

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

Petitioner: RICHARD COLE, DIRECTOR NEPTUNE'S U.F.A

Mailing Address: 34-36 HANCOCK ST NEWBURYPORT MA

Phone: 978.807.1511 Email: rcole, rcbuilds@gmail

Property Address: SAME

Map and Lot(s): MAP 25 LOT 73 Zoning District: R-3

Book and Page(s): 3375 PAGE 587

Owner(s) Name: NEPTUNE U.F.A

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) |
| ___ Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| ___ Upward Extension | ___ FAR |
| ___ Open Space | <input checked="" type="checkbox"/> Footprint Expansion <u>128 S.F.</u> |
| ___ Height | ___ Height Increase |
| ___ Lot Area | |
| <input checked="" type="checkbox"/> Rear Yard | |
| ___ Lot Coverage | |
| ___ Side Yard | |
| ___ Lot Frontage | |
| ___ Front Yard | |

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

Description of request:

TO CONSTRUCT A 3-SEASON PORCH 8'X16' (128 S.F.)
TO THE SOUTH SIDE OF CLUB

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	26,714 s.f.	85%	15%	N/C	50'	208.70'	40 ⁺	12'	10'-2"	59'	2'-4"
Proposed	128 ^{s.f.}	85%	15%	N/C	14'-6"	N/C	SAME 40 ⁺	N/C	95'	55'	6'-1/2"
Required	N/C	40%	25%	N/C	N/C	N/C	SAME 40 ⁺	N/C	25'	25'	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>2132^{s.f.}</u>	<u>1</u>	<u>2132^{s.f.}</u>	<u># 407</u>
_____	_____	_____	_____

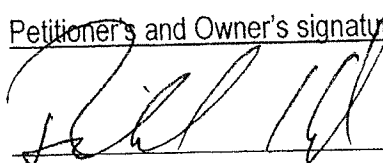
Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>128^{s.f.}</u>	<u>1</u>	<u>128^{s.f.}</u>	<u># 407</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.

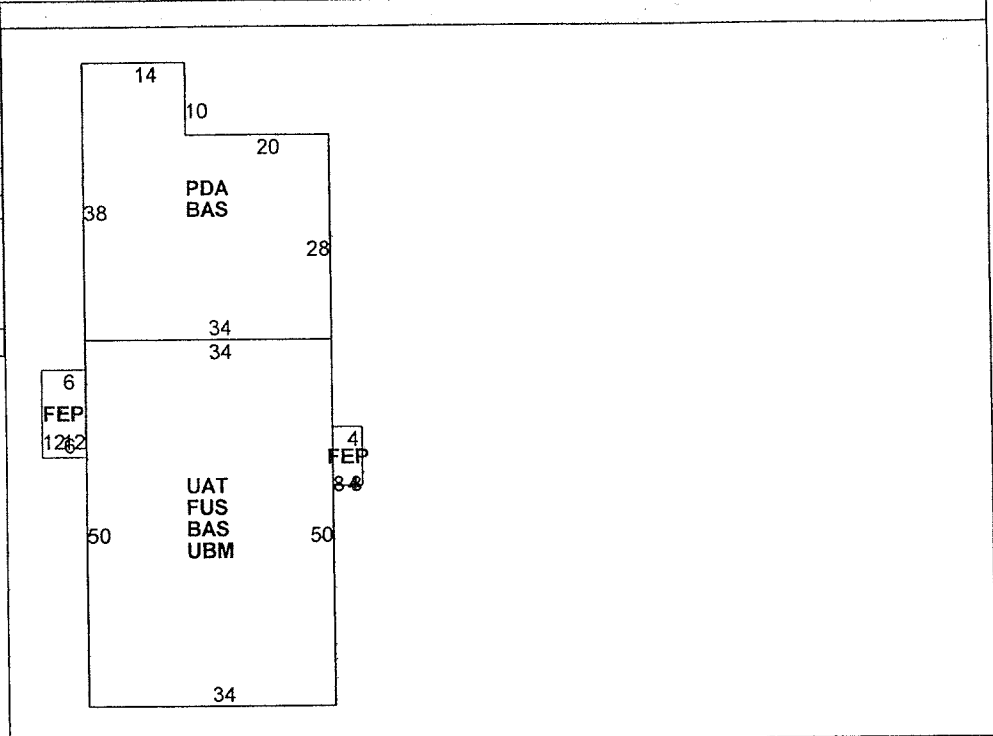
Petitioner's and Owner's signature(s):



