

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

Petitioner: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Address: _____

Map and Lot(s): _____ Zoning District: _____

Book and Page(s): _____

Owner(s) Name: _____

Mailing Address (if different): _____

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 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 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:

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

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area			
Frontage			
Height*			
Max. Lot Coverage (%)**			
Min. Open Space (%)***			
Primary Front Setback			
Side A Setback/Secondary Front Setback			
Side B Setback			
Rear Setback			
Parking Spaces			
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

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

 Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-091

Name: Mike Seecamp

Address: 5 Helena Street Zoning District(s): R3/PIOD

Request: Expand existing single family not exempt not based on NZO XXI-G footprint definition. Addition is over and existing unroofed deck area on does not increase the overall height of the structure. FAR of existing and proposed not listed, but appears <25%

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Open Space
 - Height
 - Lot Width
 - Front Yard
 - Side Yard
 - Rear Yard
- Parking (VII)
- Modification

Sign Variance

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

Other

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 _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - 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 _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

11/23/2020

Newburyport Zoning Administrator

Date

NEWBURYPORT, MA

[Search Street Listings](#) [Sales Search](#) [Feedback](#) [Back Home](#)
5 HELENA ST [Sales](#) [Print](#) [Map It](#)

Location 5 HELENA ST	MBLU 75/243///
Owner GOULETTE KIMBERLY A	Assessment \$373,800
PID 5164	Building Count 1

Current Value

Valuation Year	Assessment		
	Improvements	Land	Total
2021	\$64,900	\$308,900	\$373,800

Owner of Record

Owner	GOULETTE KIMBERLY A	Sale Price	\$300,000
Co-Owner		Certificate	
Address	5 HELENA ST NEWBURYPORT, MA 01950	Book & Page	34782/0598
		Sale Date	03/18/2016
		Instrument	10

Ownership History

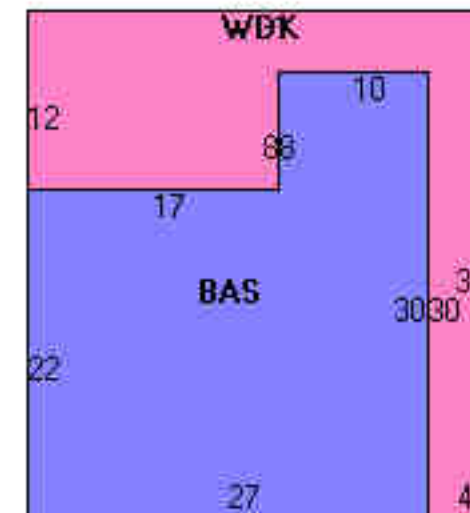
Owner	Sale Price	Ownership History Certificate	Book & Page	Instrument	Sale Date
GOULETTE KIMBERLY A	\$300,000		34782/0598	10	03/18/2016
WILKINSON PAUL A	\$0		6357/0382		06/09/1977

Building Information
Building 1 : Section 1

Year Built: 1948
Living Area: 674

Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo

Building Layout

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	674	674
WDK	Deck, Wood	380	0
		1,054	674

Extra Features
Extra Features

No Data for Extra Features

Land

Land Use
Use Code 1010
Description SINGLE FAM

Land Line Valuation
Size (Acres) 0.22
Depth 0
Assessed Value \$308,900

Outbuildings
Outbuildings

No Data for Outbuildings

Valuation History

Valuation Year	Assessment		
	Improvements	Land	Total
2020	\$60,900	\$308,900	\$369,800

All locations identified on Google, Yahoo, and Bing maps are approximate and may not be exact

[Go To Google Maps](#)
[Go To Yahoo Maps](#)
[Go To Microsoft Bing Maps](#)

Simone Renovation And Design, LLC
7 Cinder Ave.
Newbury, MA 01951

August 3, 2021

In regard to the property owned by:

Kim Goulette
5 Helena St.
Newburyport, MA 01950

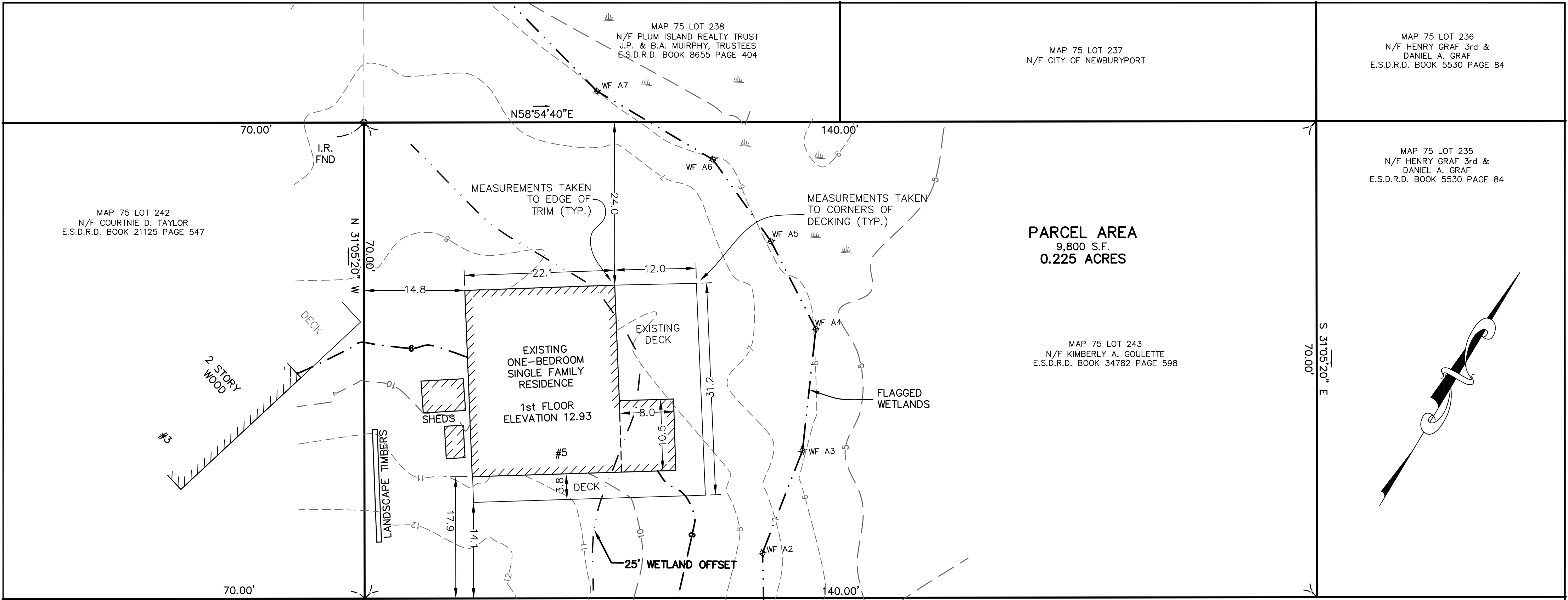
Memo Addressing Special Permit for Non-Conformities

The outcome of the particular use of this project is to allow the homeowner additional living space for a master bedroom.

The proposed work to the property does not meet the typical requirements since it is located on Plum Island.

The proposed work does not go beyond the existing footprint of the house. The addition of the proposed bedroom will be built over the footprint of an existing uncovered deck. The roofline of the addition will not extend above or higher than the existing roofline. Citing these factors, the addition will not intensify the existing non-conformities.

The proposed use of the addition shall not be more detrimental than the existing or previous conditions. The footprint of the property will remain the same. The roofline will remain at the same height as existing. Therefore, this addition will have no bearing on others enjoyment of their property or views. And is no more of a detriment to the eco system and environment than what was in existence.

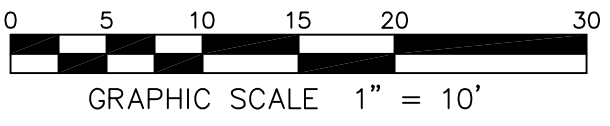


PARCEL AREA
9,800 S.F.
0.225 ACRES

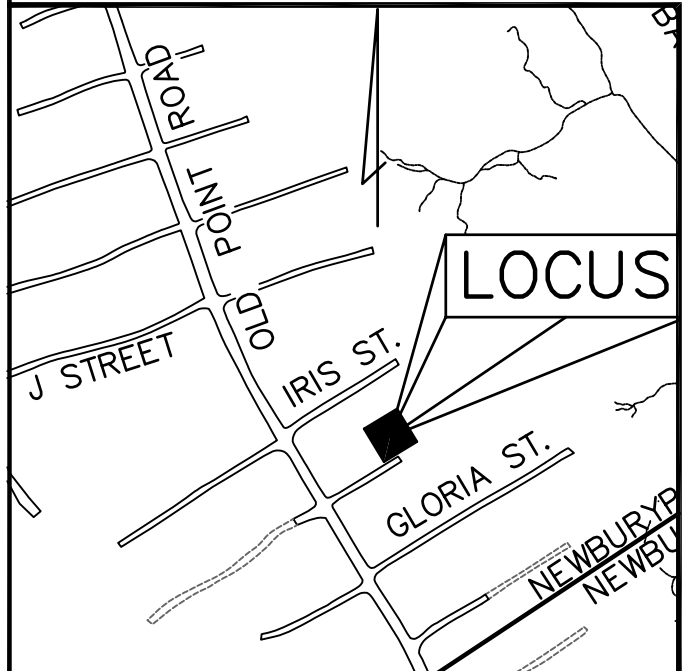
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SUBJECT BUILDINGS LIE IN FLOOD ZONES "AE"(EL.9') AND "X" ON FIRM MAP 250097 C0137 G, REVISED JULY 16, 2014.

