

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

Petitioner: THOMAS HOPP AND BRIANNE CAMPBELL

Mailing Address: 2 OAKLAND STREET, NEWBURYPORT, MA 01950

Phone: 978/979-1095 Email: TOMHOPP@GMAIL.COM

Property Address: 2 OAKLAND STREET, NEWBURYPORT

Map and Lot(s): 60-38-B Zoning District: R2

Book and Page(s): 32675/0278

Owner(s) Name: (SAME)

Mailing Address (if different): (SAME)

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 checked="" type="checkbox"/> Rear Yard |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Side Yard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Frontage |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Front Yard |
| | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| | <input type="checkbox"/> FAR |
| | <input type="checkbox"/> Footprint Expansion |
| | <input type="checkbox"/> Height Increase |

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

Description of request:

ONE-STORY BREAKFAST ROOM AND MUD ROOM ADDITION.

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

CITY OF NEWBURYPORT, MA
ZONING REVIEW/BUILDING PERMIT DENIAL

APR# 2018-037

REVISED

Name: Tom Hopp & BRIANNE CAMPBELL / DAVID KEERY 978-395-5710

Address: 2 OAKLAND STREET * Zoning District(s): R2/DCOD

Request: AMEND PREVIOUSLY ISSUED SPECIAL PERMIT TO ALLOW 1 STORY MUDROOM / ENTRY + BREAKFAST ROOM ADDITION WITHIN SETBACK AT REAR OF LOT.

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

- 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 _____

STRUCTURE WAS CONFORMING AT TIME IT WAS CONSTRUCTED.
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

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 AMENDMENT TO 2011 SPO3

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 MODIFICATION

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)


Newburyport Zoning Administrator

5/21/2018
Date

May 31, 2018

Memorandum in Support of the Application for a Special Permit for Non-Conformities by Thomas Hopp and Brienne Campbell for the Proposed Additions at 2 Oak Street in Newburyport, MA.

A) The current use of the existing land is Residential/Condominium (Use No. 1021). The proposed use will remain a Residential/Condominium.

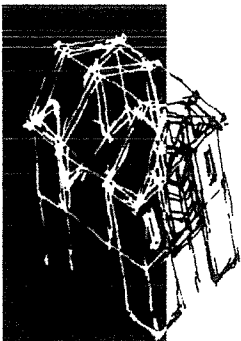
B) The current structure is non-conforming with the requirements of the present zoning ordinance in the following ways:

- 1) Rear Setback: The present home sits 21.2 feet off of the line, and 25 feet is required.
- 2) Front Setback: The present home sits 11 feet off of the line, and 25 feet is required.
- 3) Lot Coverage: The present lot coverage for 251 Merrimac and 2 Oakland Street combined is 26.2% where 25% is required.

C) The Proposed Mudroom/Breakfast Room Addition will slightly intensify the existing rear setback non-conformity and the lot coverage non-conformity. (Please see attached matrix on page 2 of the application.)

D) The Proposed Mudroom/Breakfast Room Addition will not be more detrimental than the existing structure. The modest one-story structure will have only a 15 foot median roof height. It will sit less than a foot closer to the rear property line, and it will cause only a small increase in Lot Coverage. Due to the way it sits in proximity to the existing 2 1/2 story house, it will not block sun nor air from the nearest abutters.

■ 437 Merrimac Street
Newburyport, MA 01950



CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
HOPP THOMAS M BRIANNE CAMPBELL T/E 2 OAKLAND ST						Description	Code	Appraised Value	Assessed Value	
NEWBURYPORT, MA 01950 Additional Owners:		SUPPLEMENTAL DATA Other ID: 60-38-A/B SUB-DIV PHOTO WARD TILE #: ATT 1/2 HSE: GIS ID: M_250477_952161				RESIDNTL	1021	877,900	877,900	123 NEWBURYPORT, MA
						Total		877,900	877,900	VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HOPP THOMAS M KUTCHER BRADLEY M TRUSTEE KOSTA CHARLES TRS				32675/0278 29946/0565 13293/0250	07/22/2013 11/08/2010 11/22/1995	Q U U	I I I	754,712 360,000	00 1P	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
										2018	1021	877,900	2017	1021	848,300	2016	1021	809,900
										Total:		877,900	Total:		848,300	Total:		809,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.										
Total:																		

