

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

Petitioner: JESSICA + CHRISTOPHER HALPIN

Mailing Address: 60 MARLBORO STREET

Phone: 978-894-3248 Email: jessicahalpin98@gmail.com

Property Address: 60 MARLBORO STREET

Map and Lot(s): 20 + 11 Zoning District: R2

Book and Page(s): 29957 + 0568

Owner(s) Name: JESSICA + CHRISTOPHER HALPIN

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 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 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:

THE OWNERS ARE PROPOSING ADDING A SECOND FLOOR OVER AN EXISTING ONE STORY SPACE THAT IS NON-CONFORMING ON THE SIDE SETBACK.

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**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	4928.9 SF +/-	4928.9 SF +/-	10,000 SF
Frontage	49'	49'	90'
Height*	25' +/-	25' +/-	35' MAX
Lot Coverage (%)**	23.82 %	24.46 %	25 %
Open Space (%)***	67.53 %	66.87 %	40 %
Front Setback	9.1' +/-	9.1' +/-	25'
Side A Setback	10.6' +/-	10.6' +/-	10'
Side B Setback	4.0' +/-	4.0' +/-	10'
Rear Setback	48.1' +/-	48.1' +/-	25'
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.

Petitioner's and Owner's signature(s):



CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2019-066

Name: Jessica Halprin/Aleen Graf

Address: 60 Marlboro Street

Zoning District(s): R2/DCOD

Request: Upward extension of single story portion of single family home resulting in a roof line change. Lateral extension over deck area is by right.

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-3)
  - 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  
*Roofline*
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

*Juan de la Cruz*  
Newburyport Zoning Administrator

10/1/2019

Date

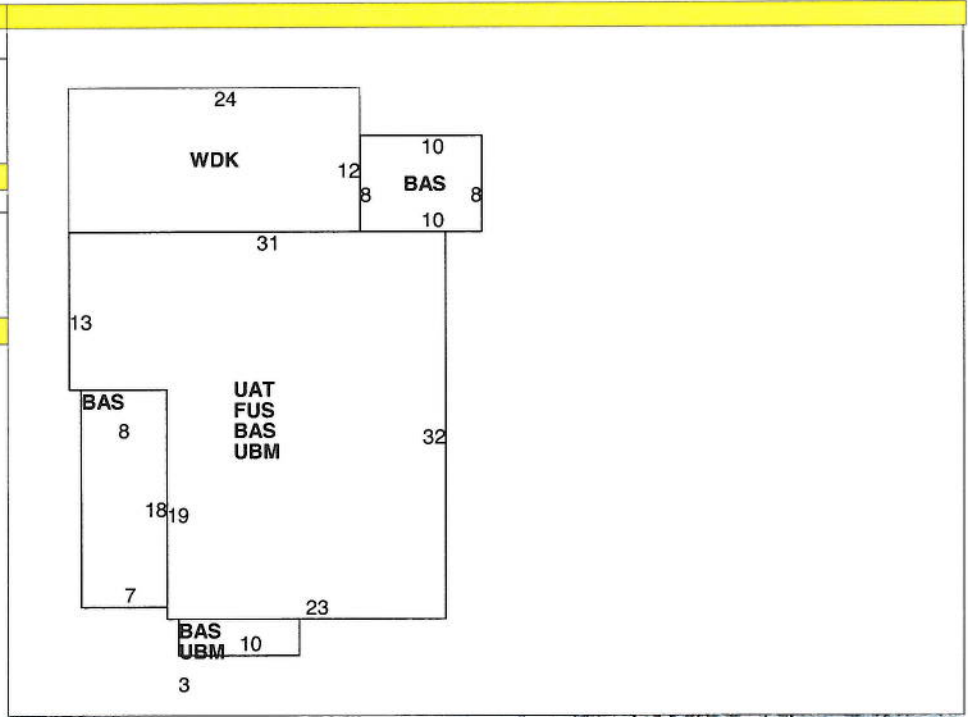
## Memorandum In Support of a Special Permit for Nonconformities

### 60 MARLBORO STREET

1. The existing use is Single Family Residence and will remain Single Family Residence.
2. The property is located in the R2 Zoning District and the Demolition Control Overlay District.
3. The proposed second floor addition over an existing one story space will not intensify or create new non-conformities.
4. The second floor addition will not be substantially more detrimental to the neighborhood. It will be consistent in materials as the existing original structure, using clapboards for siding and architectural shingles for roofing. Its trimwork will be consistent with that of the existing. It will not intensify any existing non-conforming setbacks.



