47-26	Way			C



Abutters (Washington St)



Abutters (30 + 32 Titcomb St)



Abutters (Ywca parking lot)



From: Kevin Gendreau

interstategd@comcast.net

Subject: 28-2 has fireplace

Date: Aug 3, 2018 at 4:34:31 PM

To: davidtibbetts@comcast.net, Alex
Dinu alex@adinu.com, Jill Mosteller
Jillmosteller1@comcast.net

FYI. Donna and I are planning on putting a gas fireplace in our living room. This will require a bump out on the side of the parking lot. To be directly vented outside. Please indicate your approval or objection.

Thank you
Kevin

Sent from my iPhone

From: Dave -home

davidtibbetts@comcast.net

Subject: Re: 28-2 has fireplace

Date: Aug 4, 2018 at 7:46:04 AM

To: Kevin Gendreau

interstategd@comcast.net

Cc: Alex Dinu alex@adinu.com, Jill Mosteller

Jillmosteller1@comcast.net

I approve!

26-#1

David

Sent from my iPad

On Aug 3, 2018, at 4:34 PM, Kevin Gendreau <interstategd@comcast.net> wrote:

FYI. Donna and I are planning on putting a gas fireplace in our living room. This will require a bump out on the side of the parking lot. To be directly vented outside. Please indicate your approval or objection.

From: Alex Dinu alex@adinu.com
Subject: Re: 28-2 has fireplace
Date: Aug 3, 2018 at 4:37:12 PM
To: Kevin Gendreau
interstategd@comcast.net
Cc: davidtibbetts@comcast.net, Jill
Mosteller
Jillmosteller1@comcast.net

Approved

28-2/

Alex Dinu

[978-886-0409](tel:978-886-0409)

On Aug 3, 2018, at 4:34 PM, Kevin Gendreau
<interstategd@comcast.net> wrote:

FYI. Donna and I are planning on putting a gas fireplace in our living room. This will require a bump out on the side of the parking lot. To be directly vented outside. Please indicate your approval or objection.

From: Jill Mosteller

jillmosteller1@comcast.net

Subject: Re: 28-2 has fireplace

Date: Aug 4, 2018 at 7:21:53 AM

To: Kevin Gendreau

interstategd@comcast.net

Approved

Sent from my iPhone

26-#2

On Aug 3, 2018, at 4:34 PM, Kevin Gendreau <interstategd@comcast.net> wrote:

FYI. Donna and I are planning on putting a gas fireplace in our living room. This will require a bump out on the side of the parking lot. To be directly vented outside. Please indicate your approval or objection.

Thank you

Kevin

Sent from my iPhone