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY								
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch		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
0/A						874,300	3,600	0	0	0	877,900	C	0	877,900

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
B/N 2013-3	02/07/2013	BF	Bldg Footprint	259,000		20		CONSTRUCT A 2 1/2 S	07/15/2014			DR	50	Building Permit

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	Adj. Unit Price	Land Value		
1	1021	CONDO	R3				0 SF	0.00	1.0000		1.0000	1.00		0.00			.00	0.00	0		
Total Card Land Units:							0.00	AC	Parcel Total Land Area:							0 AC	Total Land Value:				0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)															
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description												
Style	55		Condominium	Kitchen Grd															
Model	05		Res Condo																
Grade	05		Average +20																
Stories	2.75																		
Occupancy	1																		
Interior Wall 1	05		Drywall/Sheet																
Interior Wall 2																			
Interior Floor 1	12		Hardwood																
Interior Floor 2	09		Pine/Soft Wood																
Heat Fuel	03		Gas																
Heat Type	04		Forced Air-Duc																
AC Type	03		Central																
Ttl Bedrms	03		3 Bedrooms																
Ttl Bathrms	4		4 Full																
Ttl Half Bths	1																		
Xtra Fixtres																			
Total Rooms	8																		
Bath Style	02		Average																
Kitchen Style	02		Average																
				CONDO DATA															
				Cmplx Acct# 103860 ID 6508 % Own 50															
				Cmplx Name 251 Merrimac B# 1 S# 1															
				<table border="1"> <thead> <tr> <th>Adjust Type</th> <th>Code</th> <th>Description</th> <th>Factor %</th> </tr> </thead> <tbody> <tr> <td>Unit Type</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Unit Locn</td> <td>02</td> <td>complex adj</td> <td>130</td> </tr> </tbody> </table>				Adjust Type	Code	Description	Factor %	Unit Type				Unit Locn	02	complex adj	130
Adjust Type	Code	Description	Factor %																
Unit Type																			
Unit Locn	02	complex adj	130																
				COST/MARKET VALUATION															
				Adj. Base Rate: 316.13															
				Replace Cost 910,777															
				AYB 2013															
				EYB 2013															
				Dep Code A															
				Remodel Rating															
				Year Remodeled															
				Dep % 4															
				Functional Obslnc															
				External Obslnc															
				Cost Trend Factor 1															
				Condition															
				% Complete															
				Overall % Cond 96															
				Apprais Val 874,300															
				Dep % Ovr 0															
				Dep Ovr Comment															
				Misc Imp Ovr 0															
				Misc Imp Ovr Comment															
				Cost to Cure Ovr 0															
				Cost to Cure Ovr Comment															

TQS[647]

BAS[978]

FUS[978]