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	77		Clubs/Lodges				
Model	94		Commercial				
Grade	03		Average				
Stories	2						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	3530		FRATNL ORG				
Total Rooms							
Total Bedrms							
Total Baths							
Kitchen Grd							
Heat/AC	02		HEAT/AC SPLIT				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CEIL & WL				
Rooms/Prtns	02		AVERAGE				
Wall Height	12						
% Conn Wall	0						

MIXED USE		
Code	Description	Percentage
3530	FRATNL ORG	100

COST/MARKET VALUATION		
Adj. Base Rate:		97.92
Replace Cost		526,810
AYB		1,900
EYB		1,980
Dep Code		F
Remodel Rating		
Year Remodeled		
Dep %		74
Functional Obslnc		
External Obslnc		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		26
Apprais Val		137,000
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



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
FGR2	GARAGE-GOO			L	1,334	38.00	1998		0		50	25,300
PAV1	PAVING-ASPH			L	10,000	2.30	1998		0		50	11,500
FN3	FENCE-6' CH			L	256	20.00	2007		0		50	2,600
SGN1	SIGN-1 SD W/T			L	24	52.00	2007		0		50	600
A/C	AIR CONDITI			B	1,700	1.50	1980		2		100	700
FES	FIRE ESCAPE			B	1	5,654.00	1980		2		100	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,792	2,792	2,792	97.92	273,393
FEP	Porch, Enclosed	0	104	68	64.02	6,659
FUS	Upper Story, Finished	1,700	1,700	1,700	97.92	166,464
PDA	Pull Down Attic	0	1,092	55	4.93	5,386
UAT	Attic	0	1,700	170	9.79	16,646
UBM	Basement, Unfinished	0	1,700	595	34.27	58,262

Neptune Veteran Fireman's Association
40 Hancock Street
Newburyport, Massachusetts 01950
(978) 465-9095
Established 1899

June 2, 2018

George Haseltine, Trustee
Chestnut Street Realty Trust
Newburyport, Massachusetts 01950


Dear George,

As stated in our original contract between the Neptune Veteran Fireman's Association (NVFA) and Chestnut Street Realty Trust, the NVFA request authorization to construct a 8' x 16' screened in sun room and 3-season porch on the south side of the Neptune's building located at 34 Hancock Street, Newburyport, Massachusetts.

Please sign below for the authorization for this construction so we may proceed with the necessary permit with City officials to begin construction.

Should you have any questions or concerns in regard to this request, please direct them to the undersigned at (978) 465-9091.

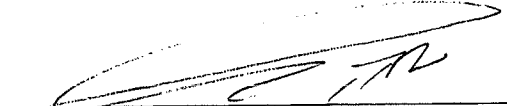
Very truly yours,


Richard Cole
Chairman, Board of Directors

Enclosure:
Site Plan

cc: File Copy

I, George Haseltine, Trustee of the Chestnut Street Realty Trust, authorize the NVFA to apply for and construct the screened in room and sun porch as depicted on the attached site plan.


George Haseltine, Trustee
Chestnut Street Realty Trust

Property Location: 34-36 HANCOCK ST
 Vision ID: 1385

MAP ID: 25/73/1/1

Bldg Name:
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 3530
 Print Date: 08/09/2018 11:27

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
NEPTUNE VETERANS FIREMANS ASSOC		Level	All Public	Paved	Urban	Description	Code	Appraised Value	Assessed Value
34 HANCOCK STREET						COMMERC.	3530	139,200	139,200
NEWBURYPORT, MA 01950						COM LAND	3530	240,500	240,500
Additional Owners:						COMMERC.	3530	40,000	40,000
SUPPLEMENTAL DATA						Total			
Other ID: 25-73		CONDO CV:				419,700			
SUB-DIV		ENLAW Y/N:				419,700			
PHOTO		LOT SPLIT:				419,700			
WARD		40B HSNG:				419,700			
TILE #:		ASSOC PID#				419,700			
ATT 1/2 HSE:						419,700			
GIS ID: M_252347_950548						419,700			

