

44 High Street Overview

- Application for Special Permit for Non-Conformities
- Property is pre-existing, nonconforming for lot area, frontage, and lot coverage.
- R2 district requires a minimum lot size of 10,000 square feet and 90 feet of frontage where Lot has 7,320 total square feet and 50 feet of frontage.
- Lot coverage is 27.8% where the maximum allowable lot coverage is 25%.
- The Structure is pre-existing nonconforming for front setback and both side yard setbacks.
- R2 district requires a minimum front yard setback of 25 feet and side yard setbacks of 10 feet where the front yard setback is 10.9 feet and the side yard setbacks are 5.3 feet and 5.0 feet.
- The height, rear yard setback, open space, and parking are all in compliance.

44 High Street Overview- Continued

- Received Historical Commission Approval for roofline change at July 9, 2020 meeting.
- Declared Structure is Historically Significant, but approved Applicant's plans.

44 High Street Proposed Changes

- One-story section located at rear of single-family residence to be demolished.
- Construction of addition comprising of one- and two-stories at rear.
- The proposed addition will extend the pre-existing nonconforming side yard setback on the eastern side of the Structure.
 - The existing eastern side yard setback is 5 feet; the one-story section of the proposed addition will have a side yard setback of 6.9 feet.
- Proposed addition will increase the preexisting nonconforming lot coverage from 27.8% to 29.5%, an increase of 1.7%.
- The western side yard setback and rear yard setback for the proposed addition will comply with the requirements of the Ordinance.

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2020.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

RECORD OWNERS:

HUNTER & JENNIFER FLYNN
44 HIGH STREET
NEWBURYPORT, MA

REFERENCES:

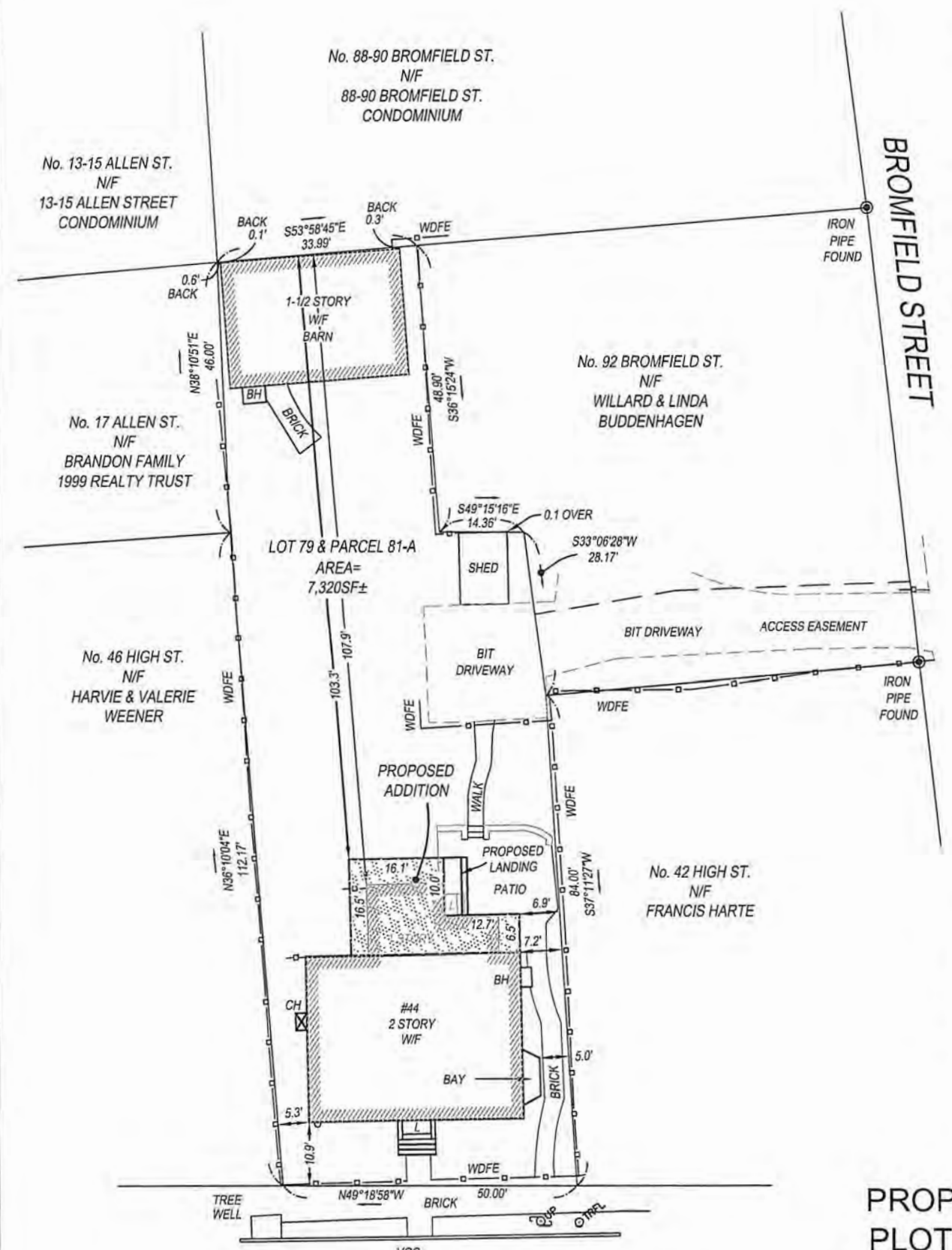
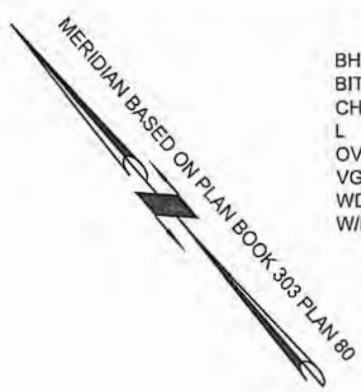
- DEED BOOK 36962 PAGE 511
- PLAN BOOK 303 PLAN 80
- PLAN BOOK 437 PLAN 88
- PLAN BOOK 387 PLAN 97