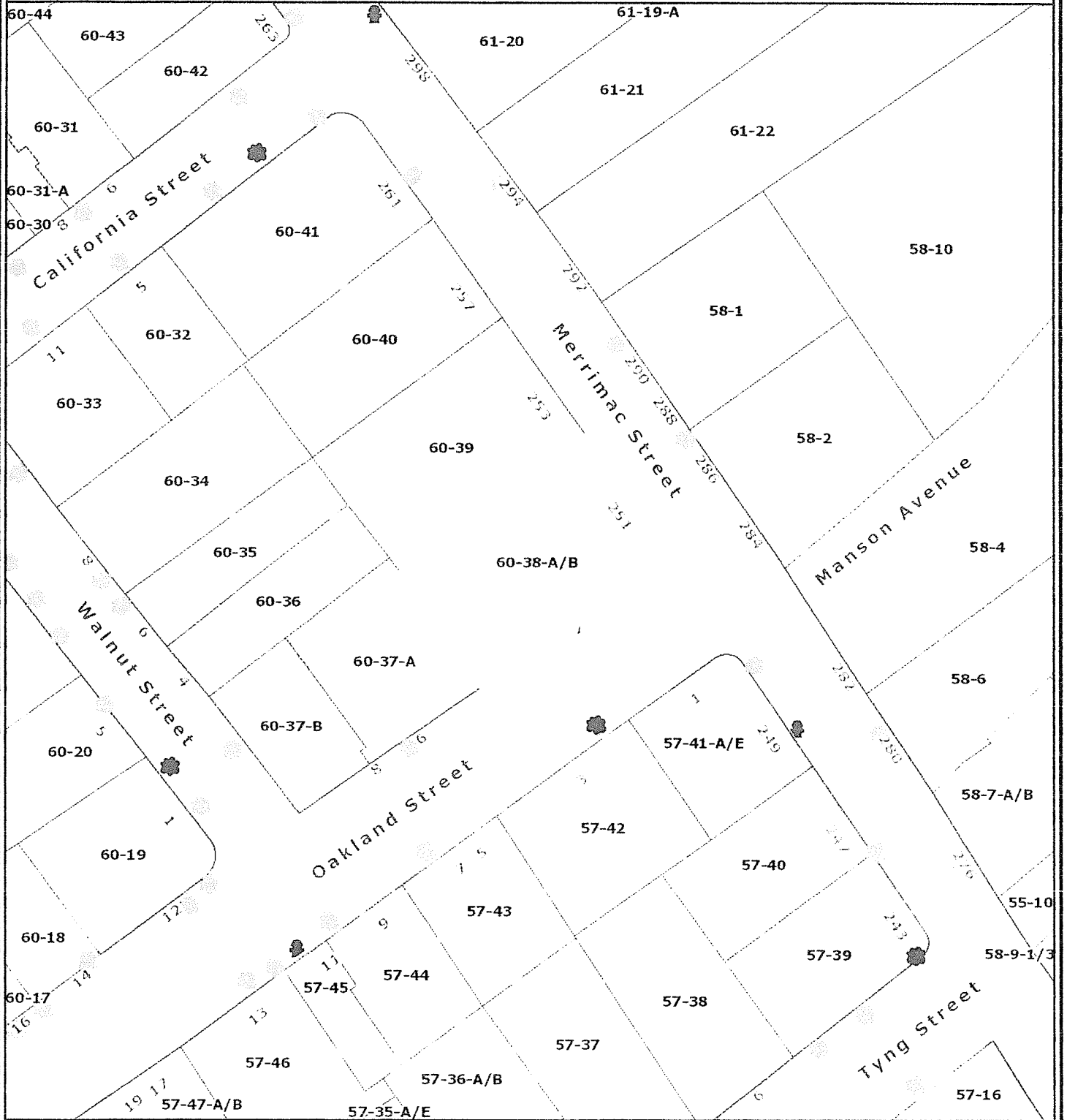
FBM[978]



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL4	FIREPLACE, 1			B	2	1,900.00	2013		1		100	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	978	978	978	316.13	309,177
FBM	Basement, Finished	0	978	440	142.23	139,098
FUS	Upper Story, Finished	978	978	978	316.13	309,177
TQS	Three Quarter Story	485	647	485	236.98	153,324
Ttl. Gross Liv/Lease Area:		2,441	3,581	2,881		910,777





