

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

Petitioner: RYAN Aghoian + Lauren Maiuri
 Mailing Address: 32 Collins STREET
 Phone: 978-766-1279 Email: LFMAURI@GMAIL.COM
 Property Address: 32 COLLINS STREET
 Map and Lot(s): 59-4 Zoning District: R2/DCOD
 Book and Page(s): 36934 / 299
 Owner(s) Name: RYAN Aghoian + LAUREN
 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"/> Use | <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:

CONVERT EXISTING MUDROOM ENTRANCE INTO FIRST FLOOR BATHROOM AND THEN ADD A NEW 66sqft MUDROOM ENTRANCE.

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

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	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	4120	70	21	N/A	29'	84'	2	0	20'	33'	13'
Proposed	4120	71	22.5	↓	29'	84'	2	0	20'	33'	13'
Required	10,000	40	25	↓	35'	90'	2	25	10'	10'	25'

*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>720</u>	<u>3</u>	<u>1426</u>	<u>101</u>
_____	_____	_____	_____

Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>786</u>	<u>3</u>	<u>1492</u>	<u>101</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):

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

APR# 2018-079

Name: Ryan Aghoian & Lauren Maiuri

Address: 32 Collins Street

Zoning District(s): R2/DCOD

Request: Convert existing 1st floor mudroom entrance to bathroom and extend nonconforming rear setback to create new 66sf mudroom entrance. Extend existing roofline (no change)

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)

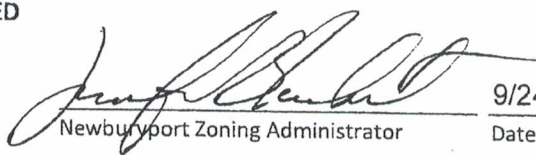
- Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)