LEGEND:

| | |
|------|-----------------------|
| BH | BULK HEAD |
| BIT | BITUMINOUS |
| CH | CHIMNEY |
| L | LANDING |
| OV | OVER |
| VGC | VERTICAL GRANITE CURB |
| WDFE | WOOD FENCE |
| W/F | WOOD FRAME |

ZONING:

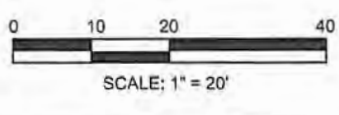
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|--------------------|-----------|
| R2 (SINGLE FAMILY) | |
| DCOD | |
| (EXISTING) | |
| LOT AREA: | 7,320±SF |
| FRONTAGE: | 50.00' |
| FRONT OFFSET: | 10.9' |
| SIDE OFFSET: | 5.0' |
| REAR OFFSET: | 107.9' |
| LOT COVERAGE: | 27.8% |
| OPEN SPACE: | 67.0% |
| (PROPOSED) | |
| LOT AREA: | 7,320±SF |
| FRONTAGE: | 50.00' |
| FRONT OFFSET: | 10.9' |
| SIDE OFFSET: | 5.0' |
| REAR OFFSET: | 103.3' |
| LOT COVERAGE: | 29.5% |
| OPEN SPACE: | 65.2% |
| (REQUIRED) | |
| LOT AREA: | 10,000 SF |
| FRONTAGE: | 90' |
| FRONT OFFSET: | 25' |
| SIDE OFFSET: | 10' |
| REAR OFFSET: | 25' |
| LOT COVERAGE: | 25% |
| OPEN SPACE: | 40% |



PROPOSED PLOT PLAN
IN
NEWBURYPORT, MA

AT 44 HIGH STREET
PREPARED FOR
HUNTER & JENNIFER FLYNN
BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
JUNE 5, 2020 20-0112



