

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

Petitioner: Arthur Russo c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 316 High Street

Map and Lot(s): Map 66; Lot 7 Zoning District: R2/DCOD

Book and Page(s): 37306/176

Owner(s) Name: Arthur Russo

Mailing Address (if different): 316 High Street, Newburyport, MA 01950

This request for a Special Permit for Non-Conformities is made under section(s):  
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- |                                                                      |                                                                       |
|----------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input checked="" type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking                                     | <input type="checkbox"/> Plum Island Overlay District (XXI-G)         |
| <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                                         |                                                                       |
| <input type="checkbox"/> Rear Yard                                   |                                                                       |
| <input type="checkbox"/> Lot Coverage                                |                                                                       |
| <input type="checkbox"/> Side Yard                                   |                                                                       |
| <input type="checkbox"/> Lot Frontage                                |                                                                       |
| <input checked="" type="checkbox"/> Front Yard                       |                                                                       |

Description of request:

Construct addition in rear yard of a corner lot extending an existing nonconformity and creating a new nonconformity.

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**

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000 s.f.	9,361 s.f.	9,361 s.f.
Frontage	90 ft.	200.68 ft.(combined)	200.68 ft.(combined)
Height*	35 ft.	23'4"	23'4"
Max. Lot Coverage (%)**	25%	18.9%	24.4%
Min. Open Space (%)***	40%	60.7%	57.5%
Primary Front Setback	25 ft.	34.1 ft.	34.1 ft.
Side A Setback/Secondary Front Setback	25 ft. (secondary front setback)	1.2 ft.	1.2 ft.
Side B Setback	10 ft.	67.9 ft.	63.4 ft.
Rear Setback	25 ft.	26.1 ft.	10 ft.
Parking Spaces	2	2+	2+
FAR****	n/a	n/a	n/a

\*Height is measured to median roof line.

\*\*Total building footprint divided by the lot area expressed as a percentage.

\*\*\*Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

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

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. 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.

By checking this box and typing my name below, I am electronically signing this application.

*Same as Owner*  
 \_\_\_\_\_  
 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

*Christina Russo*  
 \_\_\_\_\_  
 Owner (if different)

*Christina Russo*