Newburyport Zoning Administrator

9/24/2018

Date



CITY OF NEWBURYPORT
OFFICE OF PLANNING AND DEVELOPMENT
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

ZONING REVIEW APPLICATION

Applicant Name: Ryan Aghoian & Lauren Maiuri

Applicant Phone & Email: 978-766-1279 lfmaiuri@gmail.com

Property Address: 32 Collins Street

Zoning District(s): R2 / DCOD WARD: 4

Existing Use Code: 101

Proposed Use Code: 101

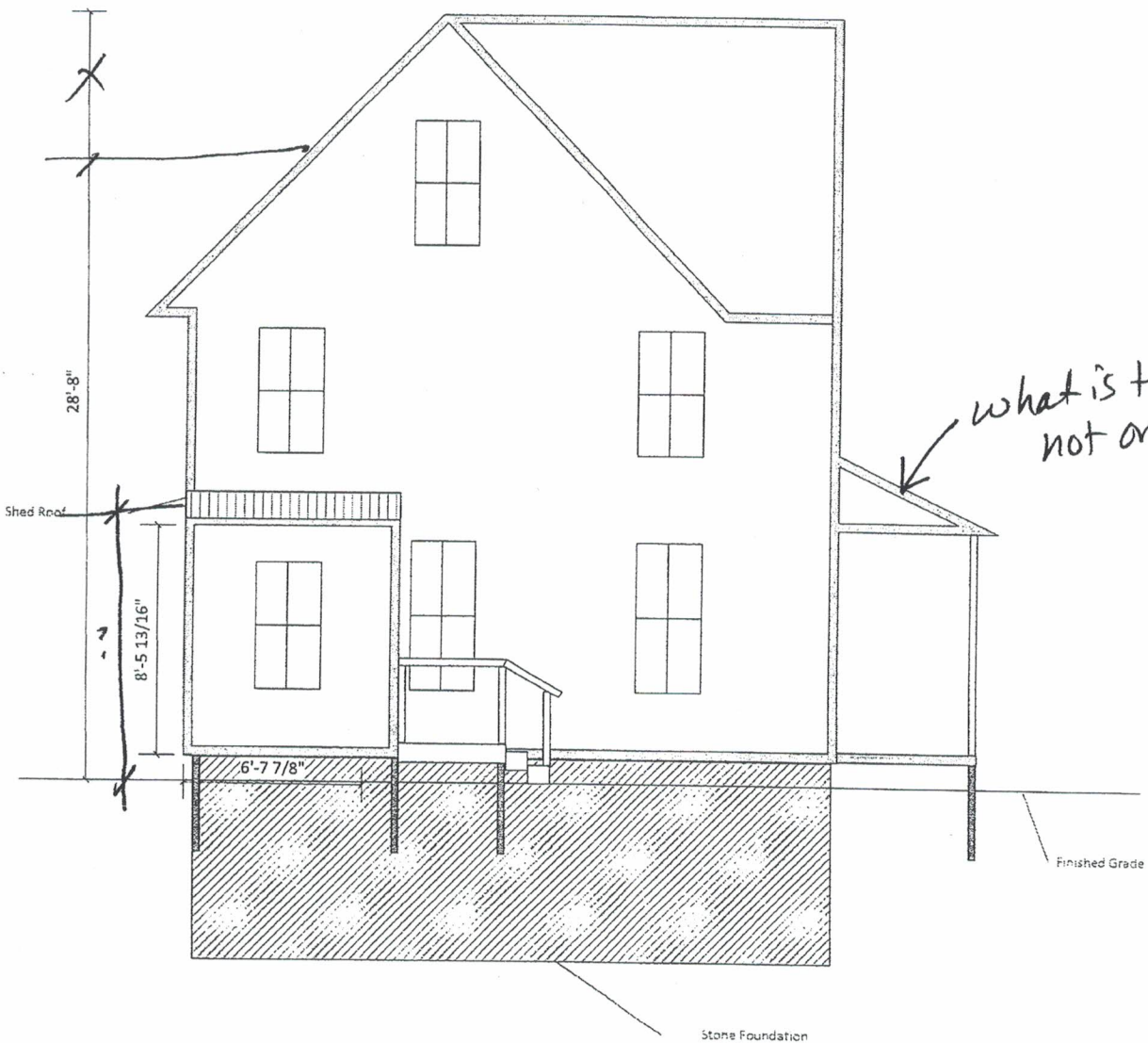
Total additional square footage: < 500 (66 sf.)

Each applicant shall attach a site plan showing the proposed project and setbacks *and* either fill out Project Description *or* attach a letter of Request for Building Permit Denial to this application.