City of Newburyport

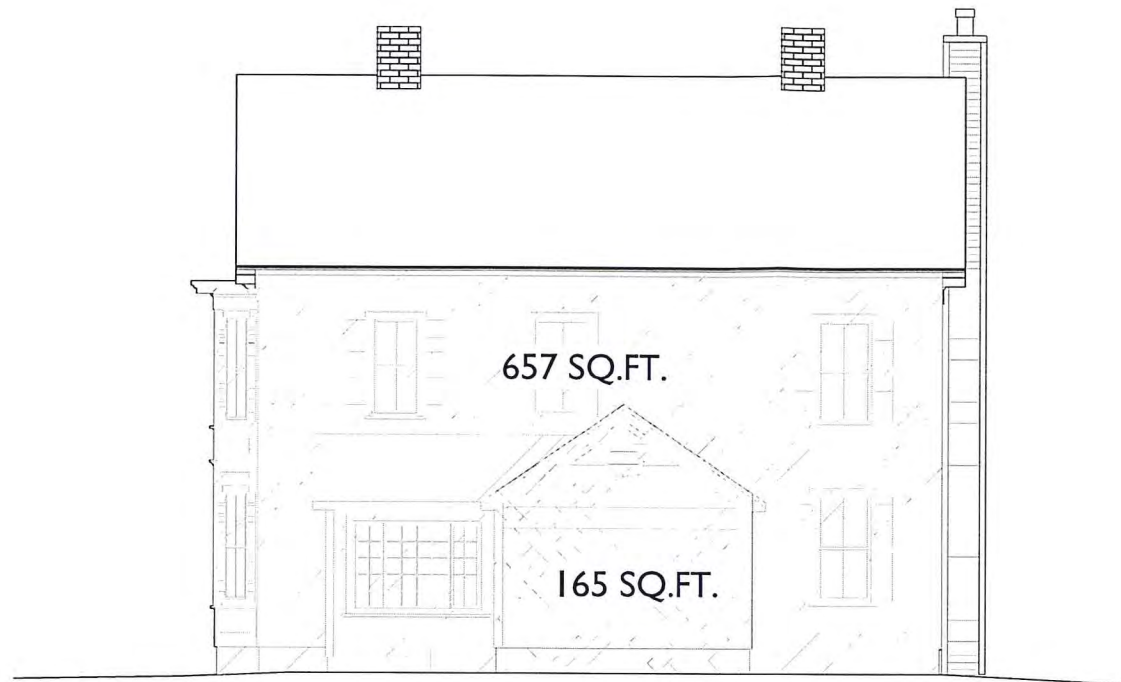
07/22/2020



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| Legend | |
|--------|---------------------|
| | Municipal Boundary |
| | Parcels (on aerial) |
| | Roads |
| | Interstate |
| | Major Road |
| | Local Road |
| | Railroad |



1 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"

WALLS TO BE REMOVED
FRONT: 0
LEFT: 111
REAR: 165
RIGHT: 51
= 327 SQ. FT.

WALLS TO REMAIN
FRONT: 822
LEFT: 770
REAR: 657
RIGHT: 843
= 3,092 SQ. FT.

TOTAL WALL AREA

$3,092 + 327 = 3,419$ SQ. FT.

% OF WALL TO BE REMOVED

$327 / 3,419$ SQ. FT. = 9.56%



2 EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING LEFT ELEVATION
Scale: 1/4" = 1'-0"

SCOTT BROWN
ESTD ARCHITECTS 2007
29 WATER STREET.
SUITE 209
NEWBURYPORT, MA 01950
T. 978.465.3535
WWW.SCOTTBROWNARCHITECT.COM