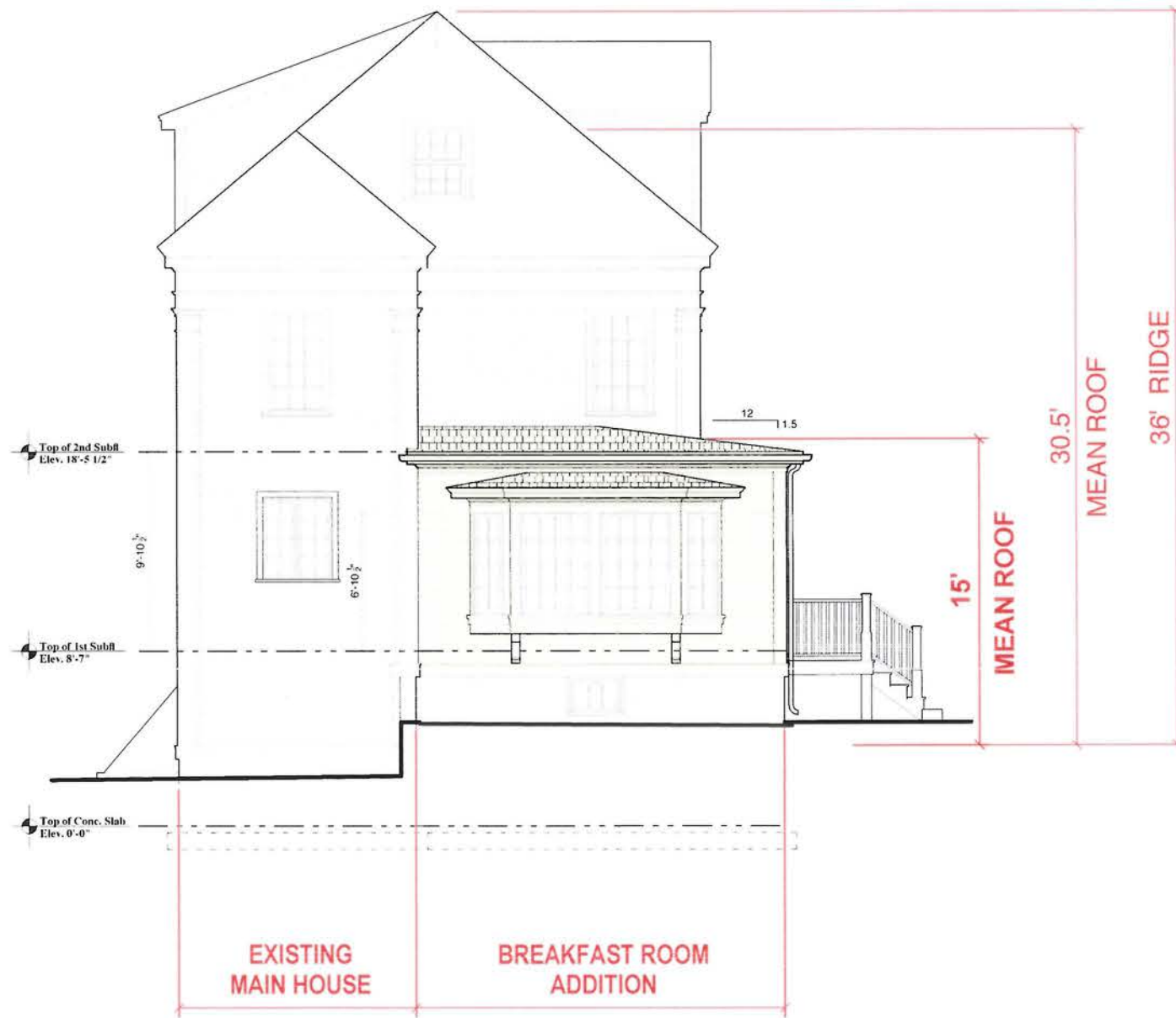
- MVPC Bo
- Newburyport Boundary
- Trees
 - Immediate Action Needed
 - No Action Needed
 - Unknown
- Railroad
- Parcels
- Sidewalks
- Water System
 - Hydrant
- Trails
- Building Footprints
- Driveways
- Easements

