

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

Petitioner: CHARLES & HILDA PARROTT

Mailing Address: 3 HOWARD STREET, NEWBURYPORT

Phone: 978/633-2010 Email: C.PARROTT@COMCAST.NET

Property Address: 3 HOWARD STREET

Map and Lot(s): 63/29 Zoning District: B2

Book and Page(s): 35625/0002

Owner(s) Name: CHARLES & HILDA PARROTT

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 type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| <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   |   |

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

Description of request:

EXTEND NON-CONFORMING LOT COVERAGE ON A SINGLE FAMILY RESIDENTIAL PROPERTY BY CONSTRUCTING A MUDROOM ADDITION AND SINGLE CAR DETACHED GARAGE.

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	4,545	66.5	25.3	N/A	20	49.5	2	5'	0	21'	29
Proposed	4,545	58.7	33	N/A	20 (11.5G)	49.5	2	5' (38G)	0	21' (62G)	29 (31G)
Required	10,000	40	25	N/A	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>1,148</u>	<u>2</u>	<u>2,214</u>	<u>101</u>

**Proposed Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
400 MOD ROOM GA#	<u>1</u>	<u>2,500</u>	<u>101</u>
400 DET. GARAGE 208#	<u>1</u>		
<b>= TOTAL: 1,500#</b>			

\*\*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):

Hilda T. Parrott 9

September 28, 2018

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

APR# 2018-080

Name: Charles and Hilda Parrott/David Keery

Address: 3 Howard Street Zoning District(s): R2/DCOD

Request: Extend the nonconforming lot coverage on a single family residential property by constructing a dimensionally conforming mudroom and single car detached garage.

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)

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 \_\_\_\_\_

Sign Variance

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

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 \_\_\_\_\_

Smart Growth District (XXIX)

- Plan Approval

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)

Site Plan Review (XV)

- Major       Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay       \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

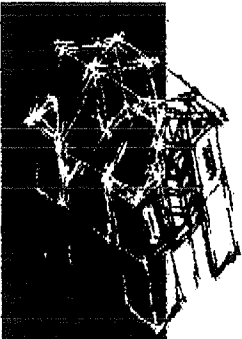
CITY COUNCIL REVIEW REQUIRED (X.H.9)

 9/27/2018  
Newburyport Zoning Administrator      Date

September 28, 2018

**Memorandum in Support of the Application for a Special Permit  
for Non-Conformities by Charles and Hilda Parrott for the Proposed  
Garage and Mudroom Additions at 3 Howard Street in Newburyport, MA.**

- A) The current use of the existing land is Residential/Single Family (Use No.101).  
The proposed use will remain a Residential/Single Family.
- B) The current structure is non-conforming with the requirements of the present zoning ordinance in the following ways:
- 1) Side Setback: The present home sits 0 feet off of the line, and 10 feet is required.
  - 2) Front Setback: The present home sits 5 feet off of the line, and 25 feet is required.
  - 3) Lot Coverage: The present lot coverage is 25.3% where 25% is required.
  - 4) Frontage: The present frontage is 49.5 feet where 90 feet is required.
- C) The Proposed Mudroom and Detached Garage Additions will intensify only the lot coverage non-conformity, bringing it from 25.3% to 33%. (Please see attached matrix on page 2 of the application.)
- D) The Proposed One-Story Mudroom and Detached One-Car Garage Additions will not be more detrimental than the existing structure. The modest one-story Mudroom Structure will have only a 10 foot median roof height, and the One-Car Garage will have only an 11.5 foot median roof height. Therefore, it will not block no more sun nor air from the nearest abutter than the current structure, which is negligible.



