

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

Petitioner: Bruce Atkins and Gail Cassin c/o Lisa Mead, Mead, Talerma & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 50 Boardman Street

Map and Lot(s): 49/22 Zoning District: R2

Book and Page(s): 32122/493

Owner(s) Name: Bruce Atkins and Gail Cassin

Mailing Address (if different): 50 Boardman St

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|--|---|
| <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) |
| <input checked="" 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 | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:
Remove existing accessory structure/garage and construct new one in its place.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

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	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	10,000	2803	2803
Frontage	90	108.5	108.5
Height*	15 (accessory)	10.6 10.5	13.6
Max. Lot Coverage (%)**	25	50.2	50.2
Min. Open Space (%)***	40	24.8	24.8
Primary Front Setback	25	3 (house) 42 (garage)	3 and 42
Side A Setback/Secondary Front Setback	10	1.9 (house) 66(garage)	1.9
Side B Setback	10	1.2(garage)	1.2
Rear Setback	25	0.7(garage) 3.9 (house)	0.7 and 3.9
Parking Spaces	2	2	2
FAR****			

*Height is measured to median roof line.

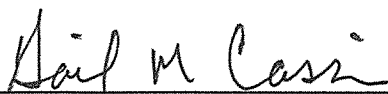
**Total building footprint divided by the lot area expressed as a percentage.


***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

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 GAIL M. CASSIN


Bruce R. Atkins

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

 Owner (if different)