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

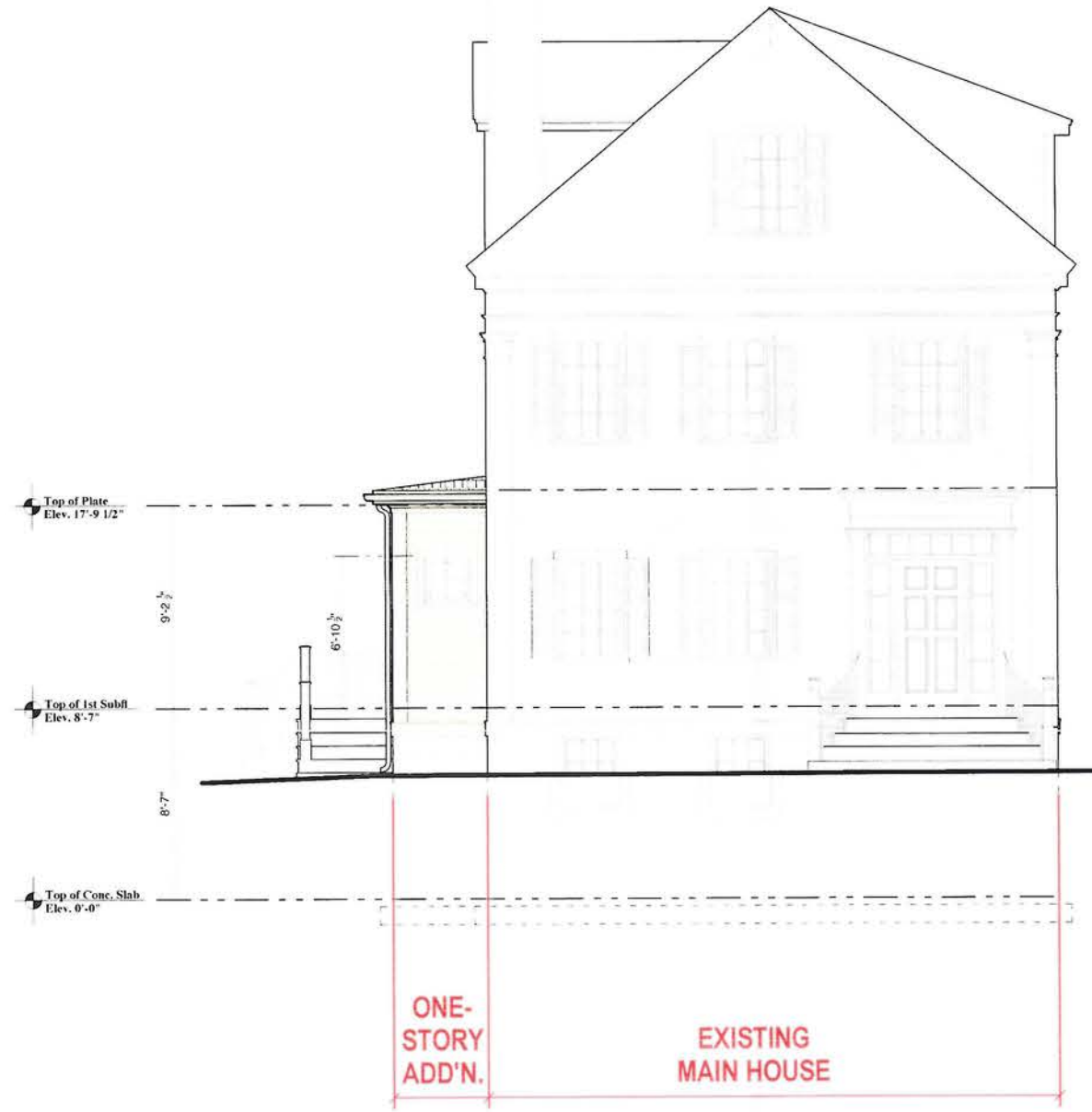
1" = 80 ft



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



Proposed Rear Elevation
Scale: 1/4" = 1'-0"



Proposed Front Elevation
Scale: 1/4" = 1'-0"

Revisions:

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/499-8545 FJ 978-499-4442



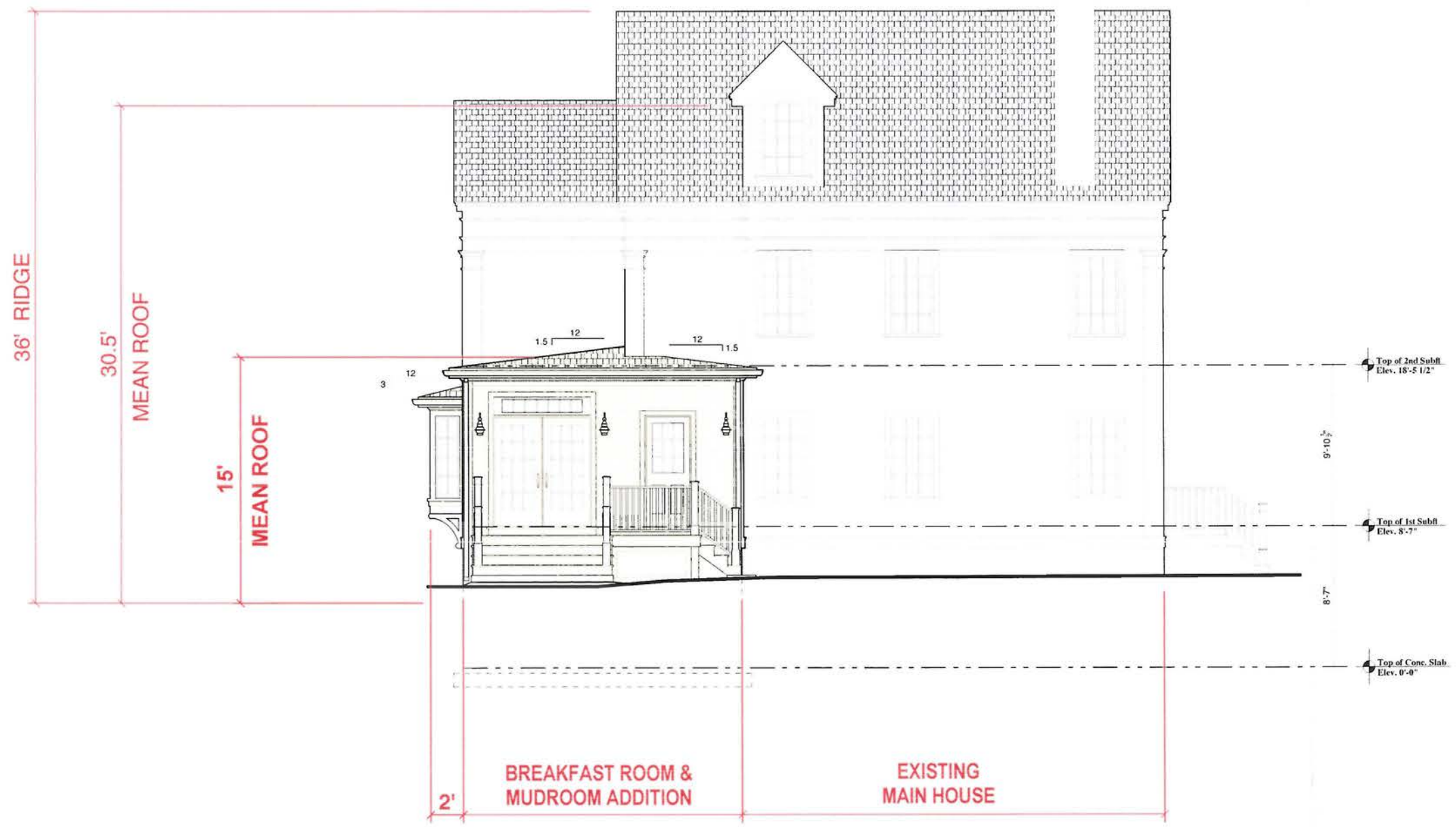
**ZONING
SUBMITTAL**

Additions and Renovations to the Residence of
**Tom Hopp and
Brienne Campbell**
2 Oakland Street Newburyport, MA 01950

Proposed Elevations

Project No. 17006 Scale: 1/8" = 1'-0" Date: May 31, 2018

A2



Proposed Side Elevation
 Scale: 1/4" = 1'-0"

Revisions:

KEERY
 design | LLC
 437 Merrimac Street
 Newburyport, Massachusetts 01950
 978/499-8545 F) 978/499-4442



**ZONING
 SUBMITTAL**

Additions and Renovations to the Residence of
**Tom Hopp and
 Brianne Campbell**
 2 Oakland Street Newburyport, MA 01950

Proposed Side Elevation

Project No. 17006 Scale: 1/8" = 1'-0" Date: May 31, 2018

A3