

# City of Newburyport Zoning Board of Appeals

## Application for a SPECIAL PERMIT FOR NON-CONFORMITIES

Petitioner: BLB Custom Building LLC

Mailing Address: 11 Chestnut Street, Suite 201 Amesbury MA 01913

Phone: 978-792-5613 Email: ben@blbcustombuilding.com

Property Address: 293 High Street, Newburyport

Map and Lot(s): 40/49 Zoning District: R2

Book and Page(s): \_\_\_\_\_

Owner(s) Name: Frank & Gina Weishaupt

Mailing Address (if different): \_\_\_\_\_

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

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

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

Description of request:

Construction of Breezeway Addition between existing garage and existing residential home.

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

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

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	34187	80.47	10.01		30.2	115.00		40.4	52.9	21.6	185.3
Proposed	34187	79.34	11.14		30.2	115.00		40.4	42.4	21.6	185.3
Required	30000	70	15		35	75		30	20	20	50

\*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**
2539	2.5	5916	101
_____	_____	_____	_____

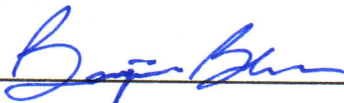
**Proposed Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
3550	2.5	6125	101
_____	_____	_____	_____

\*\*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):

 9/10/18

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

APR# 2018-074

Name: BLB Custom Building LLC/Frank and Gina Weishaupt

Address: 293 High Street

Zoning District(s): HSRB/DCOD

Request: Construct single story breezeway between existing home and nonconforming oversized freestanding non historic garage.

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)

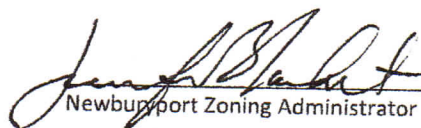
- Major       Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay       \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

  
Newburyport Zoning Administrator

9/7/2018  
Date



September 7, 2018

City of Newburyport Zoning Board of Appeals  
Planning Office  
60 Pleasant Street  
Newburyport, MA 01950

**RE: 293 High Street – Breezeway Addition**

Dear Zoning Board of Appeals:

BLB Custom Building is requesting a special permit for non-conformities in regard to constructing a breezeway addition between the existing home and the existing garage located at 293 High Street in Newburyport, MA. The construction of a breezeway requires an extension or alteration to the side yard set back which intensifies the existing non-conformity of the garage set back, but which also will not be more detrimental to the existing non-conformity.

We thank you for your consideration in this special permit.

Respectfully,

*Benjamin Becker*

Benjamin Becker  
Owner/General Contractor  
BLB Custom Building LLC

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
SHARP GRAHAM CAROLINE A T/E 293 HIGH ST					RESIDENTIAL RES LAND RESIDENTL	Code: 1010 Appraised Value: 1,244,300 Assessed Value: 1,244,300	Code: 1010 Appraised Value: 1,244,300 Assessed Value: 1,244,300
NEWBURYPORT, MA 01950					RESIDENTIAL RES LAND RESIDENTL	Code: 1010 Appraised Value: 301,100 Assessed Value: 301,100	Code: 1010 Appraised Value: 301,100 Assessed Value: 301,100
Additional Owners:					RESIDENTIAL RES LAND RESIDENTL	Code: 1010 Appraised Value: 39,200 Assessed Value: 39,200	Code: 1010 Appraised Value: 39,200 Assessed Value: 39,200

RECORD OF OWNERSHIP	BA-VOL/PAGE	SALE DATE	q/t	w/	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SHARP GRAHAM	27120/0336	08/20/2007	U	1	1,299,900	1A	2018	1010	1,244,300	2017	1010	1,244,300
SHARP GRAHAM	26882/0505	05/30/2007	U	1	970,000	00	2018	1010	301,100	2017	1010	301,100
BURNSIDE ANTHONY P	23446/0421	09/30/2004	Q	1	0	00	2018	1010	39,200	2017	1010	39,200
OLNEY LARRY ADDISON	06498/0679	07/28/1978	Q	1	0	00	2018	1010	39,200	2017	1010	39,200

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

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

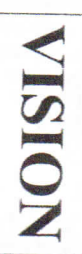
NOTES
Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
A/R239	06/26/2007	RS	Residential	499,000	08/07/2007	100	07/01/2008	2 STORY ADDITION	07/21/2008	
A/R194-5/0	05/31/2007	RS	Residential	7,500	08/09/2007	100	07/01/2008	REBUILT SECOND &	108/09/2007	
AR504	10/14/2004	RS	Residential	19,000		0		ADD L.A.L.NDRY ROOM	08/07/2007	
383--/01	09/24/2001	RS	Residential	5,000		0		REMODEL BATH	01/03/2007	
AR27-2	02/05/1998	RS	Residential	5,000	07/09/1998	100		REMOD BTH	06/07/2005	

LAND LINE VALUATION SECTION	B	Use #	Use Description	Zone	D	Front	Depth	Units	Unit Price	I	Factor S.A.	Acres	Disc	Factor	C	ST	Adj.	Notes-Adj	Special Pricing	Spec Use	Spec Calc	S Adj	Adj	Unit Price	Land Value
1	1010	SINGLE FAM	R2					20,000	11.85	8	1.00000	1.00000	0	1.00	0.00							1.00	14.81	296,300	
1	1010	SINGLE FAM	R2					0.33	14,600.00	1.00000	1.00000	0	1.00	0.00								1.00	14,600.00	4,800	

VISIT/CHANGE HISTORY	Type	IS	ID	CD	Purpose/Result
			CN	00	Measur+1 Listed
			CN	50	Building Permit
			CN	01	Measur+1 Visit
			AF	02	Measur+2 Visit
			JL	01	Measur+1 Visit

Total Card Land Units:		0.79	AC	Parcel Total Land Area:		0.79	AC	Total Land Value:		301,100
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CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	63		Antique Residential				
Model	01		Above Avg +10				
Grade	07		2 Stories				
Stones	2						
Occupancy	1		Clapboard				
Exterior Wall 1	11		Gable/Hip				
Exterior Wall 2	03		Slate				
Roof Structure	03		Plastered				
Roof Cover	11		Drywall/Sheet				
Interior Wall 1	03		Pine/Soft Wood				
Interior Wall 2	05		Hardwood				
Interior Flr 1	09		Gas				
Interior Flr 2	12		Forced Air-Duc				
Heat Fuel	03		Central				
Heat Type	04		6 Bedrooms				
AC Type	03						
Total Bedrooms	06						
Total Bathrooms	4						
Total Half Baths	1						
Total Xtra Fixrs	1						
Total Rooms	10						
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Grade	Dep Rr	Chd	%Cnd	Apr Value
SPL2	POOL-INGR V			1	1,000	1988		0		50	16,000
PATI	PATIO-AVG			1	140	2007		0		75	900
FCGR1	GARAGE-AV			1	990	2007		0		75	20,800
BTH1	BATH HOUS			1	60	1988		0		75	1,500
FPL3	FIREPLACE 2			2	4,400.00	1993		1		100	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec Value
BAS	First Floor	2,130	2,130	2,130	308.19	656,441
FAT	Attic	420	2,102	420	61.58	129,439
FBM	Basement, Finished	0	399	180	139.03	55,474
FOP	Porch, Open	0	72	14	59.93	4,315
FUS	Upper Story, Finished	2,155	1,703	2,155	308.19	664,145
UBM	Basement, Unfinished	0	441	341	61.71	105,092
WDK	Deck, Wood	0	441	44	30.75	13,560
TL Gross Liv/Lease Area:		4,705	9,002	5,284		1,628,466