I 23
 NEWBURYPORT, MA
VISION

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
NEPTUNE VETERANS FIREMANS ASSOC					3375/ 587	07/17/1944				0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
											2018	3530	139,200	2017	3530	139,200	2016	3530	139,200
											2018	3530	240,500	2017	3530	229,000	2016	3530	218,100
											2018	3530	40,000	2017	3530	40,000	2016	3530	40,000
											Total:			Total:			Total:		
											419,700			408,200			397,300		

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
CIA				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	137,000
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	40,000
Appraised Land Value (Bldg)	240,500
Special Land Value	(
Total Appraised Parcel Value	419,700
Valuation Method:	(
Adjustment:	
Net Total Appraised Parcel Value	419,700

NOTES
 NEPTUNE
 ECO = INC
 UBM=2 BOWLING ALLEYS OUT OF COMMISSION
 IN POOR CONDITION
 PLANS TO INSTALL SPRINKLERS BY 2008

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
										01/29/2007			MM	00	Measur+Listed
										04/17/1998			RD	00	Measur+Listed
										03/02/1981			40	10	Measu/LtrSnt Letter S

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	3530	FRATNL ORG	R3				26,098	SF	10.13	1.0000	C	1.0000	0.70	C10	1.30		1.00	9.21	240,500
Total Land Value: 240,500																			

Total Card Land Units: 0.60 AC Parcel Total Land Area: 0.6 AC

NEPTUNE'S WALL

1/2 SCALE = 1

SINGLE ROOF TO MATCH MAIN ROOF

16'

14'-6"