TOPO	UTILITIES	SPR/ROAD	LOCATION
			RESIDENTIAL RES LAND
<b>CURRENT ASSESSMENT</b> Code Appraised Value Assessed Value 1010 313,190 313,100 1010 205,600 205,600 <b>Total 518,790 518,700</b>			

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	313,100	2017	1010	273,500
2018	1010	205,600	2017	1010	195,800
<b>Total:</b>		<b>518,700</b>	<b>Total:</b>		<b>469,300</b>

**RECORD OF OWNERSHIP**  
 GEN ID: N\_250203\_952272  
 63-29  
 Other ID: CONDO CV;  
 SUB-DIV: INLAW YAG;  
 PHOTO: LOT SPLIT;  
 WARD: 40B HSG;  
 FILE #: #  
 ATT 1/2 HSE/1  
 ASSOC PID#

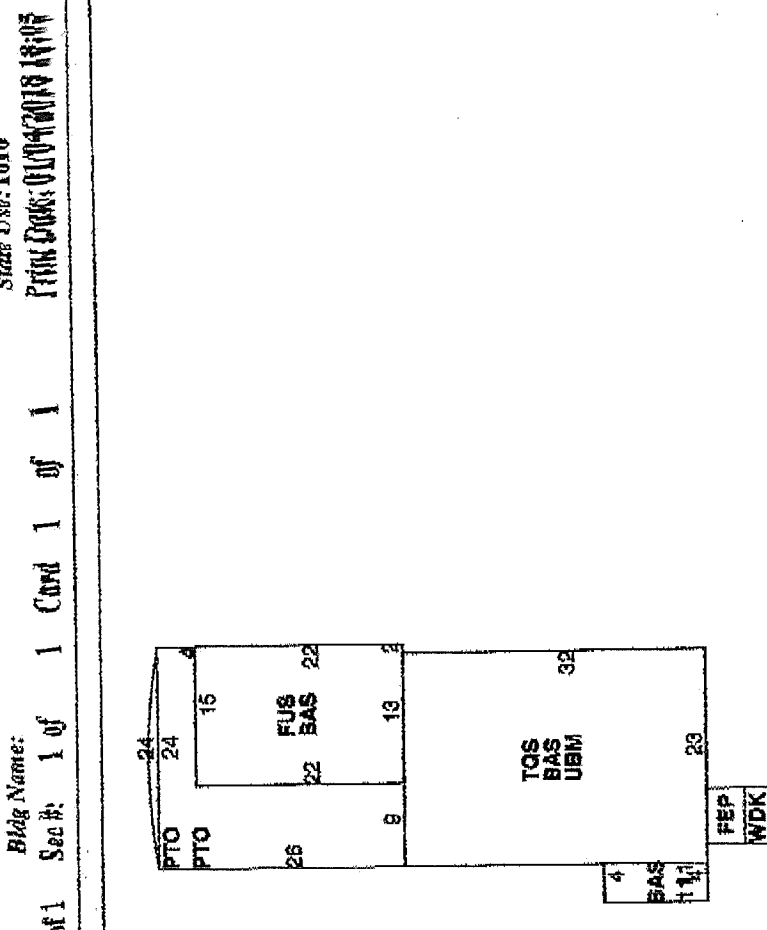
BE-VOL/PAGE	SALE DATE	U/I	SALE PRICE	V.C.
3525/0002	01/20/2017	U	400,000	10
10780/0243	05/02/1991	U	77,000	1D
10751/0393	11/16/1989	U	1	1A
07129/0386	06/09/1983	U	40,000	1A
4590/134		0		

Year	Type	Description	Amount	Code	Number	Amount	Comm. Int.
<b>EXEMPTIONS</b>							
<b>OTHER ASSESSMENTS</b>							
<b>ASSESSING NEIGHBORHOOD</b>							
<b>NOTES</b>							

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
A2017-0148	04/03/2017	RE	Remodel	100,000		0		INTER ALTERATION
WS4-6763	06/30/2003	RS	Residential	1,060		100		INSTALL WOOD/COA
AR314-6703	06/30/2003	RS	Residential	1,480		100		STRIP & RE-ROOF
AR74-494	04/19/1994		CHIMNEY	7,500		0		

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments									
<b>BUILDING PERMIT RECORD</b>																	
<b>LAND LINE VALUATION SECTION</b>																	
B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	Acres	Factor	S.A. Disc	Adj.	St. Factor	Idr	Notes: Adj	Special Pricing	S Adj Fact	Land Value	
1	1010 SINGLE FAM	R3			4,688	\$F	43.92	1.0600	\$	1.6040	1.00	0.00			1.00	43.92	205,601