ALL MEASUREMENTS SHOWN ARE IN UNITS OF DECIMAL FEET.



VICINITY PLAN
SCALE: 1"=500'



SHEET 1 OF 3
REVISIONS:

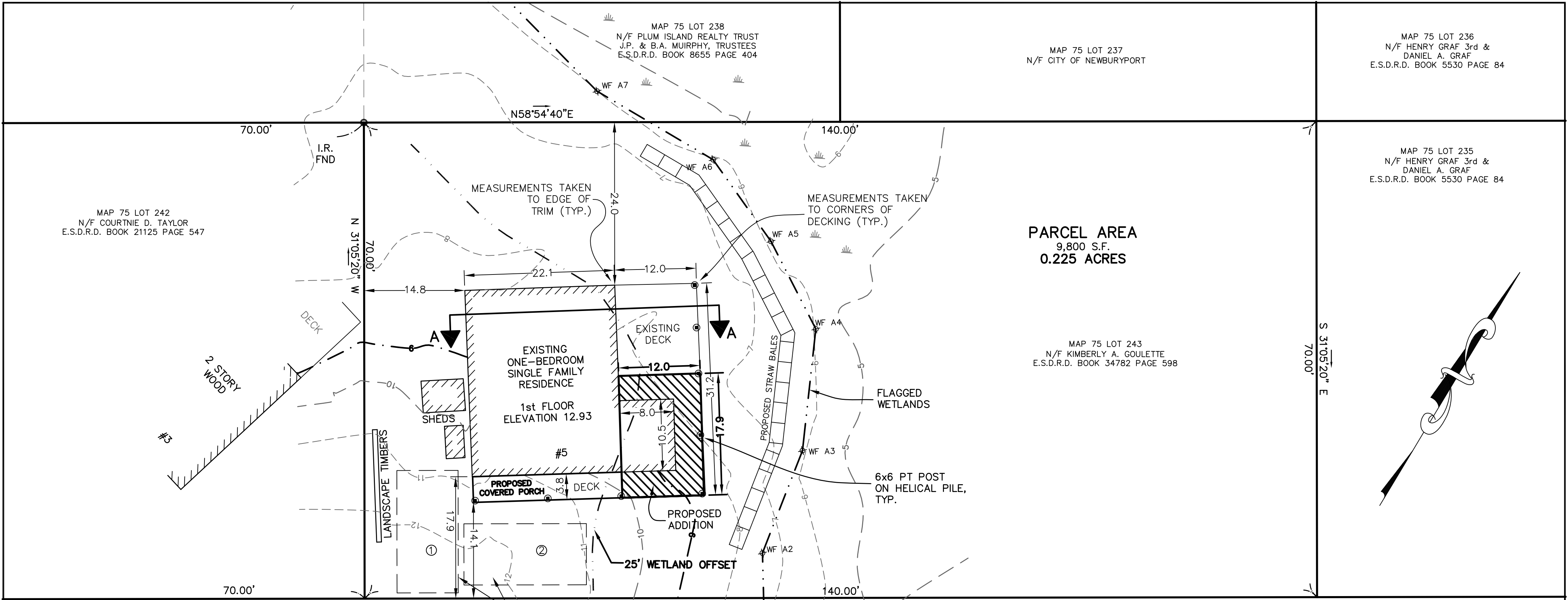
12-29-20
 JOHN HARGREAVES, PE/PLS
 DATE: DEC 29, 2020

**PLAN TO ACCOMPANY A
NOTICE OF INTENT**
5 HELENA STREET, NEWBURYPORT, MA

PLAN OF EXISTING CONDITIONS

 PREPARED FOR:
KIMBERLY A. GOULETTE
 5 HELENA STREET, NEWBURYPORT, MA 01950

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
 10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197

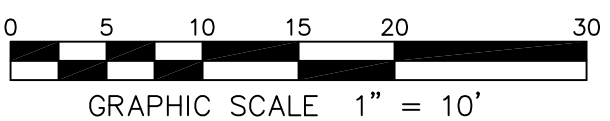


PARCEL AREA
9,800 S.F.
0.225 ACRES

PLAN REFERENCE: "PLAN OF SECTIONS 1 AND 2 OF PLUM ISLAND BEACH CO." BY ROWLAND H. BARNES AND HENRY F. BEAL, C.E., DATED MAY, 1920, RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 34, PLAN 22.

SUBJECT BUILDINGS LIE IN FLOOD ZONES "AE"(EL.9') AND "X" ON FIRM MAP 250097 C0137 G, REVISED JULY 16, 2014.

ELEVATIONS SHOWN REFERENCE NAVD 88 DATUM.



VICINITY PLAN
SCALE: 1"=500'

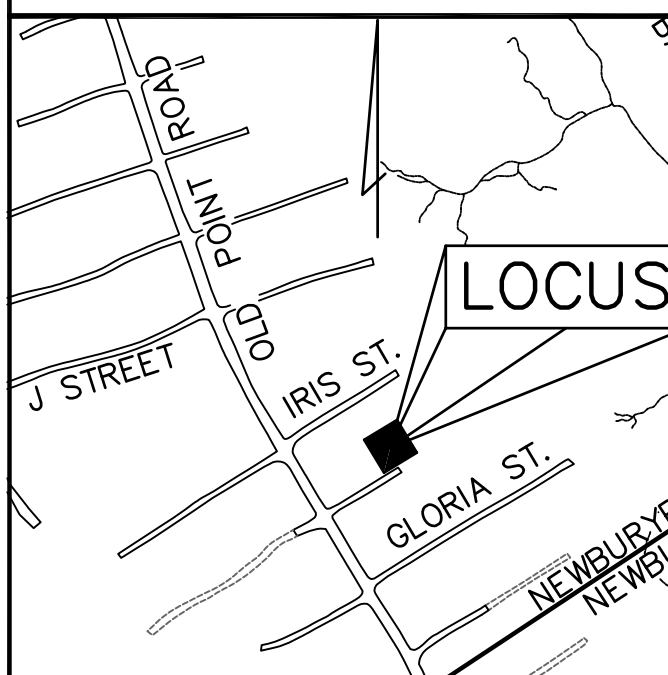


TABLE OF ZONING REQUIREMENTS SINGLE FAMILY RESIDENCE ~ PLUM ISLAND OVERLAY DISTRICT			
ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,000 S.F.	9,800 S.F.	9,800 S.F.
STREET FRONTAGE	120 FEET	140.00 FEET	140.00 FEET
BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM # STORIES	2	1	1
FRONT SETBACK	20 FEET	17.9 FEET	14.1 FEET
SIDE SETBACK	20 FEET	14.8 FEET	14.8 FEET
REAR SETBACK	20 FEET	24.0 FEET	24.0 FEET
MAX. FL. AREA RATIO	0.25	0.075	
% LOT COVERAGE	20 %	7.5 %	

SHEET 2 OF 3

REVISIONS:

12-29-20

JOHN HARGREAVES, PE/PLS
DATE: DEC. 29, 2020

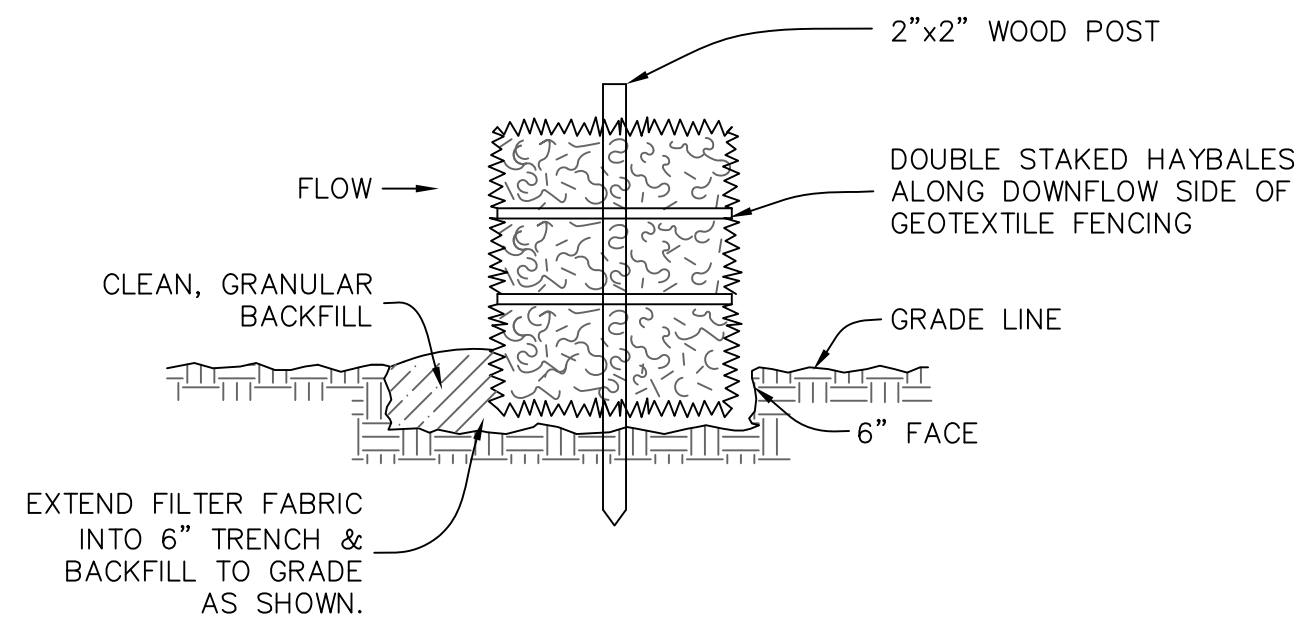
**PLAN TO ACCOMPANY A
NOTICE OF INTENT
5 HELENA STREET, NEWBURYPORT, MA**

PROPOSED SITE PLAN

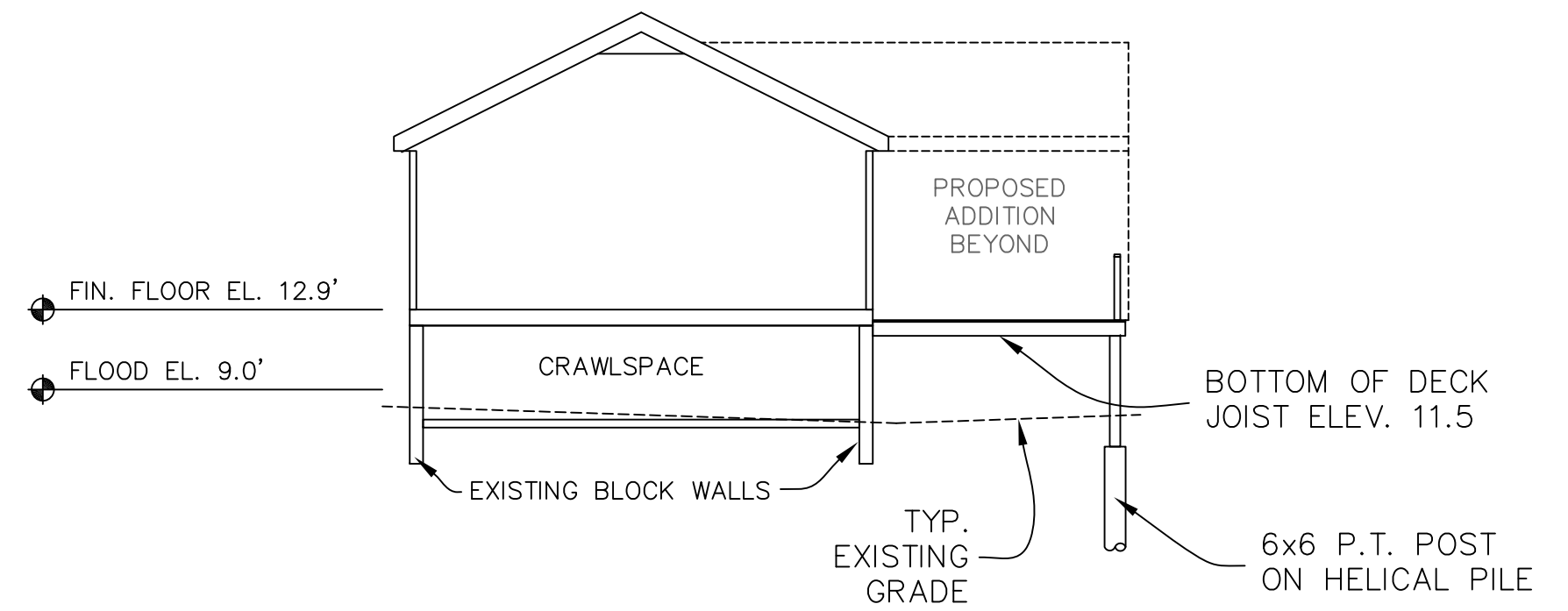
PREPARED FOR:
KIMBERLY A. GOULETTE
5 HELENA STREET, NEWBURYPORT, MA 01950

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197





HAY BALE SILTATION CONTROL DETAIL
NOT TO SCALE



PROPOSED CROSS SECTION A-A
SCALE: 1"=8'



SHEET 3 OF 3
REVISIONS:

12-29-20
 JOHN HARGREAVES, PE/PLS
 DATE: DEC. 29, 2020

**PLAN TO ACCOMPANY A
NOTICE OF INTENT**
5 HELENA STREET, NEWBURYPORT, MA

SECTION & DETAILS

 PREPARED FOR:
KIMBERLY A. GOULETTE
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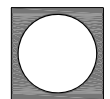
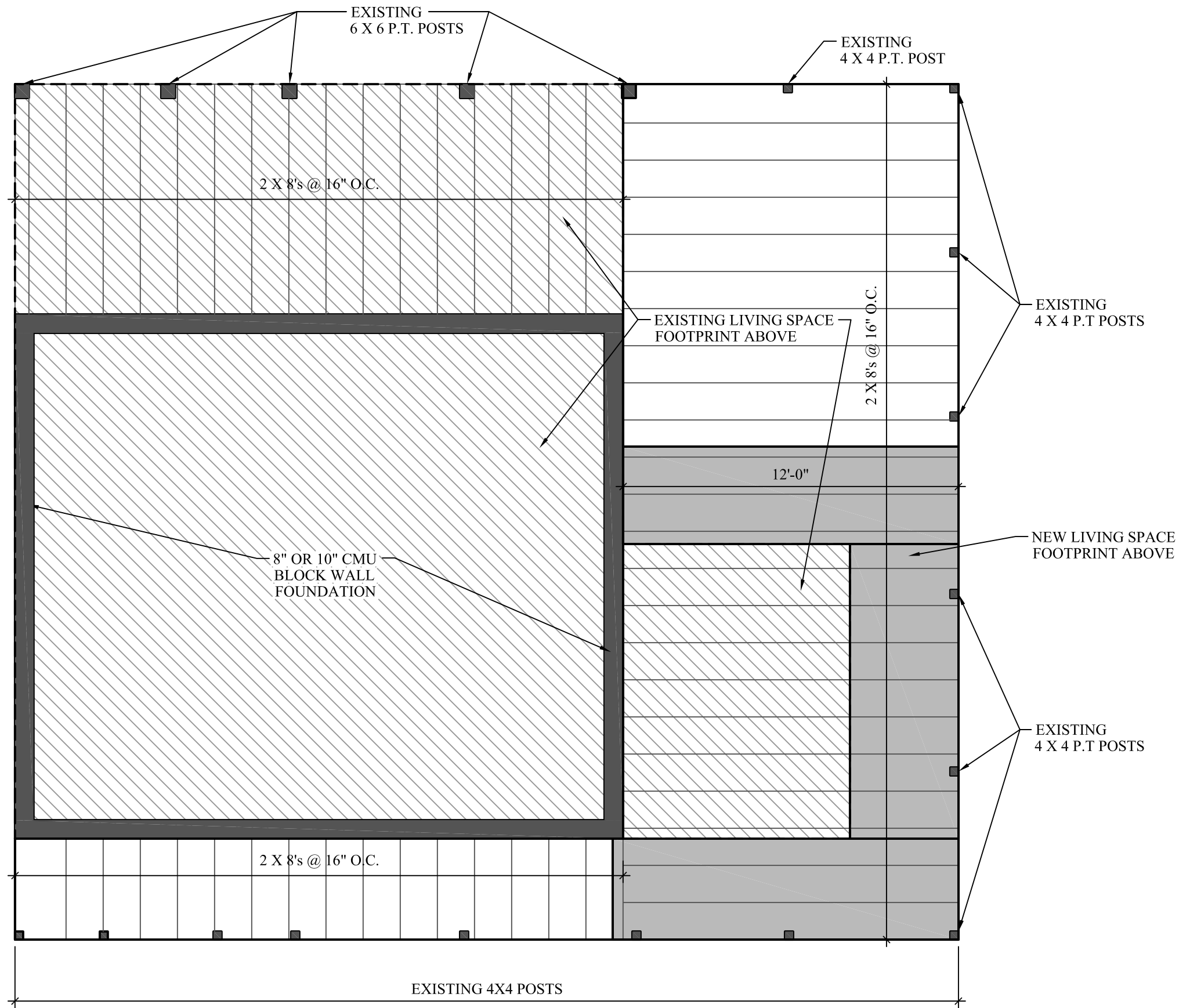
The Goulette Residence

