

City of Newburyport Zoning Board of Appeals Application for a SPECIAL PERMIT

Petitioner: Michelle Ault

Mailing Address: 32 Turkey Hill Road, Newburyport, MA 01950

Phone: 978-998-9132 Email: michelleault@yahoo.com

Property Address: 32 Turkey Hill Road, Newburyport, MA 01950

Map and Lot(s): 102-5 Zoning District: R-1

Book and Page(s): 203/43

Owner(s) Name: Michelle Ault

Mailing Address (if different): _____

The applicant is requesting a Special Permit under section(s):

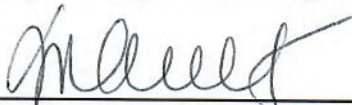
- | | |
|---|--|
| <input type="checkbox"/> Special Permit for Use (V.D) – Use # _____ | <input type="checkbox"/> Personal Wireless Communication Services (XX) |
| <input type="checkbox"/> Spacing (VI.D) | <input type="checkbox"/> Wind Energy Conversion Facilities (XXVI) |
| <input checked="" type="checkbox"/> In-Law Apartment (XIIA)
*Include In-Law Apartment Attachment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Bonus Provisions for Multifamily Developments (XVI) | |

Brief description of request:

Addition to the rear of the house to allow owner's parents to live with her.

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.



 Petitioner

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

 Owner (if different)

City of Newburyport Zoning Board of Appeals
IN-LAW APARTMENT Attachment

Please attach this completed form to the application for Special Permit.

Petitioner: Michelle Ault

Property Address: 32 Turkey Hill Rd. Newburyport, MA 01950

I hereby certify that the in-law apartment will be occupied by: Parents Grandparents
 Children Grandchildren

Please choose one: Dimensional requirements will be met for any new construction
 Additional permits are being sought for new construction
 There will be no new added floor area. Any alterations will be within the existing structure.

Ensure the plans provided show:

- the gross floor area of the in-law apartment and all new construction.
- existing parking and additional required parking space

I understand that in the eleventh and twenty-third months following the grant of a special permit, the homeowner shall certify, under the pains and penalties of perjury that the in-law apartment is in compliance and occupied by parents, grandparents, children, or grandchildren. I also understand that at the expiration of three (3) years from its granting, the special permit shall expire unless renewed by the ZBA upon application.

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


Petitioner

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

Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2021-024

Name: Michelle Ault c/o John Crowell

Address: 32 Turkey Hill Rd Zoning District(s): R1

Request: Construct addition to home to contain in-law apartment. Construct garage/home gym addition in rear setback (at side of house) on a corner lot.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
 - Open Space
 - Height
 - Lot Width
 - Front Yard
 - Side Yard
 - Rear Yard

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - 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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- 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

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

03/15/21

Newburyport Zoning Administrator

Date

32 TURKEY HILL RD

Location 32 TURKEY HILL RD

MBLU 102/ 5/ 11

Owner AULT MICHELLE

Assessment \$558,100

PID 6666

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$305,400	\$252,700	\$558,100

Owner of Record

Owner AULT MICHELLE

Sale Price \$435,000

Co-Owner

Certificate

Address 32 TURKEY HILL RD

Book & Page 34263/0470

NEWBURYPORT, MA 01950

Sale Date 07/31/2015

Instrument 10

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AULT MICHELLE	\$435,000		34263/0470	10	07/31/2015
KELLEY PHYLLIS B	\$0		15079/0505	1A	09/09/1998
WOODMAN GEORGIA TRS.	\$1		12355 0026/0	1A	12/31/1993
BOURBEAU PHYLLIS	\$0		4573/0375		

Building Information

Building 1 : Section 1

Year Built: 1959
 Living Area: 1,359

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood

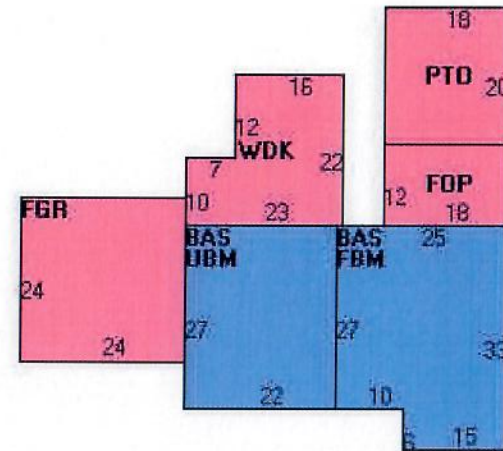
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\87\111.jpg>)

Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	Excellent
Fndtn Cndtn	
Basement	

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/6666_68)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,359	1,359
FBM	Basement, Finished	765	0
FGR	Garage, Attached	576	0
FOP	Porch, Open	216	0
PTO	Patio	360	0
UBM	Basement, Unfinished	594	0
WDK	Deck, Wood	422	0
		4,292	1,359

LAND FEATURES

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,400	1

Land

Land Use

Use Code 1010
 Description SINGLE FAM

Land Line Valuation

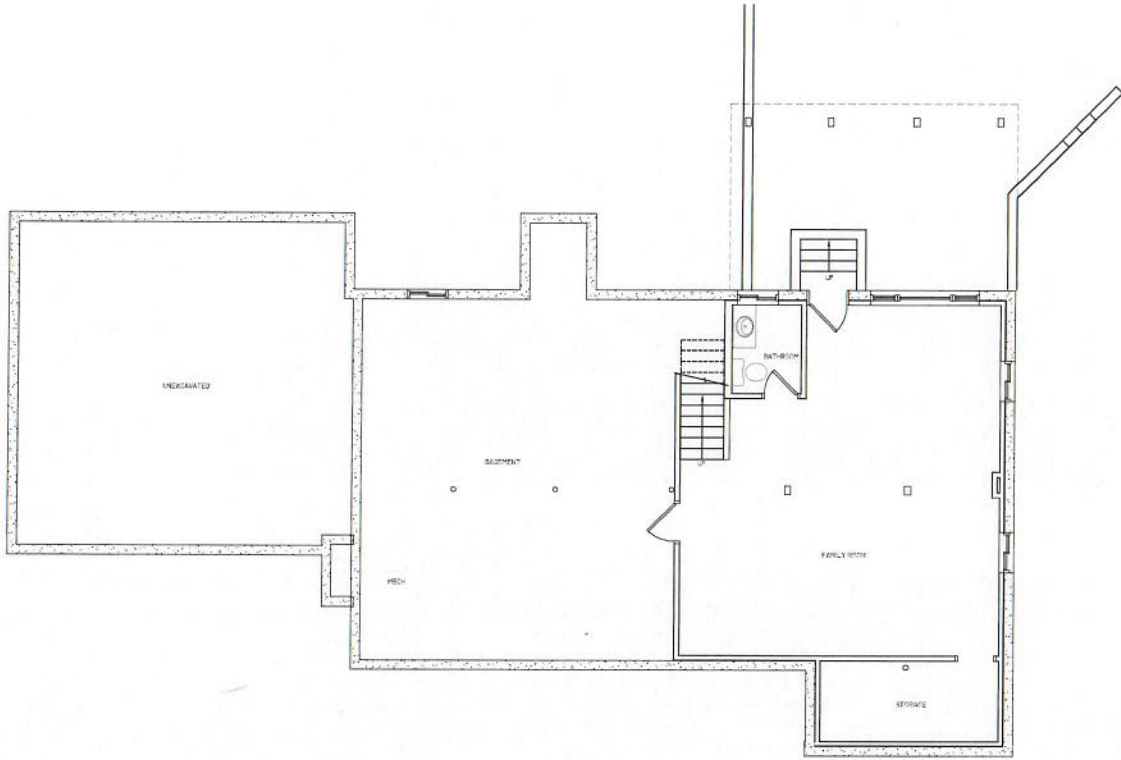
Size (Acres) 0.73
 Depth 0
 Assessed Value \$252,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT2	PATIO-GOOD			200.00 S.F.	\$2,200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$286,700	\$252,700	\$539,400