FLYNN RESIDENCE
44 HIGH STREET, NEWBURYPORT, MA

REVISION & REISSUE NOTES

| No. | Date | Notes |
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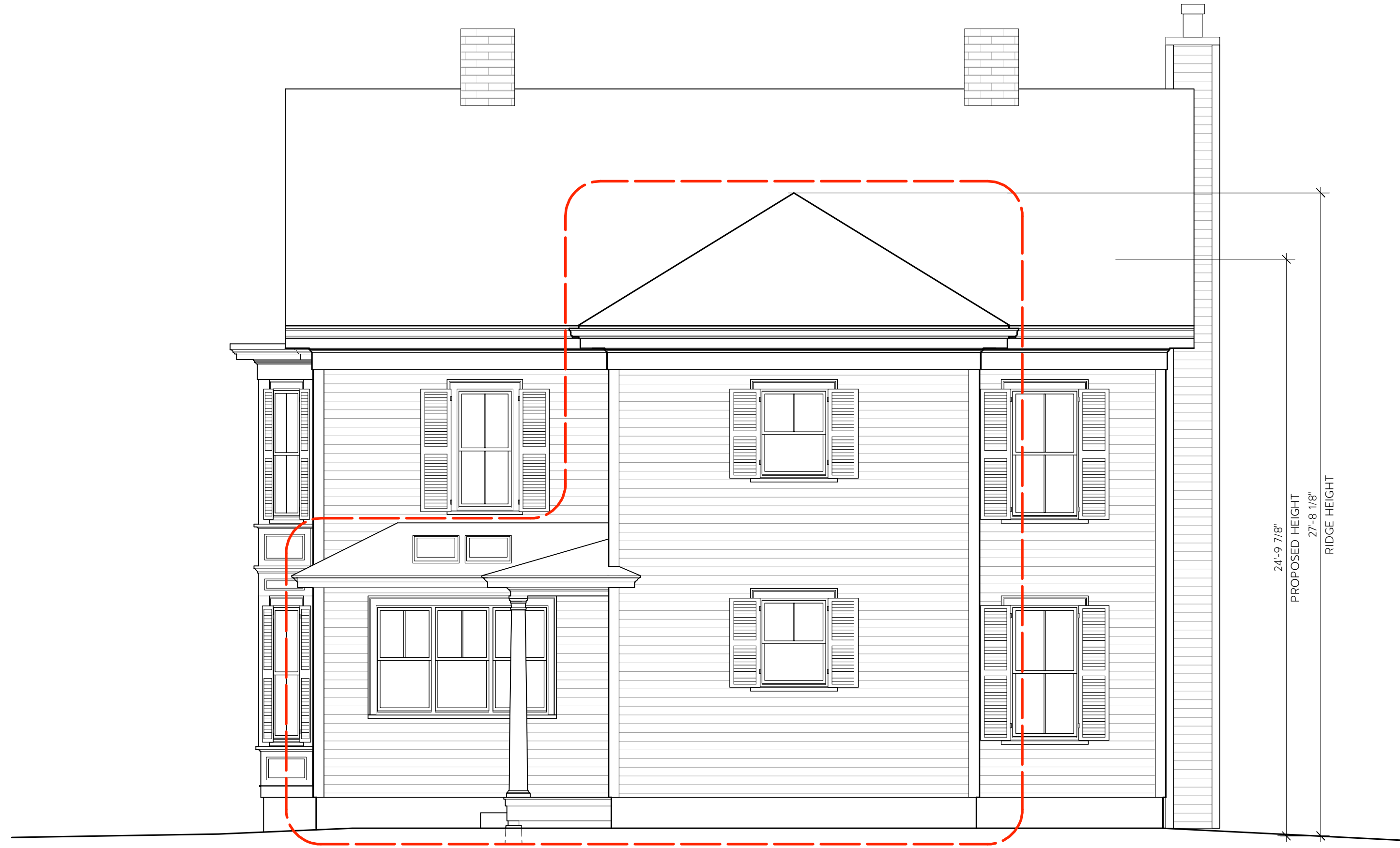
Project # 2019-41 Project Manager M.L. Date 06/30/2020
Scale: AS NOTED