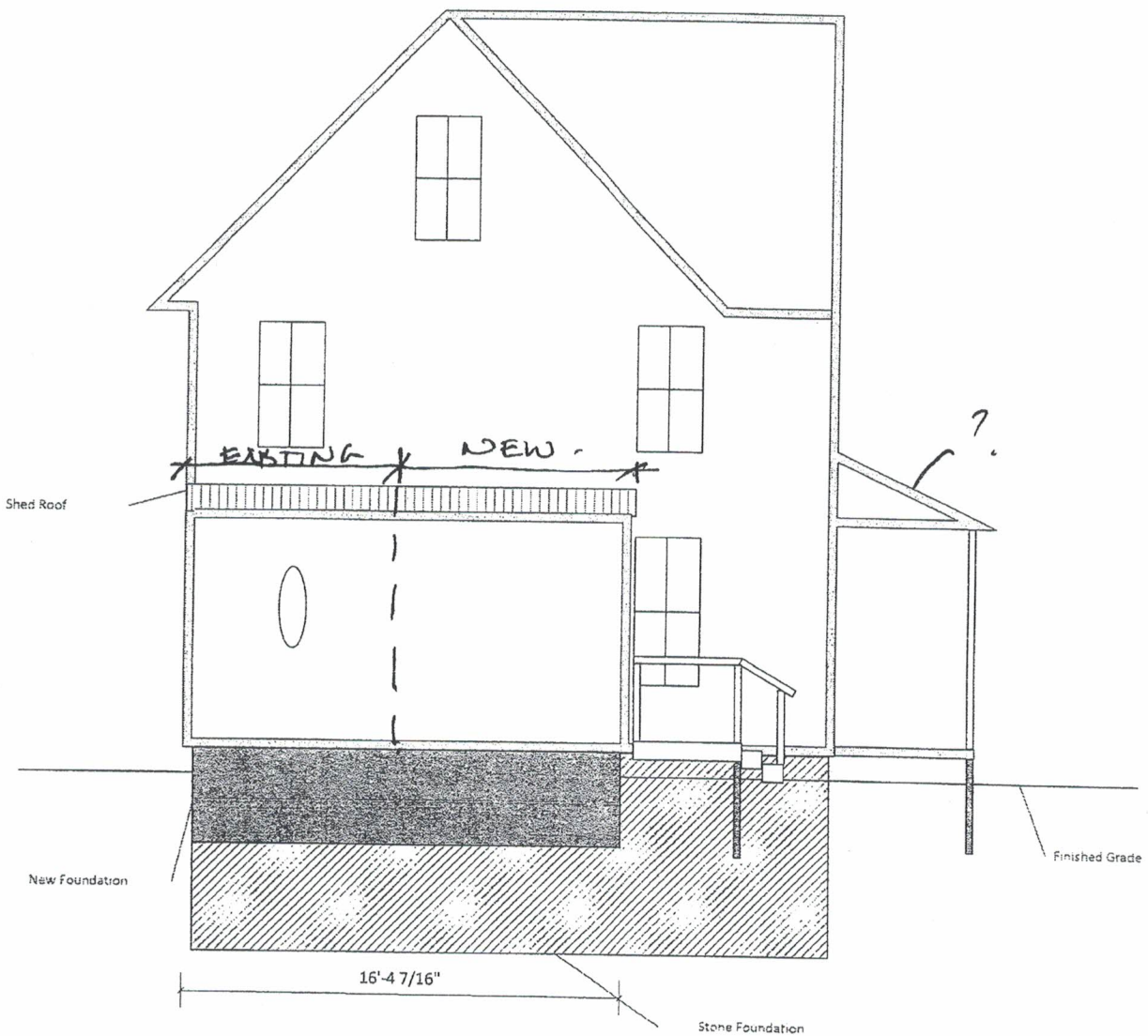
Project Description:

Convert existing mudroom entrance into a first floor bathroom and then add a new 66 sq ft entrance and mudroom.

* Height is measured from average grade at building perim. to mid slope.



Existing Elevation



Proposed Elevation

Zoning Matrix

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls	Notes
Lot Area	4120	4120	10000	
Frontage	84'	84'	90	
Height*	29'	29'	35	
Lot Coverage(%)**	21%	22.5%	25	
Open Space (%)***	71	70	40	
Front Setback	0	0	25	
Side A Setback	33	33	10	
Side B Setback	20	20	10	
Rear Setback	13'	13'	25	
Parking Spaces	2	2	2	
FAR^	N/A	N/A	N/A	
# of Bedrooms^^	3	3		

Detail description for Zoning Matrix infill

*Building Height is measured from the mean grade elevation at perimeter to the mean roof elevation.

**Lot coverage is the percentage of lot area devoted to building area (all enclosed and roofed spaces including accessory building). Divide the total building area by the lot size.

***Open Space is the space on a lot unoccupied by buildings, driveways, or parking areas. Decks, patios, and pools and tennis courts may be considered as open space. Total all building and parking areas and divide by lot size. Proceed to subtract that number from 100%. The result is open space percentage.