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

EXISTING BASEMENT FLOOR PLAN

AULT RESIDENCE
37 DEER HILL ROAD, WINDHAMPTON, MA

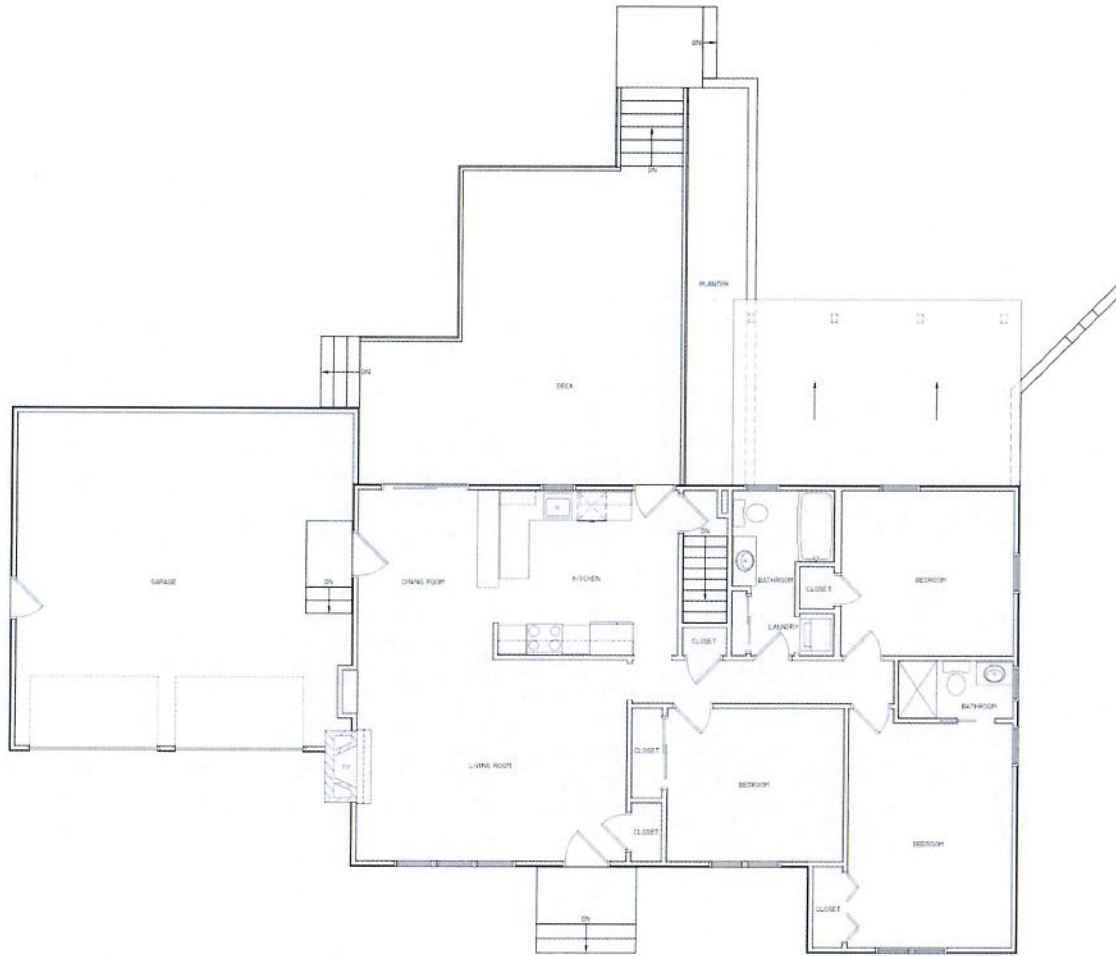
DEER HILL ARCHITECTS, LLC



40 LOWELL STREET, SUITE 12, PEABODY, MA
978-532-1111
www.deerhillarchitects.com

6 MAR 2021
1/4" = 1'-0"

EX1



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN

AULT RESIDENCE
37 JEROME HILL DRIVE, WILMINGTON, MA

DEER HILL ARCHITECTS, LLC



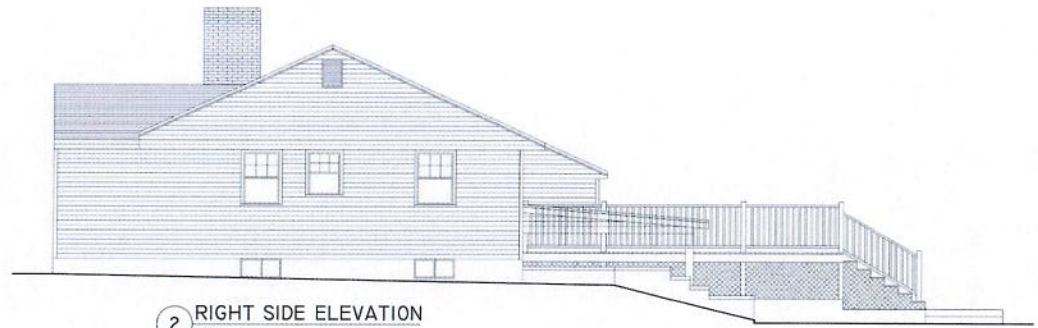
40 LOWELL STREET, SUITE 12, PEABODY, MA
978-532-3333
www.deerhillarchitects.com