3' x 6'-8" DOOR

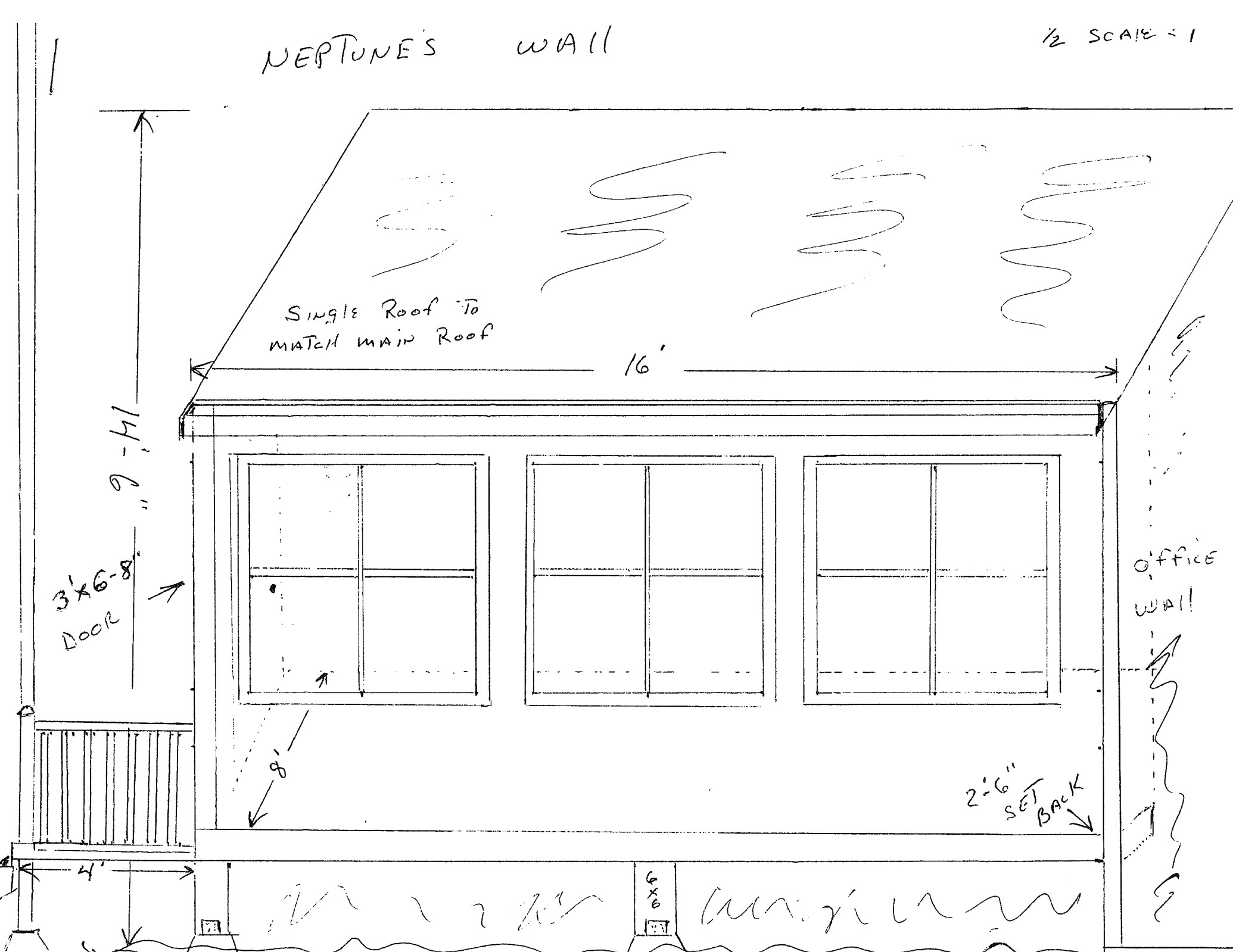
OFFICE WALL

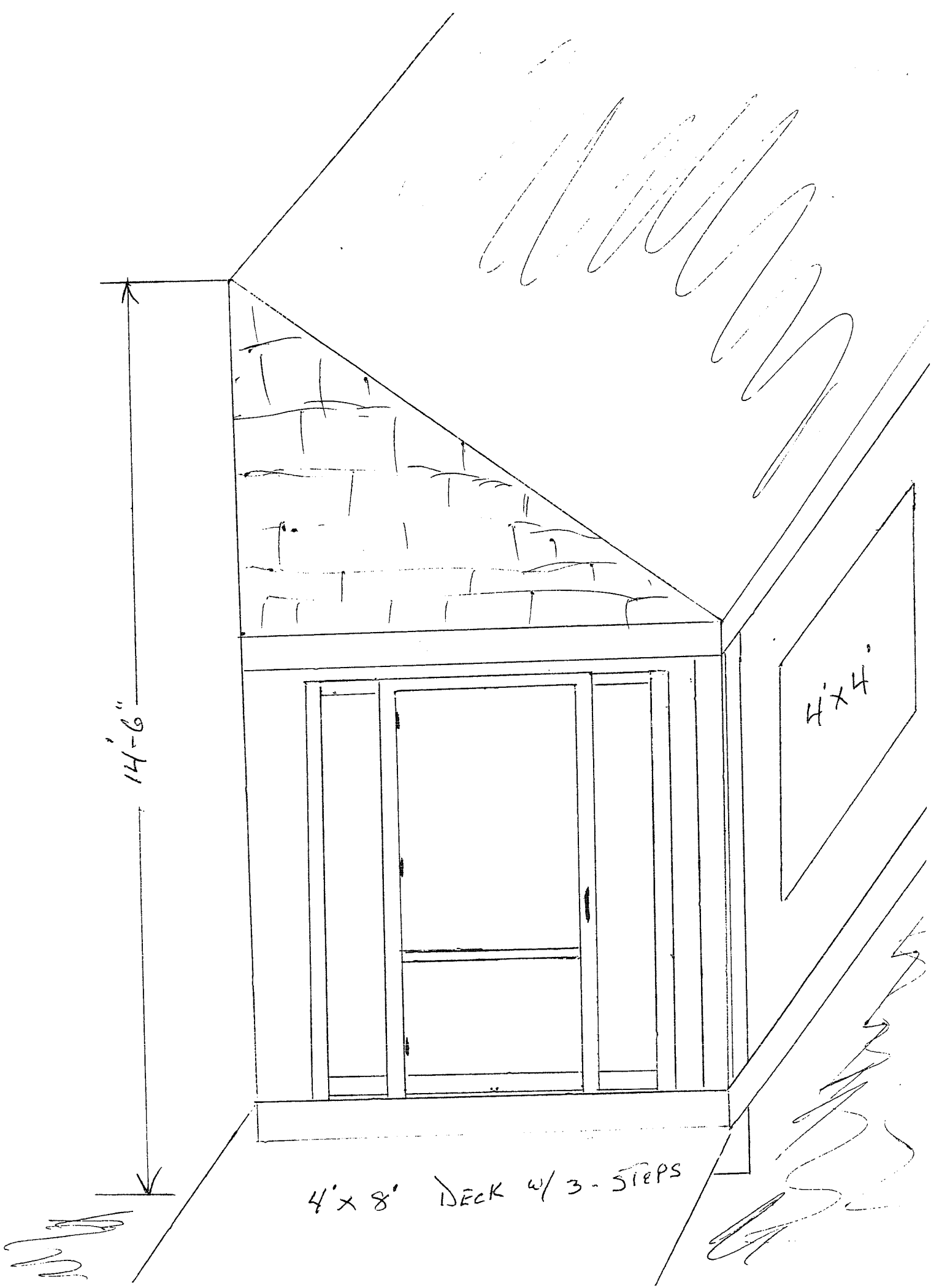
8"