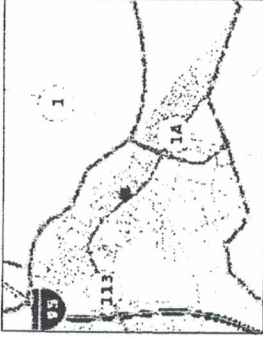
^FAR is only applicable to the Plum Island Overlay District (PIOD). Divide the total gross floor area of a building (regardless of usable area) and divide by lot size.

^^If within the PIOD, provide DPS affidavit indicating existing number

For office use only:

-
- Building Permit Denial to be issued by Zoning Administrator and Applicant to apply for appropriate permits outlined on Denial form
 - No relief from Zoning Ordinance required based on materials submitted. Scope changes may result in the need for relief from the Zoning Ordinance.
Stamp below:

City of Newburyport



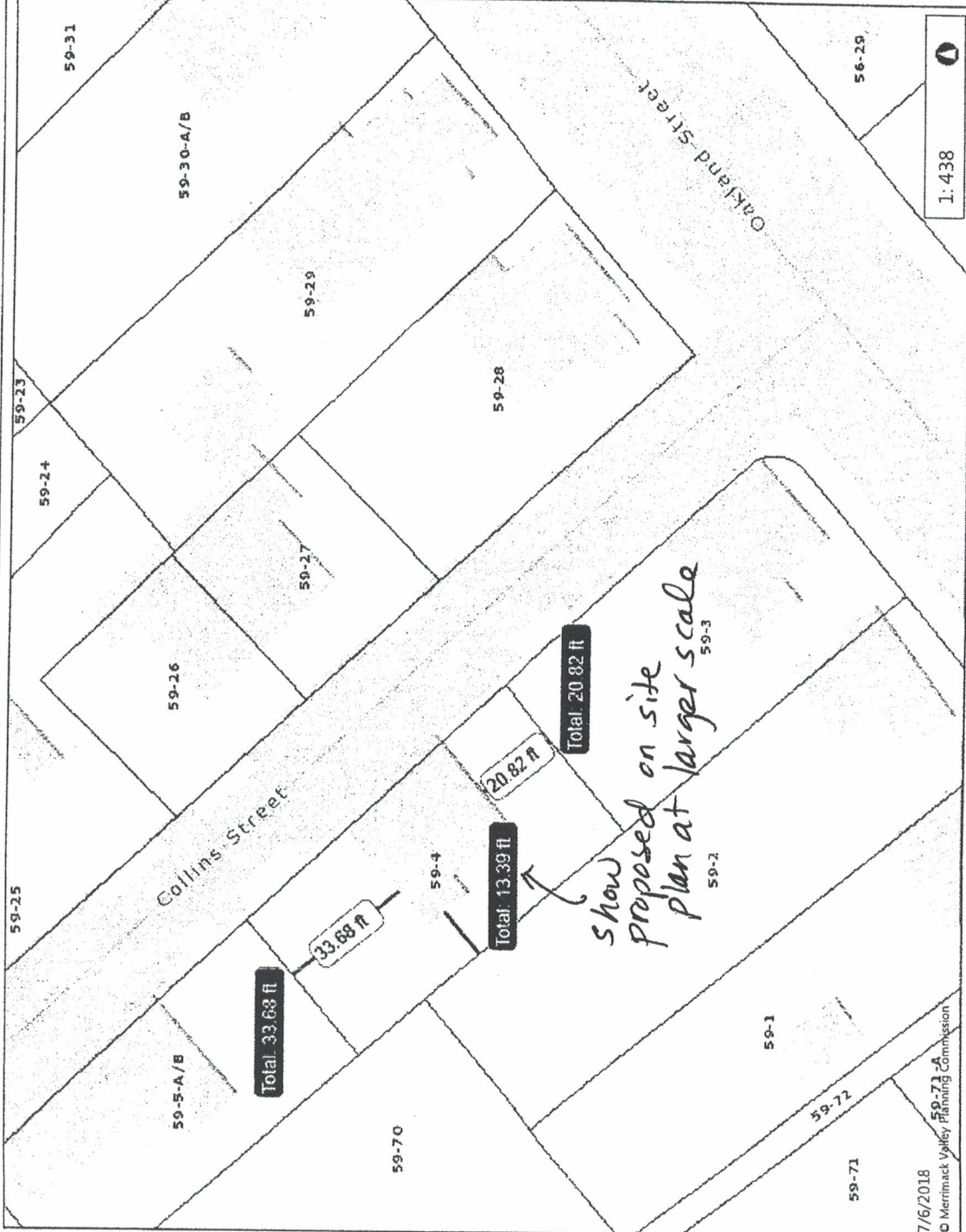
- Legend**
- Municipal Boundary
 - Roads
 - Interstate
 - Major Road
 - Local Road
 - Parcels
 - Diverging
 - Road Right of Way
 - Paved
 - Unpaved
 - Hydrographic Features
 - Streams
 - Stream
 - Intermittent Stream