5 Helena Street
Newburyport, MA

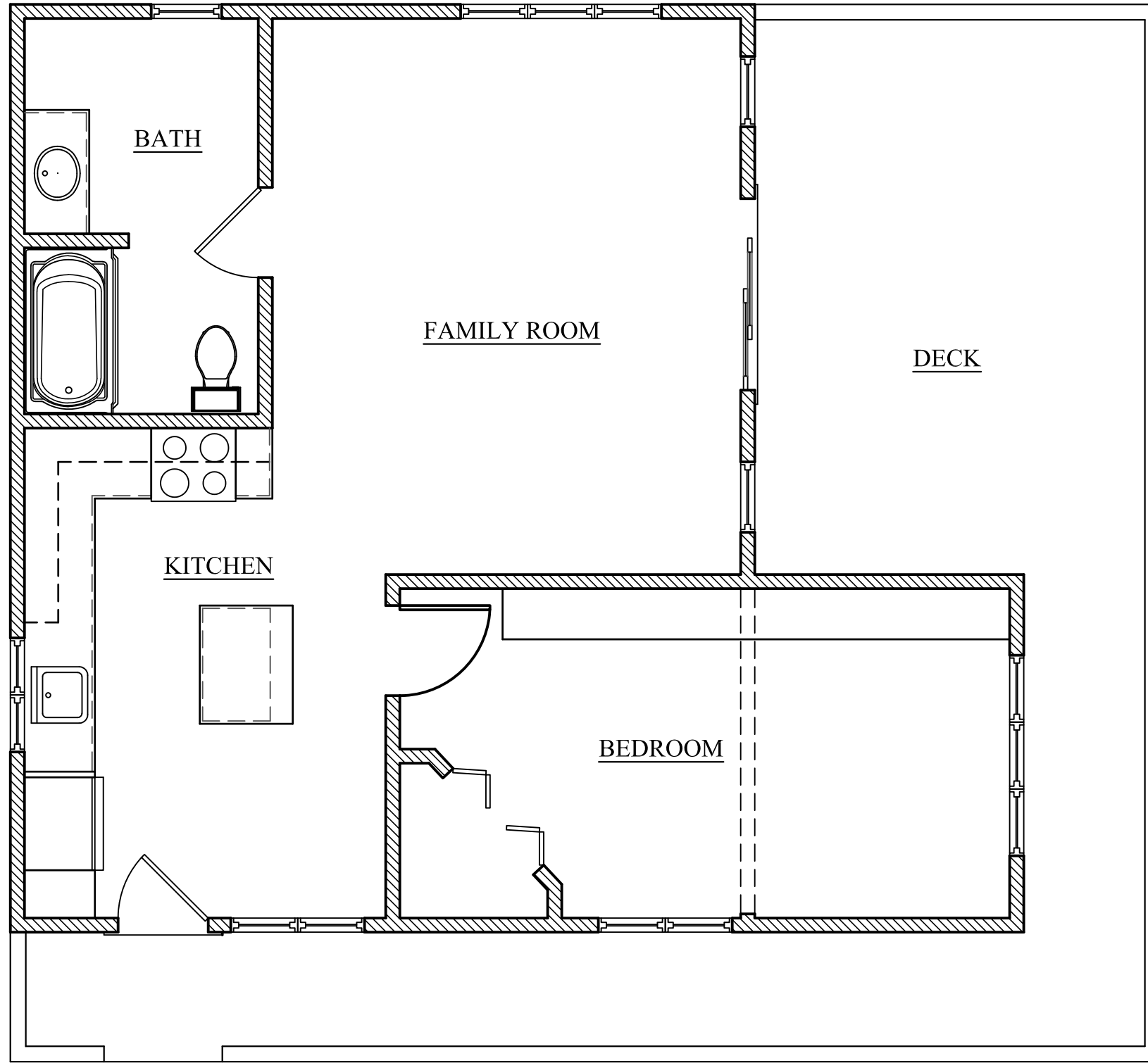
Permit Set
March 16, 2021

CWC Design LLC

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com



Existing Foundation / Deck Framing & Posts Plan
 1/4" = 1'-0"



Existing First Floor Plan
1/4" = 1'-0"

DATE: 3-16-21
 REV:
 REV:
 REV:

EX-1.1

The Goulette Residence

5 Helena Street
 Newburyport, MA

GWC Design CH
 19 Inn Street
 Newburyport, MA 01950 (978) 397 - 3233
 www.cwc-design.com



Existing Southeast Elevation
1/4" = 1'-0"

CWC Design
CH

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com

The Goulette Residence

5 Helena Street
Newburyport, MA

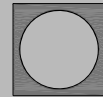
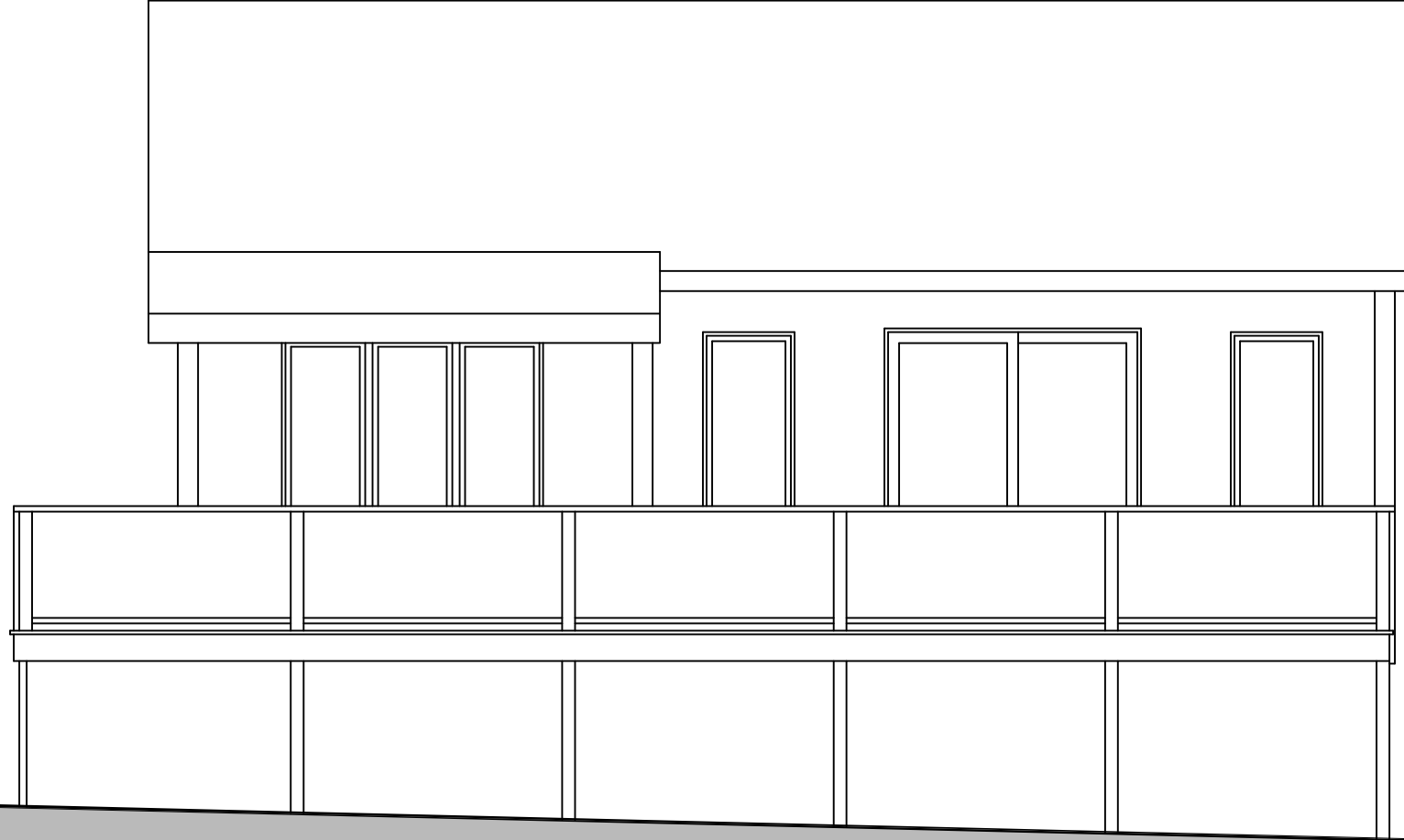
DATE: 3-16-21

REV:

REV:

REV:

EX-2.0



Existing Northeast Elevation
1/4" = 1'-0"

DATE: 3-16-21
REV:
REV:
REV:

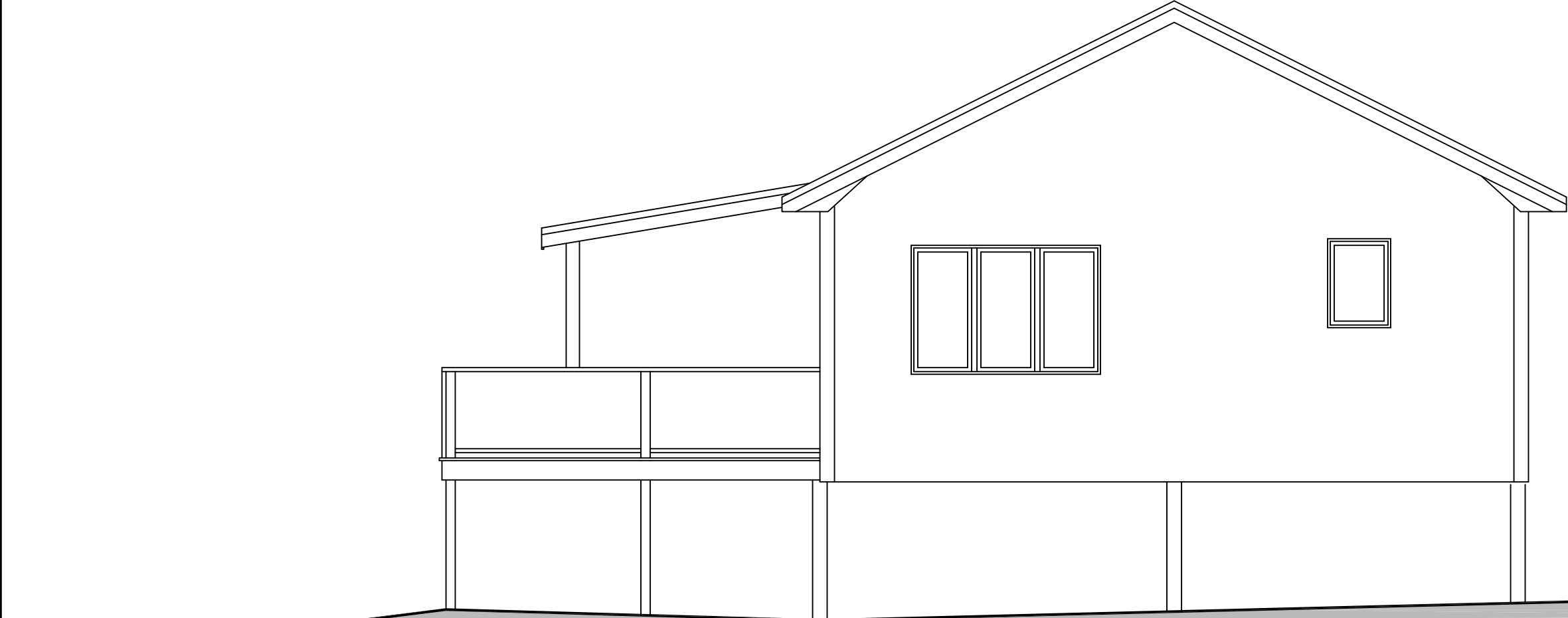
EX-2.1

The Goulette Residence

5 Helena Street
Newburyport, MA

CWC Design^{CH}

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com



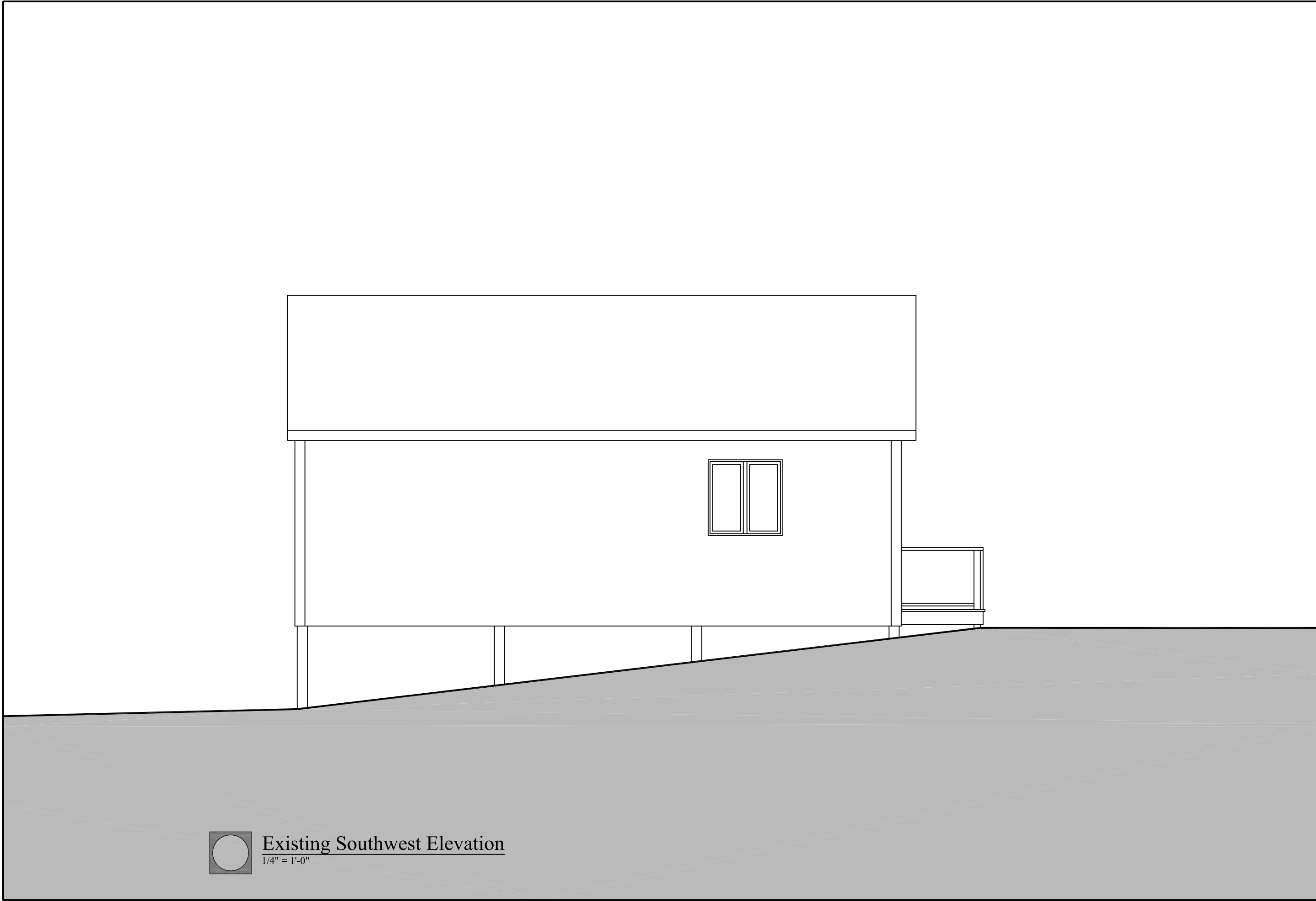
Existing Northwest Elevation
1/4" = 1'-0"

DATE: 3-16-21
REV:
REV:
REV:

EX-2.2

The Goulette Residence
5 Helena Street
Newburyport, MA

GWC Design
19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com



Existing Southwest Elevation
1/4" = 1'-0"

DATE: 3-16-21

REV:

REV:

REV:

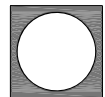
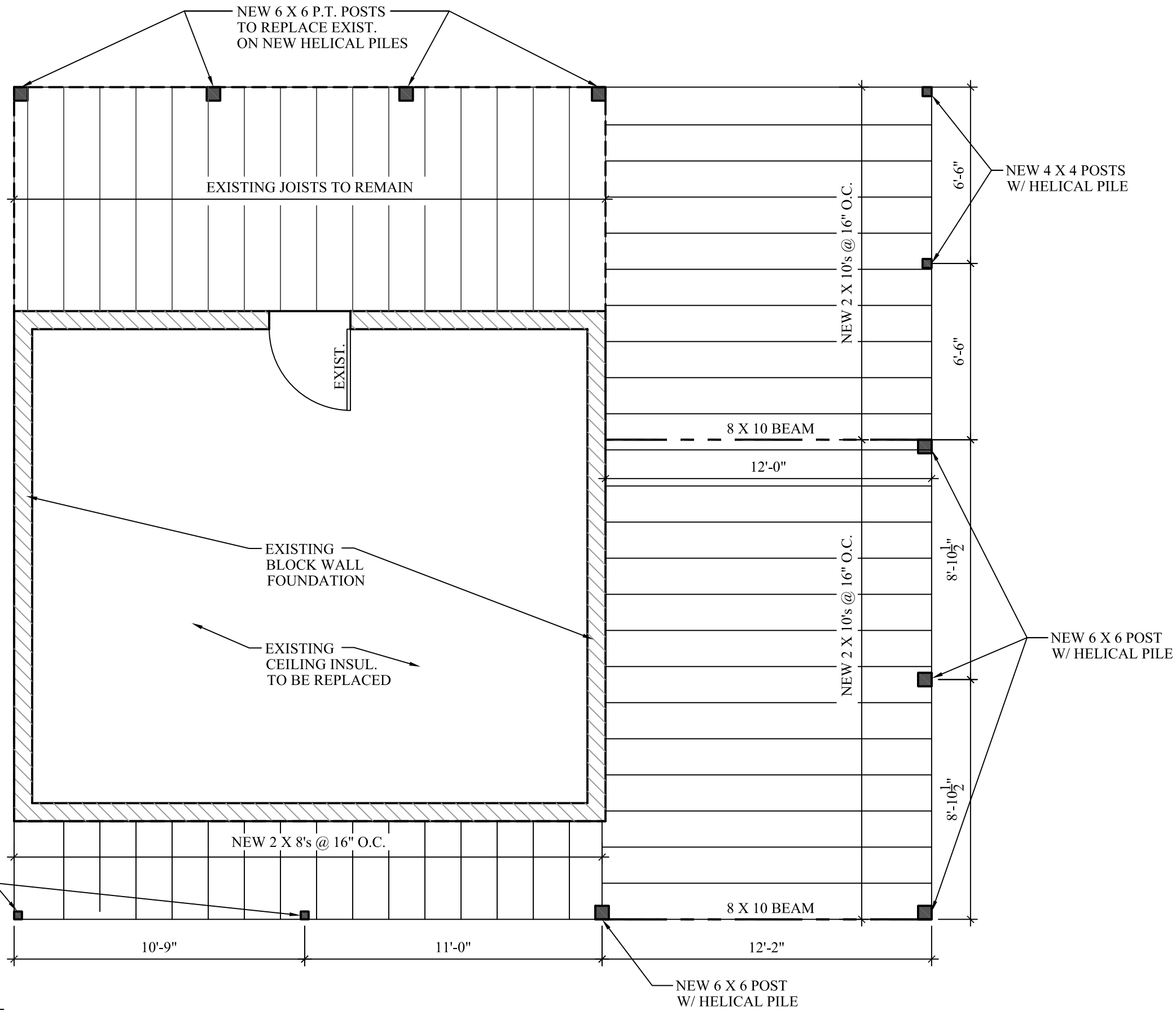
The Goulette Residence

5 Helena Street
Newburyport, MA

GWC Design^{CH}

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com

EX-2.3



Proposed First Floor Plan
1/4" = 1'-0"

The Goulette Residence

5 Helena Street
Newburyport, MA

DATE: 3-16-21

REV:

REV:

REV:

The Goulette Residence

5 Helena Street
Newburyport, MA

DATE: 3-16-21

REV:

REV:

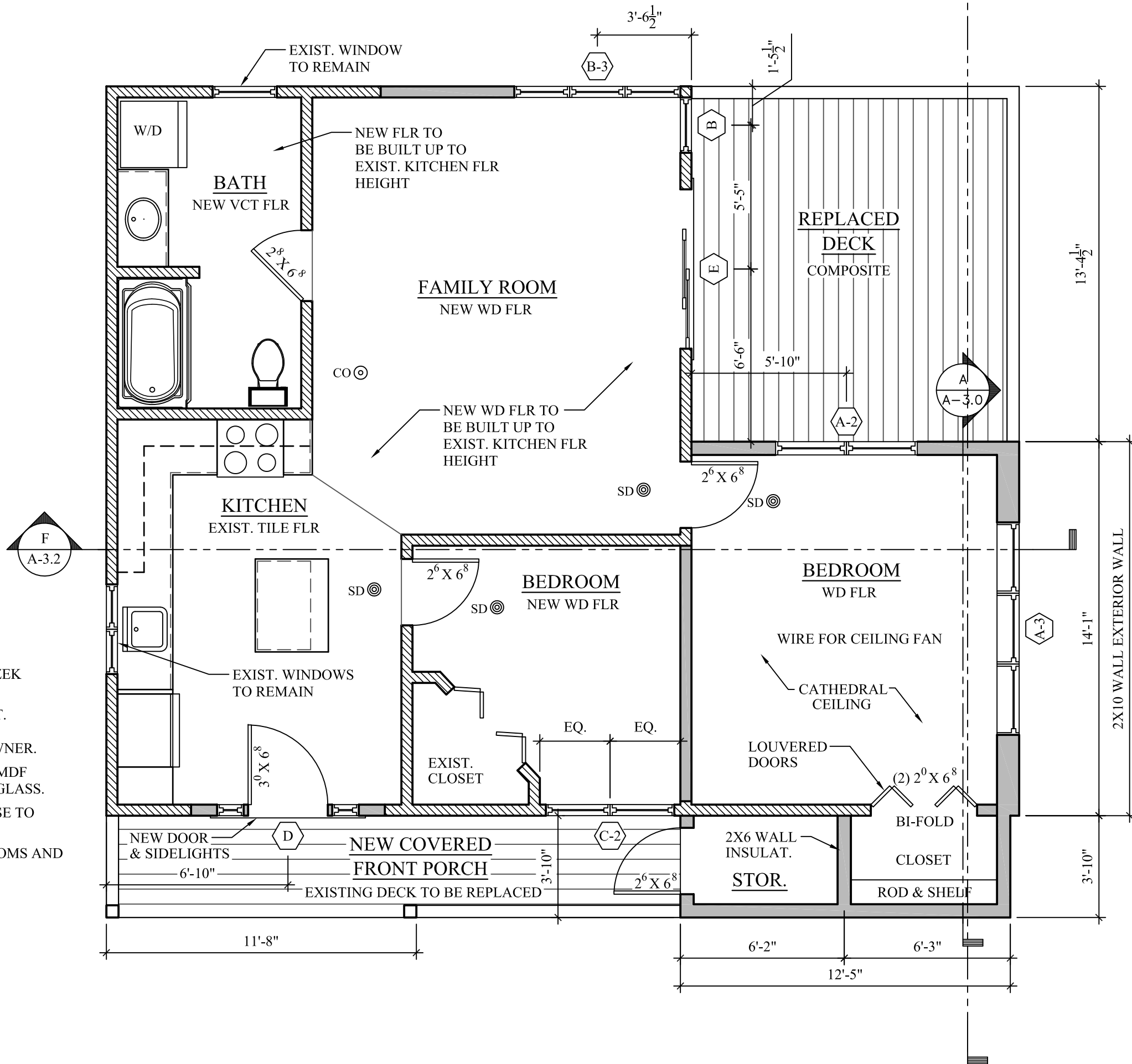
REV:

A-1.1

 INDICATES EXISTING WALL
 INDICATES NEW WALL

NOTES:

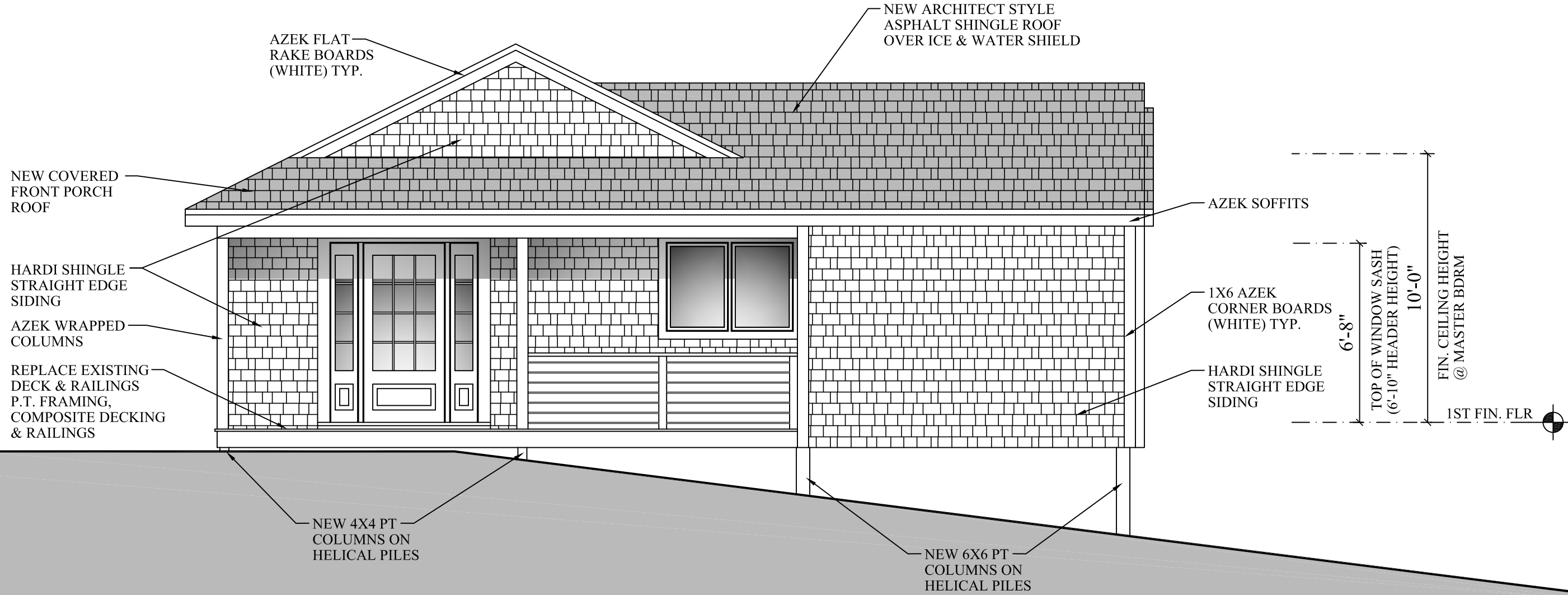
1. EXISTING FLOOR NEEDS TO BE RAISED / LEVELED IN AREAS
2. ALL NEW PLUMBING FIXTURES, VANITY, COUNTERTOP AND FLOORING IN BATHROOM
3. ALL FINISHED FLOOR HEIGHTS TO BE LEVEL WITH EXISTING KITCHEN FLOOR.
4. ALL NEW EXTERIOR TRIM WORK TO BE AZEK WHITE.
4. ALL NEW EXTERIOR SIDING THROUGHOUT. EXTERIOR SIDING TO BE HARDIE SHINGLE STRAIGHT EDGE. COLOR SELECTED BY OWNER.
5. ALL INTERIOR DOORS TO BE SOLID CORE MDF (4) PANEL. EXTERIOR DOORS TO BE FIBERGLASS.
6. COLONIAL INTERIOR TRIM AND SPEEDBASE TO MATCH EXISTING. ALL PAINTED.
6. NEW WIDE PINE WOOD FLOORS IN BEDROOMS AND FAMILY ROOM



Proposed First Floor Plan
1/4" = 1'-0"

The Goulette Residence

5 Helena Street
Newburyport, MA



Proposed Southeast Elevation
1/4" = 1'-0"

DATE: 3-16-21

REV:

REV:

REV:

A-2.0

The Goulette Residence

5 Helena Street
Newburyport, MA

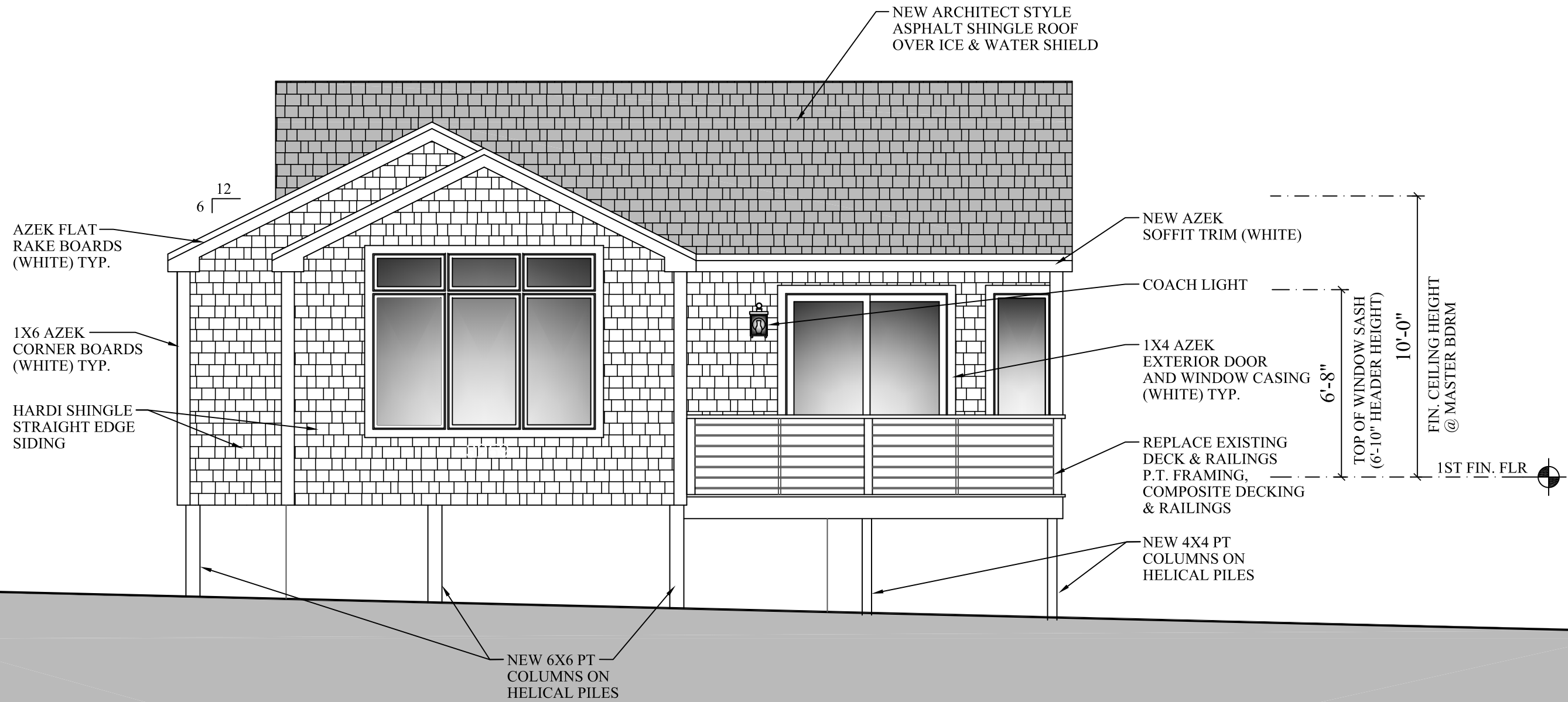
DATE: 3-16-21

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A-2.1

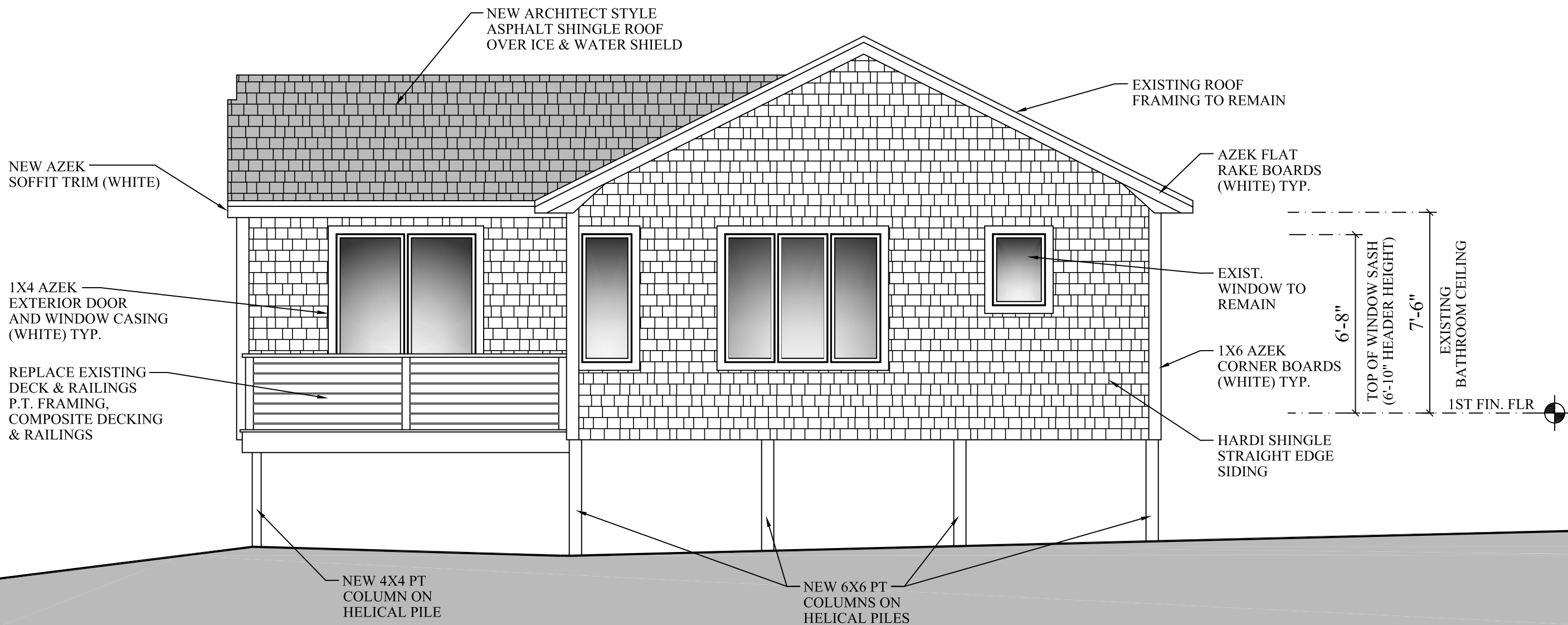


Proposed Southeast Elevation

1/4" = 1'-0"

The Goulette Residence

5 Helena Street
 Newburyport, MA



Proposed Northwest Elevation
 1/4" = 1'-0"

DATE: 3-16-21

REV:

REV:

REV:

The Goulette Residence

5 Helena Street
Newburyport, MA

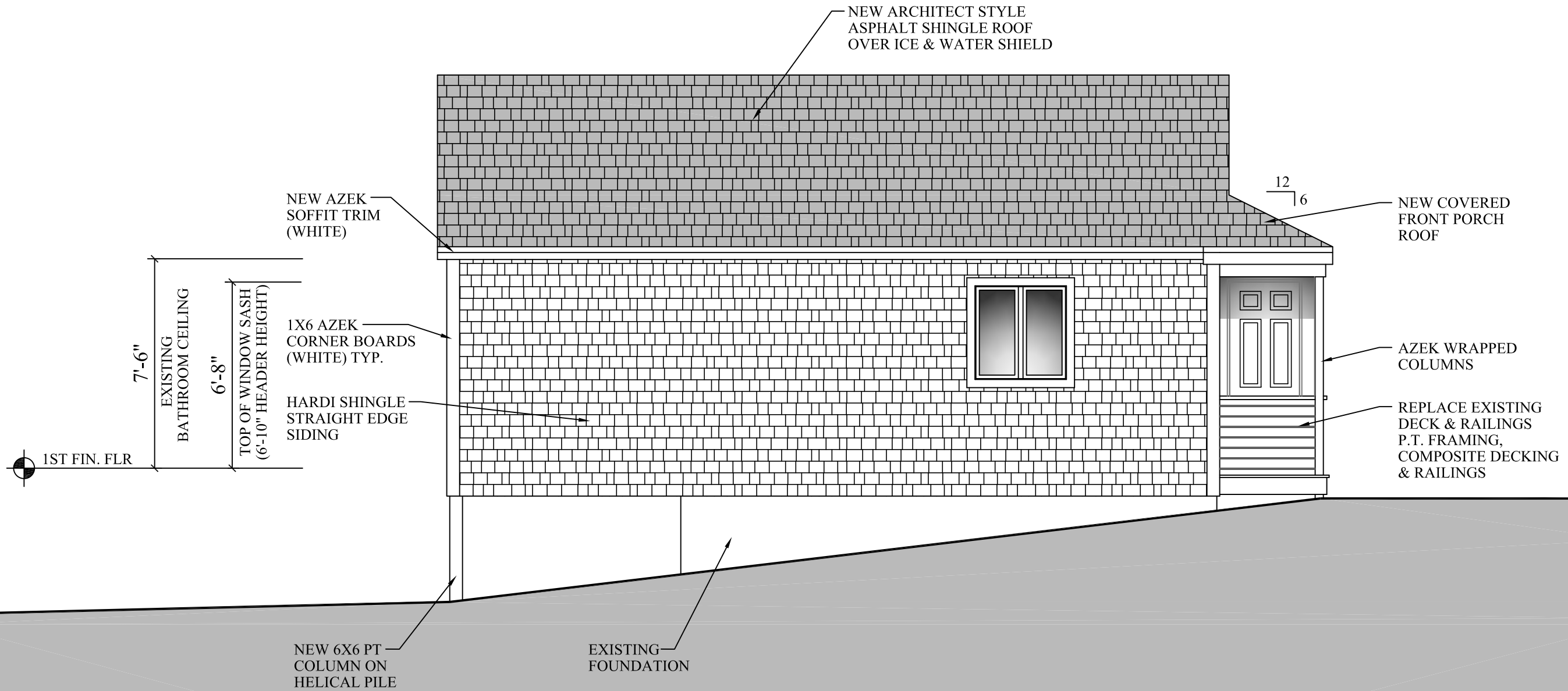
DATE: 3-16-21

REV:

REV:

REV:

A-2.3

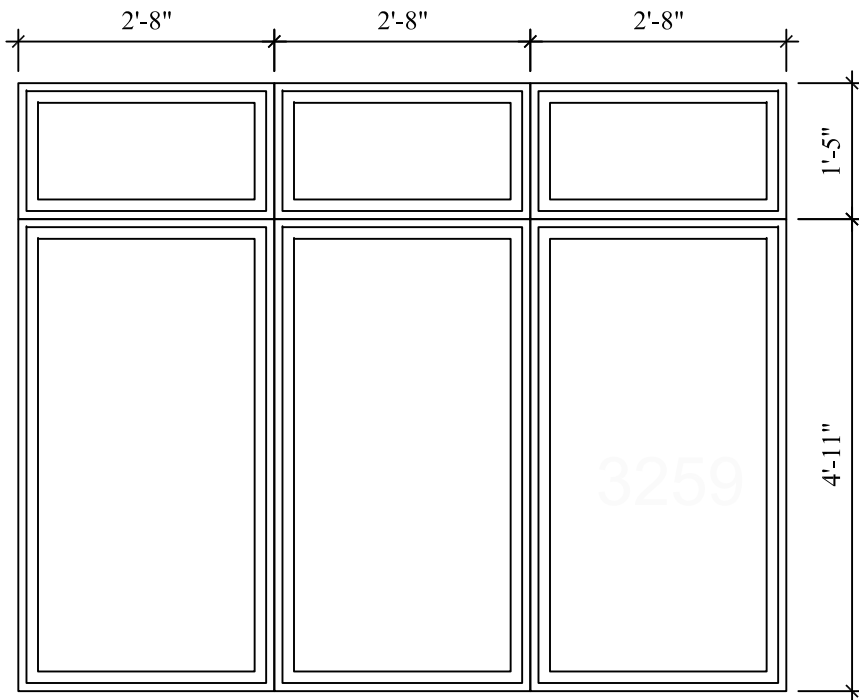


Proposed Southwest Elevation

1/4" = 1'-0"