2'-6" SET BACK

6' x 6"

Wavy line indicating ground level or foundation





14'-6"

4' x 8' DECK w/ 3- STEPS

4' x 4'

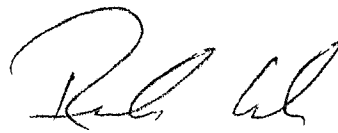
Mem:

August 17, 2018

City of Newburyport
Zoning Board

- A. To propose a 128sf addition to the south side of the club
- B. The structure does not conform because of setbacks on the property
- C. The addition would not intensify any existing non-conformities
- D. The extension will be an asset to the club as a third means of egress

Thank-you



Chairman of the Board of Directors

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

APR# 2018-046

Name: RICHARD COLE / NEPTUNE VFA

Address: 34-36 HANCOCK ST. Zoning District(s): R2

Request: CONSTRUCT 8'X16' 3-SEASON PORCH ON NON-CONF. STRUCTURE/USE, KEEP MAX LOT COVERAGE < 25%

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 _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2) ^{NC} (USE)
 - ___ 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 _____

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

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

[Signature]
Newburyport Zoning Administrator 6/21/2018
Date

HANCOCK STREET
(PUBLIC WAY ~ VARIABLE WIDTH)
(PAVEMENT WIDTH ~ 21 FT)