783
24
9
46

864
4120

1030
MAX

Notes



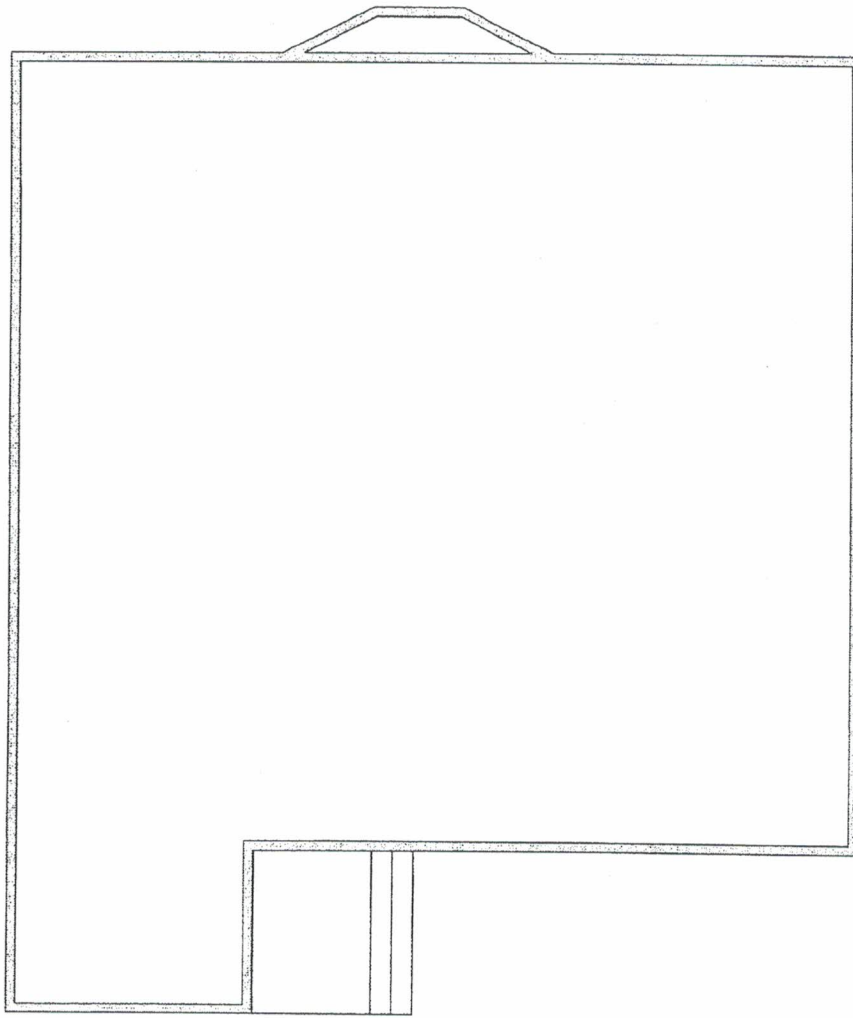
1:438

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Amesbury & MassDOT. 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 AMESBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF AMESBURY DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