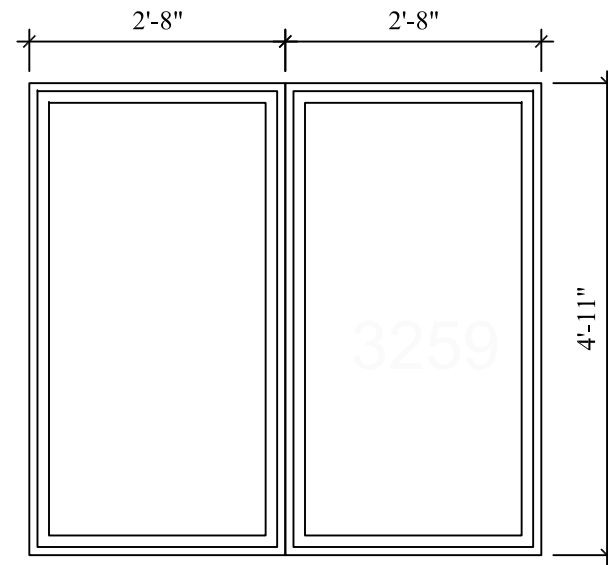
WINDOW SCHEDULE

1/2" = 1'-0"



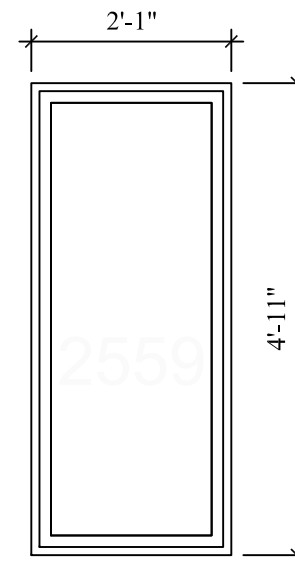
A-3

PELLA LIFESTYLE SERIES
(3) 3259/3217
CASEMENT (OPER.) / AWNING (FIXED)
NO GRILLES
MEETS EGRESS CODE



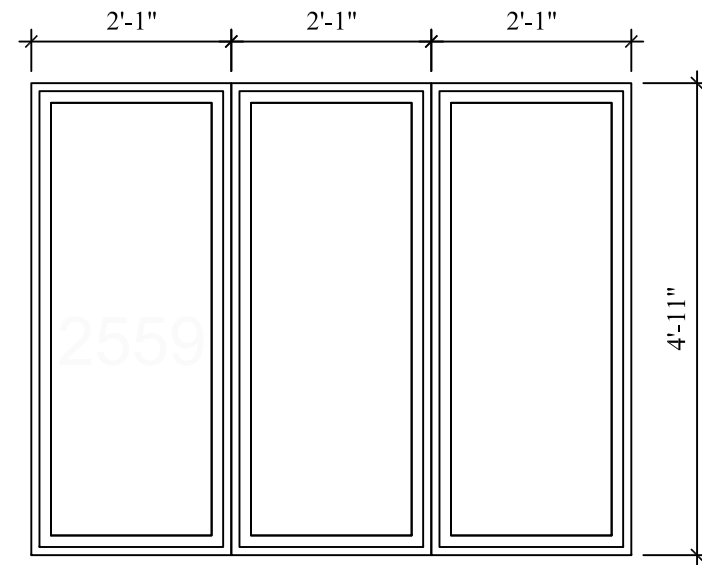
A-2

PELLA LIFESTYLE SERIES
(3) 3259/3217
CASEMENT (OPER.) / AWNING (FIXED)
NO GRILLES
MEETS EGRESS CODE



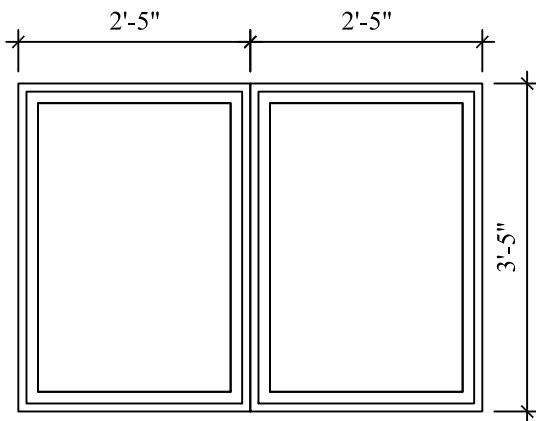
B-1

PELLA LIFESTYLE SERIES
2559
CASEMENT (OPER.)
NO GRILLES
MEETS EGRESS CODE



B-3

PELLA LIFESTYLE SERIES
(3) 2559
CASEMENT (OPER.)
MEETS EGRESS CODE



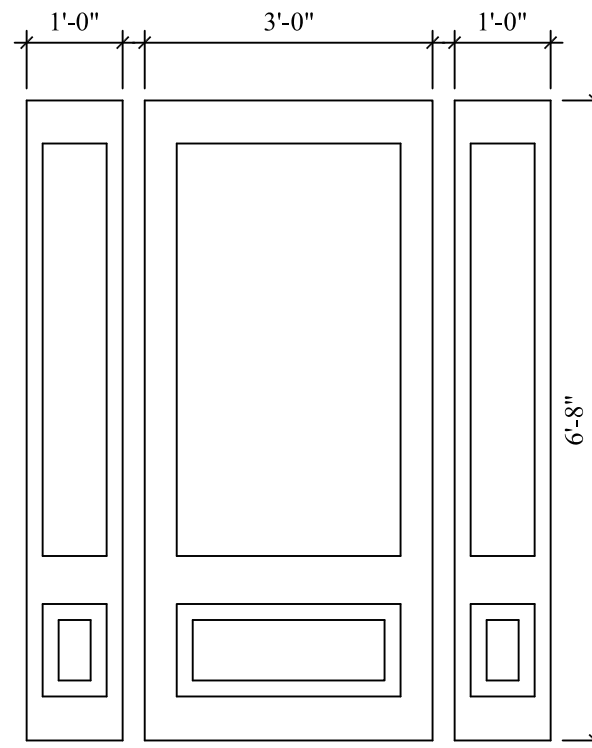
C-2

PELLA LIFESTYLE SERIES
(2) 2941
CASEMENT (OPER.)
NO GRILLES
MEETS EGRESS CODE

WINDOW / DOOR NOTES:

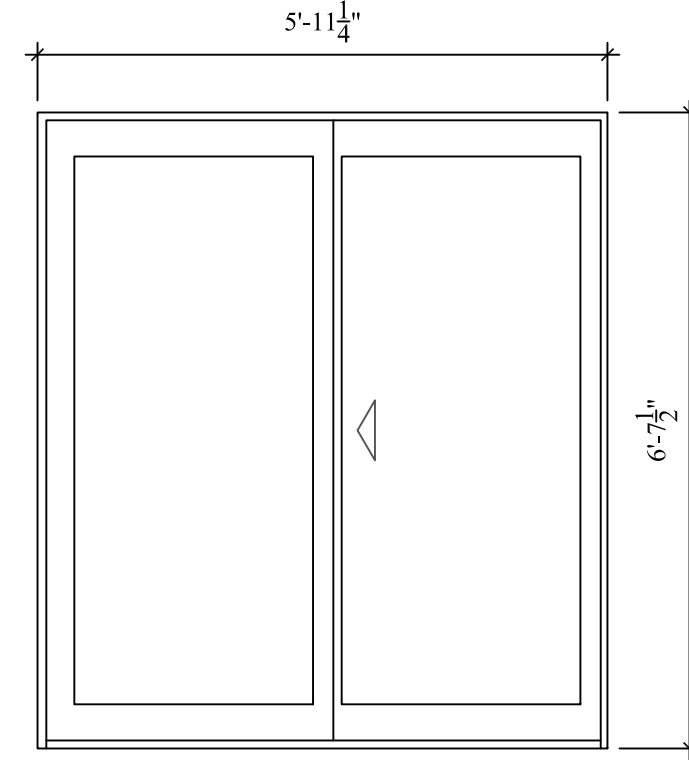
1. ALL WINDOWS TO BE PELLA LIFESTYLE SERIES. (WHITE)
2. ALL INTERIOR PAINTED WOOD (WHITE)
3. ALL WINDOW HARDWARE TO BE WHITE FINISH.
4. ALL GLASS TO BE LOW -E AND ARGON GAS.
5. PROVIDE TEMPERED GLASS WHERE SILL IS LESS THEN 18" FROM FINISH FLOOR, IN STAIRWELL OR BATH TOP.
6. DIMENSIONS SHOWN ARE UNIT DIMENSIONS.
7. PROVIDE ALTERNATE QUOTE WITH PELLA 250 SERIES
8. EXTERIOR DOOR HARDWARE TO BE SELECTED BY OWNER
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