



ZONING DETERMINATION

Record ID: **APR-21-10**

Date Received: October 4, 2021

Applicant: Lisa Mead
 30 Green St
 Newburyport, MA 01950

Address: **4 Plum Street**

Zoning District: R2/DCOD

Request: Construct addition to side of single family structure extending non conforming rear yard setback upward. Addition constitutes a roofline change under Demo Delay. Construct dormer that constitutes a roofline change and upward extension of non conforming setbacks at Elm Street front yard setback.

Notes: Existing parking space size shall be documented. Revised Drawings showing enlarged window areas etc required to show <25% demo threshold under DCOD. Height of existing and new is not called out correctly on elevations per NZO. Site plan and building plans should match.

Proceed to apply for the following relief:

Board/Commission	Type	Section/Citation	Details
Historical Commission	Demolition Delay	Roofline Change	proposal appears to remove the entire structure above the attic floor framing
Zoning Board of Appeals	Special Permit for Non-Conformities	IX-B2.A SPNC single and two family	rear yard upward extension, Both front yard setbacks upward extension, >500SF IXB3.C, tree and sidewalk

This Zoning Determination is based upon the project description and supplemental materials provided by the applicant and filed with the above referenced application for Zoning Review. Any changes to the scope of work may result in the need for additional relief from the Zoning Ordinance.

Application forms for applicable permits are available at <https://www.cityofnewburyport.com/planning-development>. Refer to the introduction page of each relevant application for required documentation. For the above code citations, please reference City ordinances at <https://www.cityofnewburyport.com/zoning-board-of-appeals/links/zoning-ordinance>.

Issued by: Jennifer Blanchet, Zoning Administrator

Issuance date: October 7, 2021