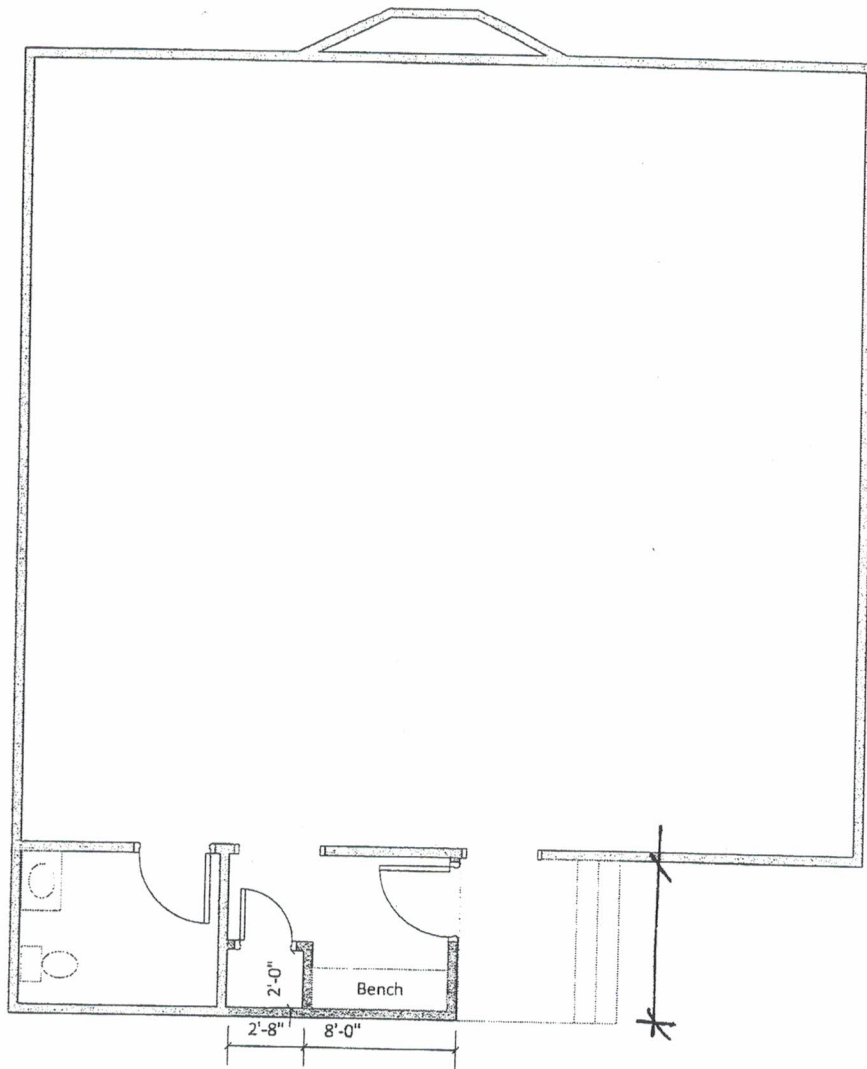
73 Feet



7/6/2018
Merrimack Valley Planning Commission



Existing Conditions



Proposed Floor Plan

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT																
WELSH BRIAN W COLLEEN P T/E 32 COLLINS ST NEWBURYPORT, MA 01950 Additional Owners:					<table border="1"> <thead> <tr> <th>Description</th> <th>Code</th> <th>Appraised Value</th> <th>Assessed Value</th> </tr> </thead> <tbody> <tr> <td>RESIDENTL</td> <td>1010</td> <td>275,900</td> <td>275,900</td> </tr> <tr> <td>RES LAND</td> <td>1010</td> <td>233,300</td> <td>233,300</td> </tr> <tr> <td colspan="2">Total:</td> <td>509,200</td> <td>509,200</td> </tr> </tbody> </table>	Description	Code	Appraised Value	Assessed Value	RESIDENTL	1010	275,900	275,900	RES LAND	1010	233,300	233,300	Total:		509,200	509,200
Description	Code	Appraised Value	Assessed Value																		
RESIDENTL	1010	275,900	275,900																		
RES LAND	1010	233,300	233,300																		
Total:		509,200	509,200																		