16 MAR 2021
1/4" = 1'-0"

EX2



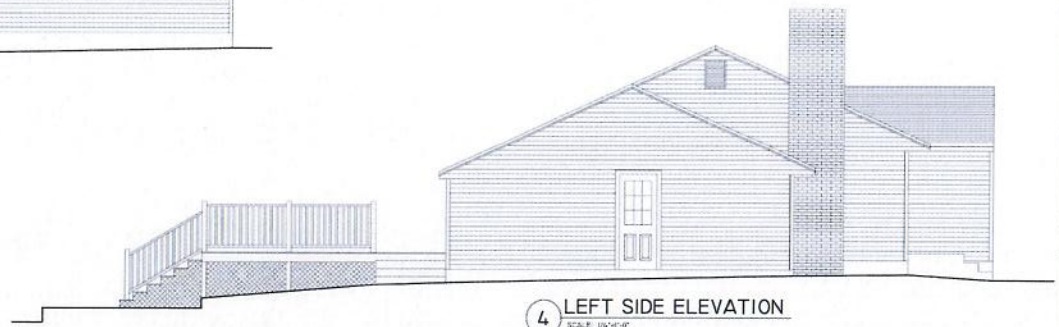
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



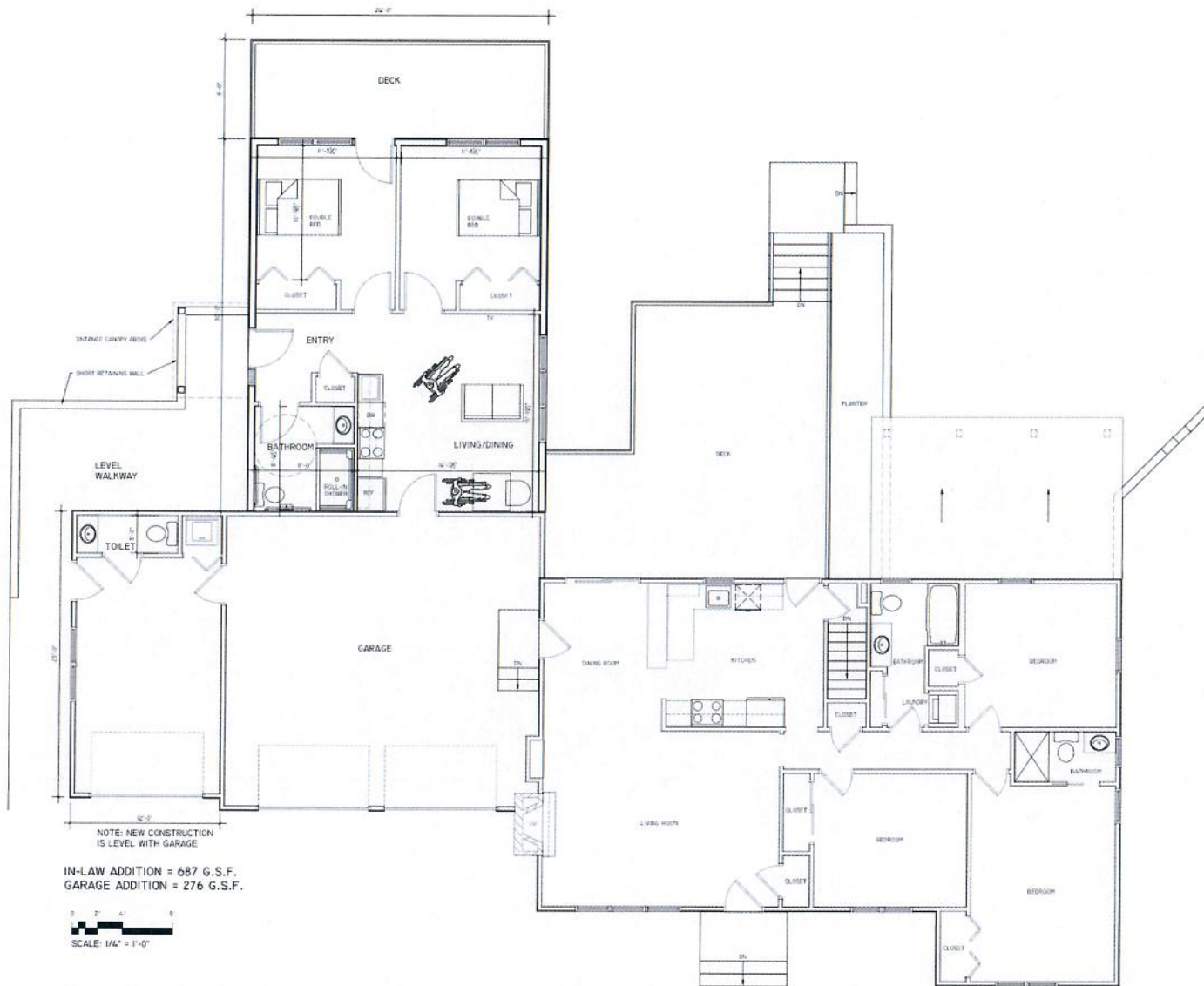
2 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