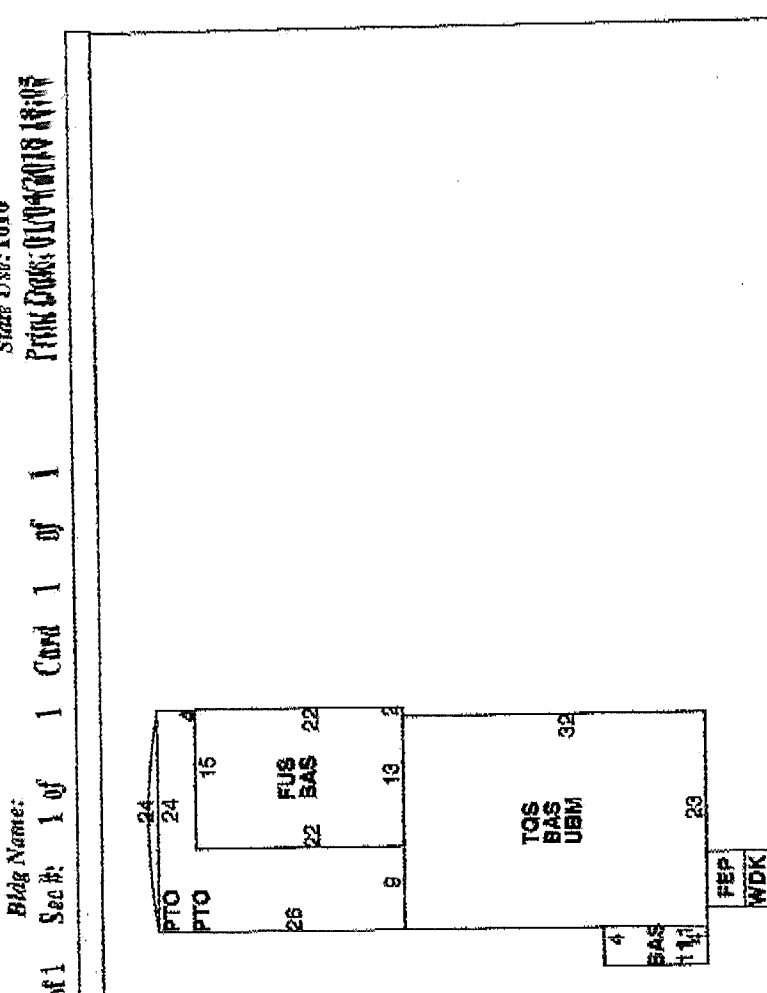
**NET TOTAL APPRAISED PARCEL VALUE**  
 518,700  
**NET TOTAL APPRAISED PARCEL VALUE**  
 518,700



Element	Code	Description	Element	Code	Description
Style	06	Conventional			
Model	01	Residential			
Grade	04	Average +10			
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Glst/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	09	Plac/Soft Wood			
Interior Flr 1					
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Due			
A/C Type	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bathrooms	2				
Total Half Baths	1				
Total Xtra Fixtur	6				
Total Rooms	03	Modern			
Bath Style	03	Modern			
Kitchen Style	03				

CONSTRUCTION DETAIL (CONTINUED)									
Element	Code	Description	Element	Code	Description				
<b>MIXED USE</b>									
Kitchen Grd	1010	SINGLE FRAME			Percentage 180				
<b>COST/MARKET VALUATION</b>									
Adj. Base Rate:					188.00				
Replace Cost					911,842				
AYB					3850				
EYB					2007				
Dep Code					E				
Remodel Rating					35				
Year Remodeled					0				
Dep %					0				
Functional Obslnic					0				
External Obslnic					0				
Cost Tyend Factor					1				
Condition					UC				
% Complete					75				
Overall % Cond					308,760				
Apprais Val					0				
Dep % Ovr					0				
Dep Ovr Comment					0				
Misc Imp Ovr					0				
Misc Imp Ovr Comment					0				
Cost to Cure Ovr					0				
Cost to Cure Ovr Comment					0				

08-OUTBUILDING & YARD ITEMS ( / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descrip	L/B Units	Unit Price	Yr	Grd	Dep R	Chd	%Cnd	Apr Value
FPL3	FIREPLACE 2	B		1	4,400.00	2007				100	5,300
FPO	EXTRA FPL O	B		1	1,400.00	2007				100	9,100



BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Lavng Area	Gross Area	Eff. Area	Unit Cost	Undereq. Value			
BAS	First Floor	1,110	1,110	1,110	188.00	208,688			
FEP	Porch, Enclosed	0	24	17	133.17	3,156			
FUS	Upper Story, Finished	330	330	330	188.60	62,042			
PTO	Patio	0	310	31	18.80	5,828			
TOS	Three Quarter Story	552	736	552	141.00	103,779			
UBM	Basement, Unfinished	0	736	147	37.55	27,637			
WDK	Deck, Wood	0	18	2	20.89	376			

07 13 2017

RENEY, MORAN, & TIVNAN  
 REGISTERED LAND SURVEYORS  
 75 HAMMOND STREET - FLOOR 2  
 WORCESTER, MA 01610-1723  
 PHONE: 508-752-8888  
 FAX: 508-752-8895  
 RMT@STGROU.PNET  
 A Division of H. S. & T. Group, Inc

MORTGAGE INSPECTION PLAN  
 NAME CHARLES R. PARROTT & HILDA T. PARROTT  
 LOCATION 3 HOWARD STREET  
NEWBURYPORT, MA  
 SCALE 1" = 20' DATE 1/15/2018

JOB # 01-344-18

REGISTRY ESSEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT, ALL VISIBLE ENCUMBRANCES ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS UNLESS OTHERWISE NOTED IN DRAWING BELOW.  
 NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS OR PATIOS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 90A, CHAP. 90A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS LISTED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 35625/2  
 PLAN BOOK/PAGE DEED/ASSESSORS  
 WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA, SET HUD MAP 109F OF 07-03-12  
 FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED. PRECISE ELEVATIONS CANNOT BE DETERMINED.

**Lot Size =  $49.5 \times (92.4 + 91.24 / 2) = 4,545$  sq. ft.**

- Existing Building Footprint:  
 $1,110 + 24 + 14 = 1,148$  sq. ft.  
 = 25.3% Lot Coverage)
- Proposed Building Footprint  
 $(1,148 + 64 + 288 = 1,500)$  sq. ft.  
 = 33% Lot Coverage)



**KEERY**  
 design | LLC

437 Merrimac Street  
 Newburyport, Massachusetts 01950  
 978/395-5710 F) 978-499-4442

Garage and Mudroom Addition to the Home of:

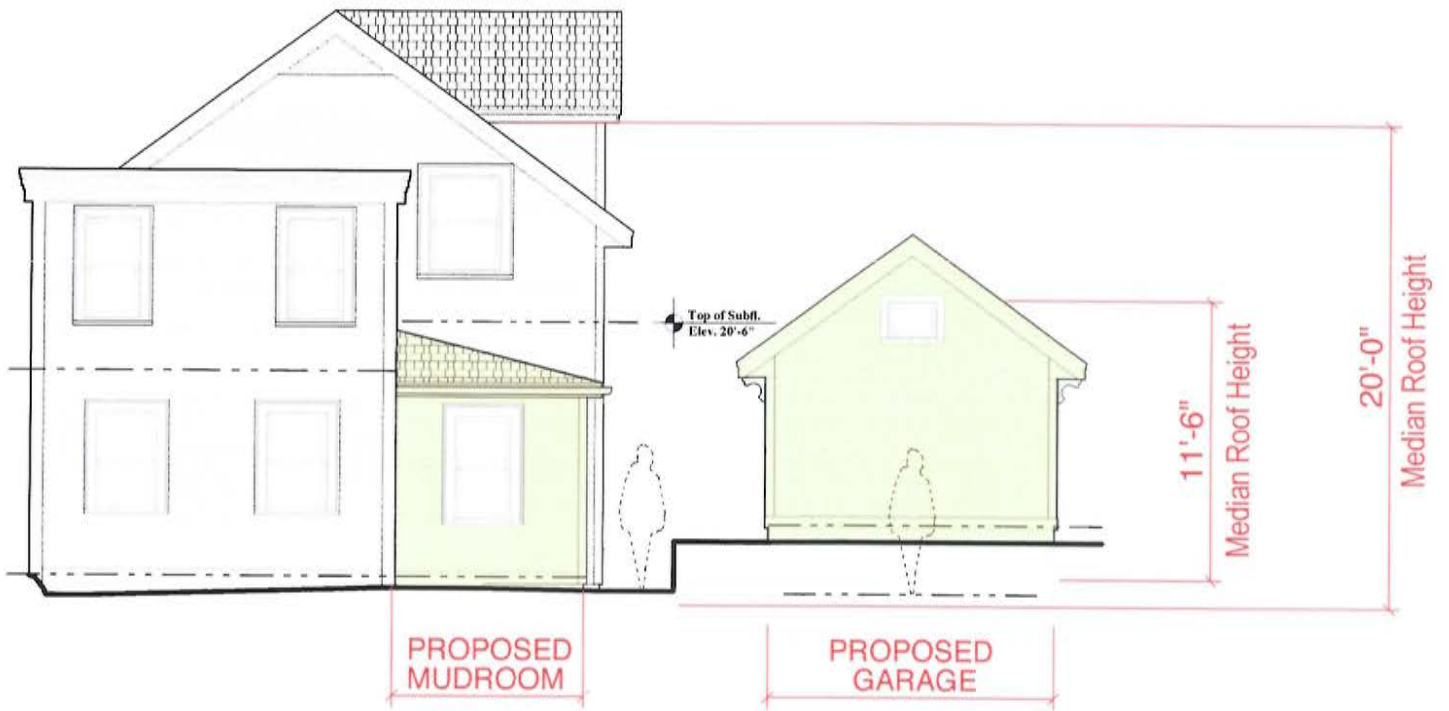
**Charles and Hilda Parrott**

3 Howard Street Newburyport, MA 01950

Project No.: 18009 Scale: 1" = 20' 09/27/18

REQUESTING OFFICE: DANE BRADY & HAYDON, LLP  
 REQUESTED BY:

DRAWN BY: [Signature]  
 CHECKED BY:



**Proposed Rear Elevation**

Scale: 1/4" = 1'-0"



**Proposed Front Elevation**

Scale: 1/4" = 1'-0"



**KEERY**  
design | LLC

437 Merrimac Street  
Newburyport, Massachusetts 01950  
978/395-5710 FJ 978-499-4442

Garage and Mudroom Addition to the Home of:

**Charles and Hilda Parrott**

3 Howard Street Newburyport, MA 01950

Project No.: 18009

Scale: As Noted

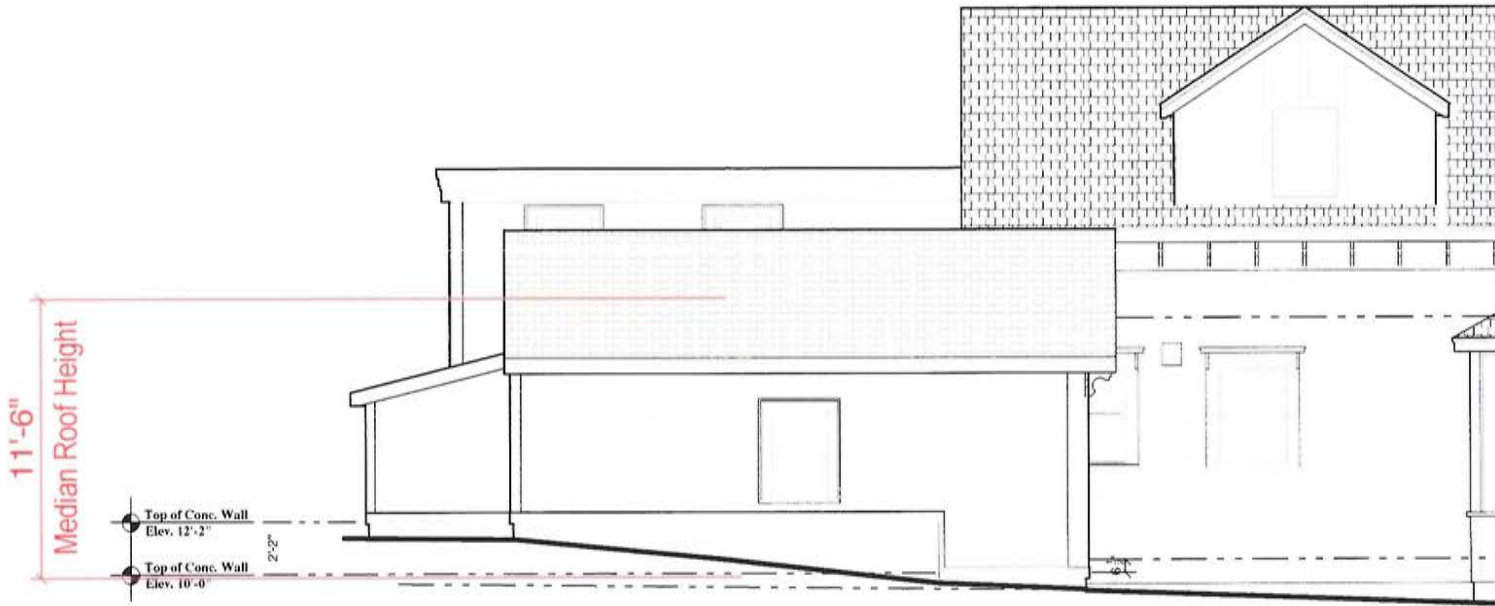
Revisions:


**SK1**

Sept. 27, 2018

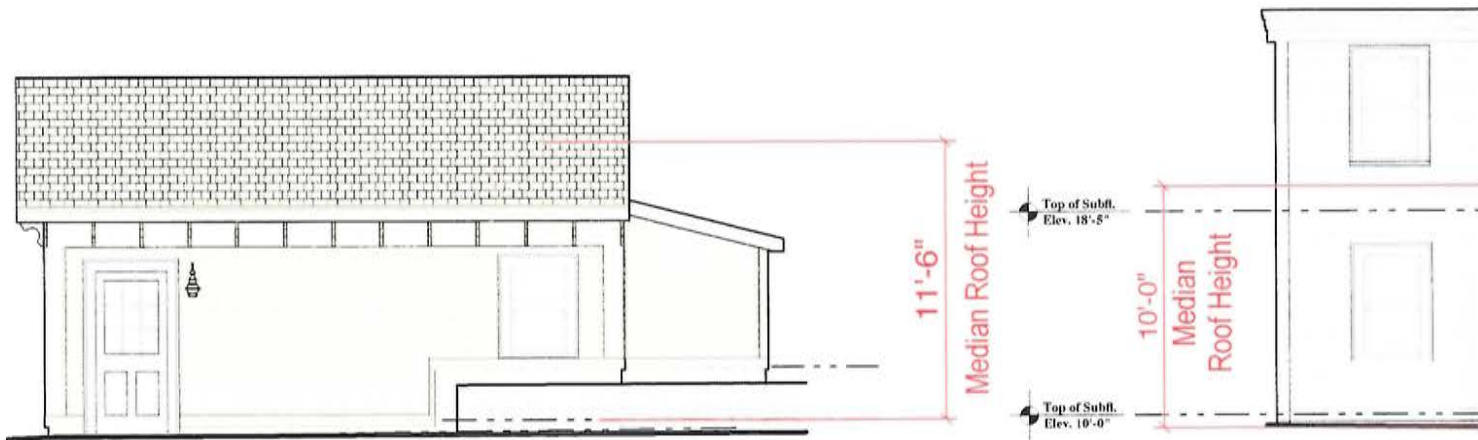






**Proposed Garage - Left Side Elevation**

Scale: 1/4" = 1'-0"



**Proposed Garage - Right Side Elevation**

Scale: 1/4" = 1'-0"

**Proposed Mudroom - Side Elevation**

Scale: 1/4" = 1'-0"



**KEERY**  
design | LLC

437 Merrimac Street  
Newburyport, Massachusetts 01950  
978/395-5710 FJ 978-499-4442

Garage and Mudroom Addition to the Home of:

**Charles and Hilda Parrott**

3 Howard Street Newburyport, MA 01950

Project No.: 18009

Scale: As Noted