SUPPLEMENTAL DATA
 Other ID: 59-4
 SUB-DIV: CONDO CV:
 PHOTO: INLAW V/N:
 WARD: LOT SPLIT:
 TITLE #: 40B HSNB:
 ATT 1/2 HSE:
 GIS ID: M_250163_951949
 ASSOC PID#

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
WELSH BRIAN W	3357/0245	04/05/2013	Q	1	490,000	00	2018	1010	1010	275,900	1010	275,900
WILSON DALE R	22804/0353	05/06/2004	Q	1	495,000	00	2018	1010	1010	233,300	1010	233,300
SVAHN, ERIC P	12547/ 228	04/28/1994	Q	1	167,000	00	2018	1010	1010	222,200	1010	222,200
SMITH PATRICK E.	11593/0150	11/13/1992	Q	1	148,900	00						
GEORGE MICHAEL	09165/0592	09/02/1987	Q	1	165,900	00						
HOWELL PAULA HOLLEMAN	07415/0083	05/25/1984	Q	1	75,000	00						
Total:					509,200		Total:		473,200		Total:	

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch			
6/A							
NOTES							
GREEN IA							
FAT=UNHEATED							

OTHER ASSESSMENTS	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)			274,300	
Appraised XF (B) Value (Bldg)			1,600	
Appraised OB (L) Value (Bldg)			0	
Appraised Land Value (Bldg)			233,300	
Special Land Value			0	
Total Appraised Parcel Value			509,200	
Valuation Method:			C	
Adjustment:			0	
Net Total Appraised Parcel Value			509,200	

BUILDING PERMIT RECORD										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type
A2016-465	09/01/2016	RS	Residential	19,850		100		CONVERT 1 BATH IN	10/7/17/2017	DG
503-12/98	12/31/1998	RS	Residential	10,000		0		ADDITION	09/19/2016	SS
									05/17/2007	FR
									11/21/2006	PR
									07/01/1999	DR

LAND LINE VALUATION SECTION																
B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1010 SINGLE FAM	R3			4,120	SF	49.25	1.1500	6	1.0000	1.00			1.00	56.64	233,300
Total Card Land Units: 0.09 AC Parcel Total Land Area: 0.09 AC Total Land Value: 233,300																

VISIT/CHANGE HISTORY										
ID	Cd.	Purpose/Result								
DG	50	Building Permit								
SS	FR	Field Review as mandated								
PR	00	Measur+Listed								
PR	02	Measur+2Visits								
DR	50	Building Permit								



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	04		Average +10				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	03		Gable/Hip				
Roof Structure	11		Slate				
Roof Cover	03		Plastered				
Interior Wall 1	03						
Interior Wall 2	09		Pine/Soft Wood				
Interior Fir 1							
Interior Fir 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bathrms	2						
Total Half Baths	0						
Total Xtra Fixts	7						
Total Rooms	02		Average				
Bath Style	02		Average				
Kitchen Style	02		Average				

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	1	1,900.00	1999			1		100	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	720	720	720	197.03	141,862
FAT	Attic	118	588	118	39.54	23,250
FEP	Porch, Enclosed	0	48	34	139.56	6,699
FOP	Porch, Open	0	75	15	2,955	2,955
FUS	Upper Story, Finished	588	588	588	197.03	115,854
UBM	Basement, Unfinished	0	720	144	39.41	28,372
Ttl. Gross Liv./Lease Area:		1,426	2,739	1,619		318,992