EXISTING ELEVATIONS

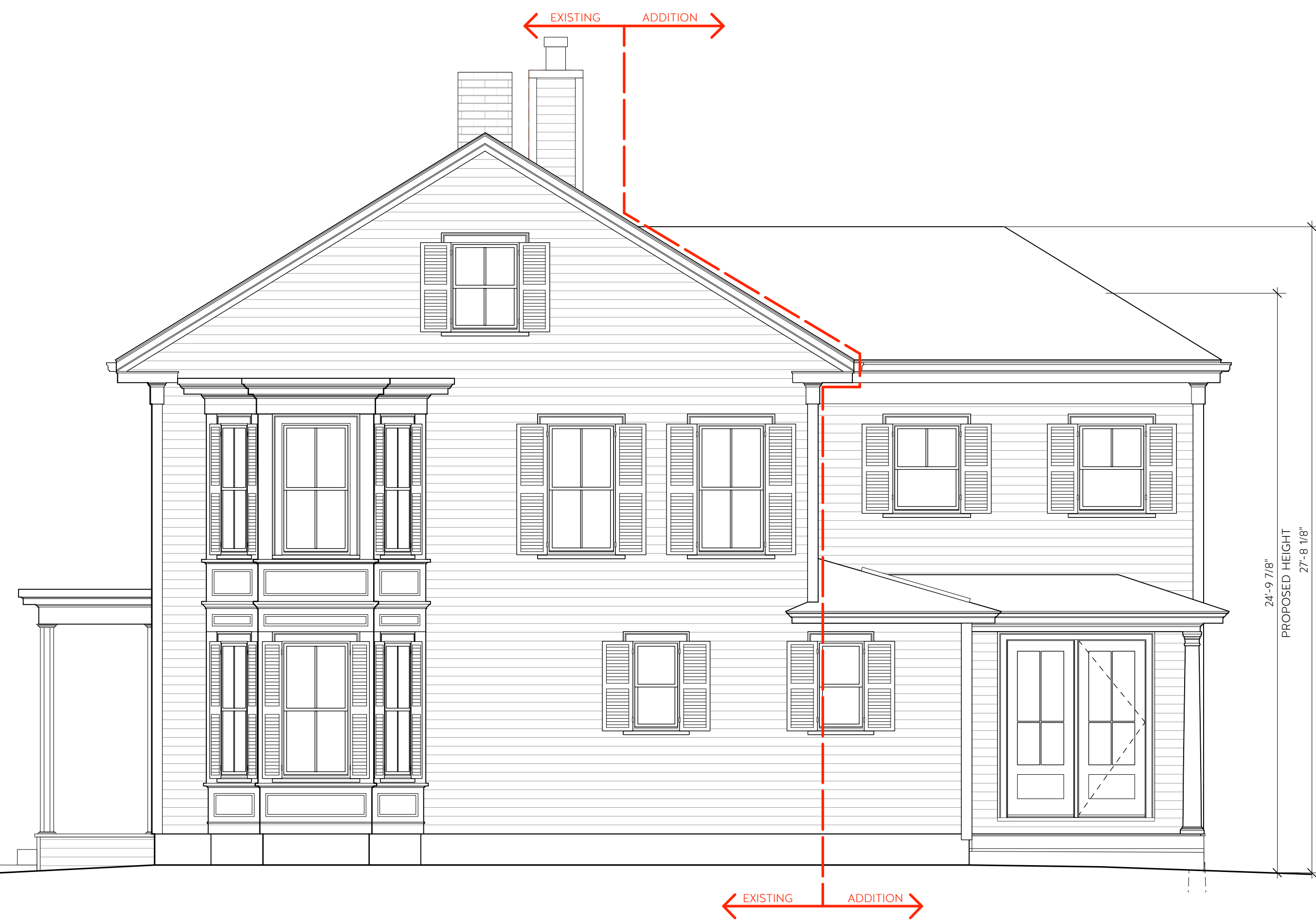
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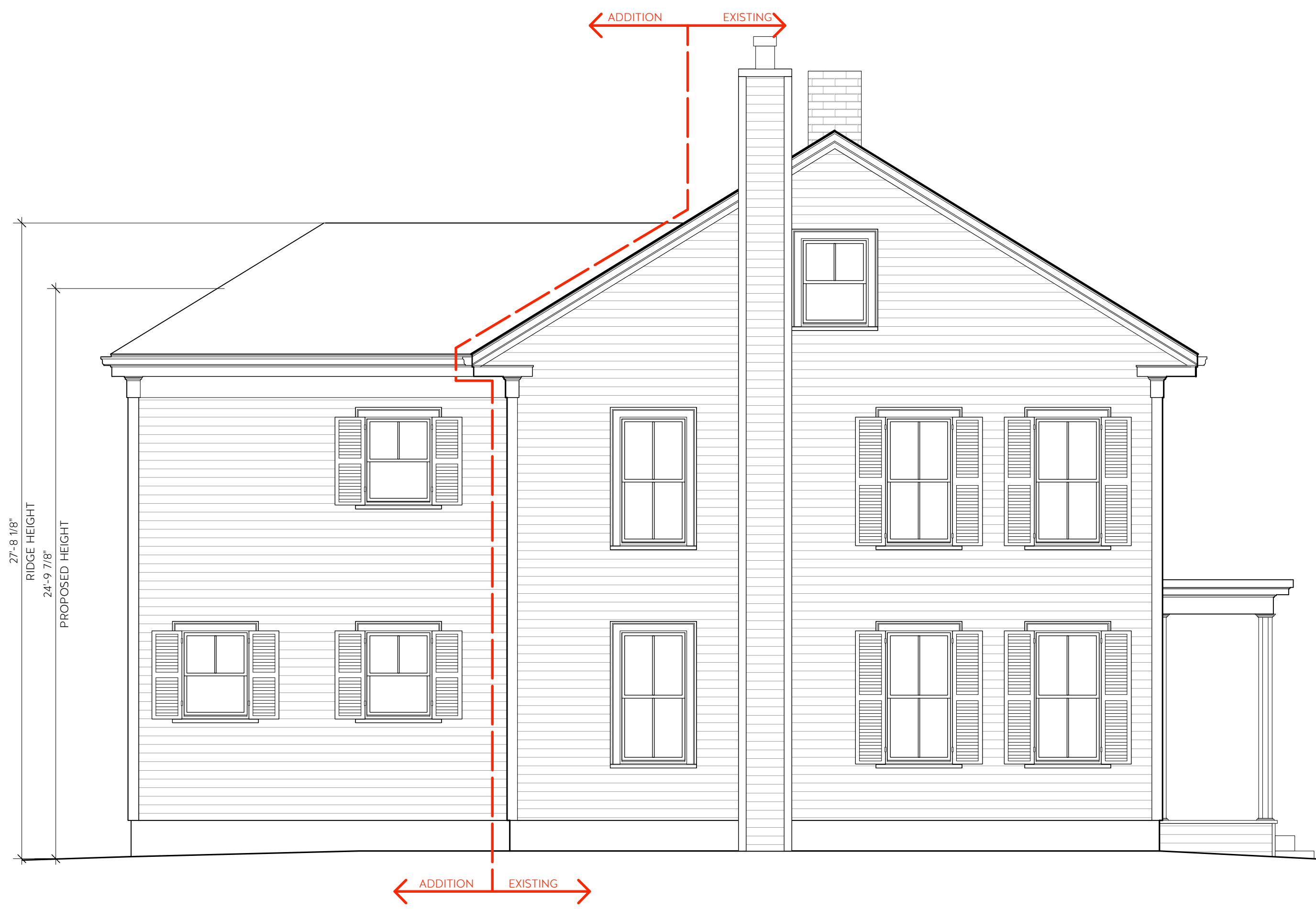
FLYNN RESIDENCE
44 HIGH STREET, NEWBURYPORT, MA



1 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED LEFT ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

| No. | Date | Notes |
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| Project # | Project Manager | Date |
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| 2019-41 | M.L. | 06/30/2020 |

Scale: AS NOTED

PROPOSED
ELEVATIONS

A2.1

Criteria for Modification of Pre-Existing Nonconforming Single Family Structure

Requires:

1. There will be no addition of a new nonconformity; and
2. The proposed change will not be substantially more detrimental to the neighborhood than preexisting nonconforming structure.

Application of Criteria for Modification of Pre-Existing Nonconforming Single Family Structure

Here the Proposal:

1. Creates no new nonconformities, only expands the side yard setback and slightly increases lot coverage; and
2. Is not substantially more detrimental to the neighborhood than preexisting nonconforming structure.
 - Proposed addition is in the same shape of the existing footprint but is slightly larger.
 - Increase in lot coverage is only 1.7%, reflecting this slightly expanded footprint. The proposed rear yard setback is 103.3 feet, far exceeding the minimum requirement of 25 feet.
 - Many properties in the neighborhood show the proposed addition is not out of character with the size of the buildings on the surrounding properties. Many other properties nearby also have long and narrow lots with longer building footprints.