3 REAR ELEVATION
SCALE 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



DEER HILL ARCHITECTS, LLC
40 LOWELL STREET, SUITE 102, DEARBORN, MA 01938-2019
TELEPHONE: (978) 552-5846



PROPOSED FLOOR PLAN
ADULT RESIDENCE
32 TURKEY HILL ROAD, NEWBURYPORT, MA

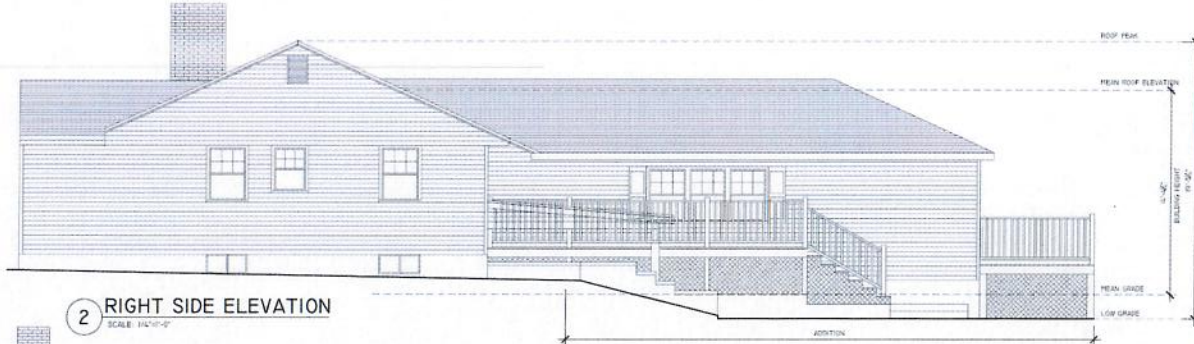


16 MAR 2021
1/4" = 1'-0"

A1



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Rob Ciampitti, Chair
Newburyport Zoning Board of Appeals
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950

RE: Request for Variance/ In-Law Unit Approval

Dear Chair and Members of the Board:

I have been provided the plans for construction of a 700 sq. ft. in law unit and a third car garage to be utilized as a gym for physical therapy for Michelle Ault's parents who would be moving in if approved, at 32 Turkey Hill Rd., Newburyport, MA 01950.

The proposed project will be in keeping with the neighborhood and in fact will enhance the area. I have no objection to the proposed project.

Sincerely,

Marga Boslu

Address: 33 Turkey Hill Date: 3 / 18 / 21

Rob Ciampitti, Chair
Newburyport Zoning Board of Appeals
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950

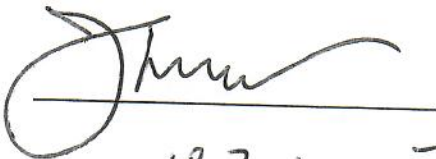
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Sincerely,



Address: 16 BOURBEAU TERRACE Date: 3, 18, 2021

Rob Ciampitti, Chair
Newburyport Zoning Board of Appeals
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950

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Sincerely,

JOE SPAULINO



Address: 6 Bayberry Rd Date: 3 1 18 2021