N/F
40 MARLBORO STREET CONDOMINIUM
MAP 25 LOT 72 A/B
E.S.D.R.D. M.D. BK. 10051 PG. 590

FOR REGISTRY USE ONLY

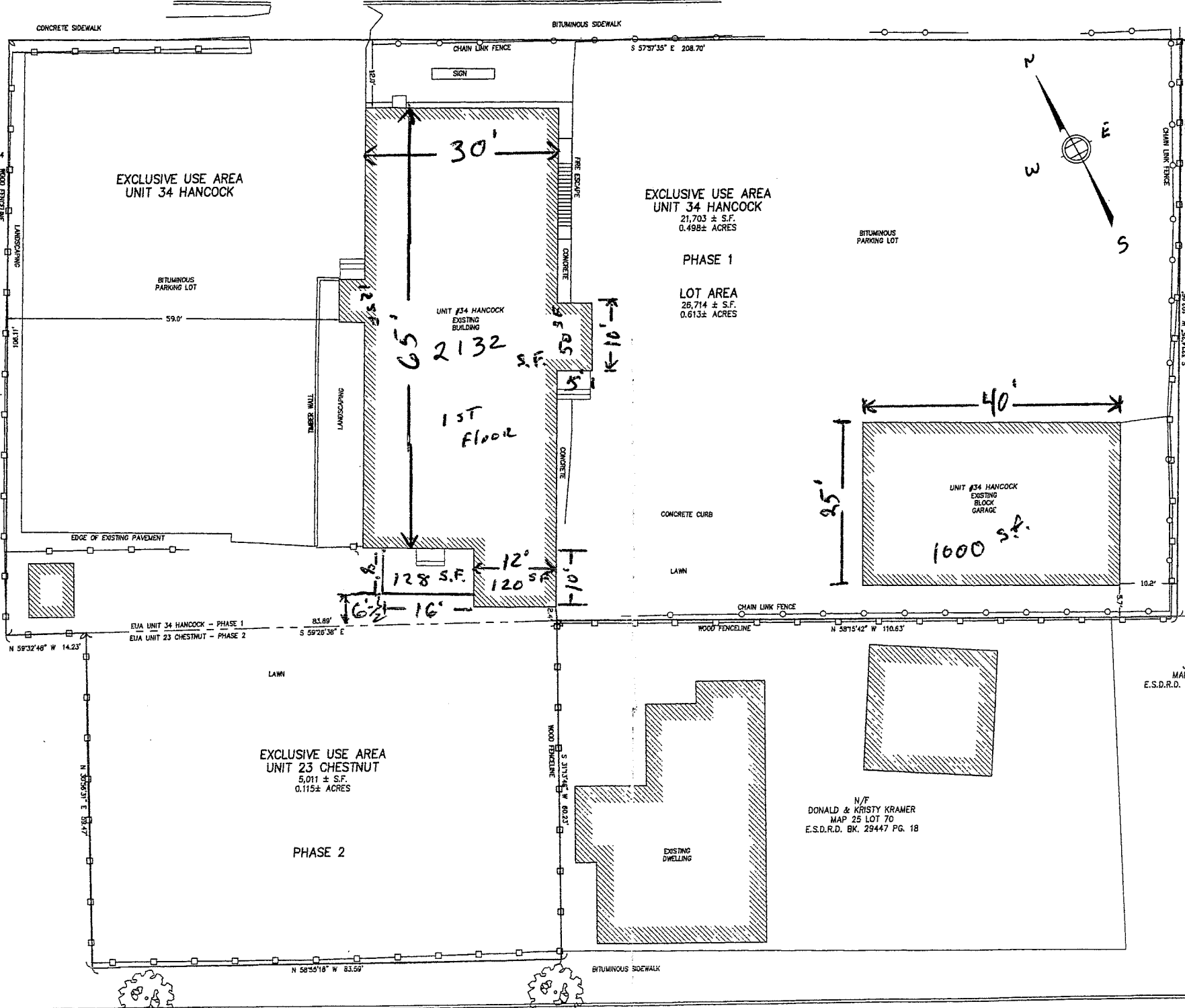
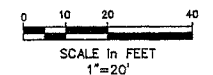
NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE ADDITION OF A SINGLE FAMILY HOUSE TO THE EXISTING CLUB USE OF ASSESSORS MAP 25 LOT 73. EXISTING PROPERTY LINES AND CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER, 2017.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING KNOWN AS "CHESTNUT HANCOCK CONDOMINIUM" AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
DATE

N/F
JOHN FISH
MAP 25 LOT 71
E.S.D.R.D. BK. 34033 PG. 159

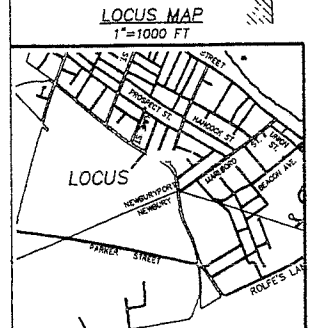
N/F
DONALD & KRISTY KRAMER
MAP 25 LOT 70
E.S.D.R.D. BK. 29447 PG. 18

LOCUS TITLE INFORMATION
34-36 HANCOCK STREET
OWNER: NEPTUNE VETERANS FIREMANS ASSOC.
DEED REFERENCE: BOOK 3375 PAGE 587
ASSESSORS: MAP 25 PARCEL 73



N/F
CANDACE COCHRANE
MAP 25 LOT 48
E.S.D.R.D. BK. 34572 PG. 54

N/F
ERIC & MAURA ABRAMO
MAP 25 LOT 69
E.S.D.R.D. BK. 32079 PG. 212



CHESTNUT STREET
(PUBLIC WAY ~ VARIABLE WIDTH)
(PAVEMENT WIDTH ~ 22 FT)

Copyright 2018 Winter GEC, LLC Winter GEC, LLC 34 WINTER STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1" = 20' VERT: N.A.	FIELD: I.P.T. CALCS: I.P.T. CHECKED: EJC APPROVED: EJC	PHASED CONDOMINIUM SITE PLAN 34-36 HANCOCK STREET CHESTNUT HANCOCK CONDOMINIUM	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR APPLICANT: GEORGE HASELTINE OWNER: NEPTUNE VETERANS FIREMANS ASSOCIATION	PROJECT NO. 2017-HANCOCK ST DATE: FEB. 9, 2018 SHEET NO. 1 OF 1							
	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	REVISIONS							
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