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	05		Average +20				
Stories	2		2 Stories				
Occupancy	1			Kitchen Grd			
Exterior Wall 1	11		Clapboard	<b>MIXED USE</b>			
Exterior Wall 2				Code	Description	Percentage	
Roof Structure	03		Gable/Hip	1010	SINGLE FAM	100	
Roof Cover	11		Slate	<b>COST/MARKET VALUATION</b>			
Interior Wall 1	03		Plastered	Adj. Base Rate:		227.78	
Interior Wall 2				Replace Cost		501,797	
Interior Flr 1	09		Pine/Soft Wood	AYB		1850	
Interior Flr 2	12		Hardwood	EYB		2000	
Heat Fuel	03		Gas	Dep Code		VG	
Heat Type	04		Forced Air-Duc	Remodel Rating			
AC Type	03		Central	Year Remodeled			
Total Bedrooms	03		3 Bedrooms	Dep %		18	
Total Bthrms	1			Functional Obslnc		0	
Total Half Baths	1			External Obslnc		0	
Total Xtra Fixtrs				Cost Trend Factor		1	
Total Rooms	6		6 Rooms	Condition			
Bath Style	02		Average	% Complete			
Kitchen Style	03		Modern	Overall % Cond		82	
				Apprais Val		411,500	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,076	1,076	1,076	227.78	245,090
FUS	Upper Story, Finished	840	840	840	227.78	191,334
UAT	Attic	0	840	84	22.78	19,133
UBM	Basement, Unfinished	0	870	174	45.56	39,634
WDK	Deck, Wood	0	288	29	22.94	6,606
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,916</b>	<b>3,914</b>	<b>2,203</b>		<b>501,797</b>



Property Location: 60 MARLBORO ST  
 Vision ID: 1221

MAP ID: 24/ 11/ //

Bldg Name:

State Use: 1010  
 Print Date: 01/16/2019 12:49

Account #      Bldg #: 1 of 1      Sec #: 1 of 1      Card 1 of 1

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HALPIN CHRISTOPHER JESSICA T/E 60 MARLBORO ST  NEWBURYPORT, MA 01950 Additional Owners:						Description	Code	Appraised Value	Assessed Value
						RESIDNTL	1010	411,500	411,500
						RES LAND	1010	260,000	260,000
SUPPLEMENTAL DATA						<b>123</b> <b>NEWBURYPORT, MA</b>  <b>VISION</b>			
Other ID: 24-11	CONDO CV:								
SUB-DIV	INLAW Y/N:								
PHOTO	LOT SPLIT:								
WARD 1	40B HSNG:								
TILE #:	ASSOC PID#								
ATT 1/2 HSE:									
GIS ID: M_252277_950424									
<b>Total</b>						<b>671,500</b>	<b>671,500</b>		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HALPIN CHRISTOPHER		29957/0568	11/10/2010	Q	I	520,170	00									
BATTEN RICHARD C JR		21827/0458	09/26/2003	Q	I	370,000	00	2019	1010	411,500	2018	1010	392,700	2017	1010	381,000
MCGRATH DAVID P & MICHELLE M TRS		15980/0586	10/06/1999	U	I		1A	2019	1010	260,000	2018	1010	247,600	2017	1010	235,800
MCGRATH DAVID P		15221/0554	11/06/1998	U	I	86,000	1A									
ADAMS KENNETH J SR		6119/ 237	12/23/1974			0										
<b>Total:</b>						<b>671,500</b>	<b>Total:</b>	<b>640,300</b>	<b>Total:</b>	<b>616,800</b>						

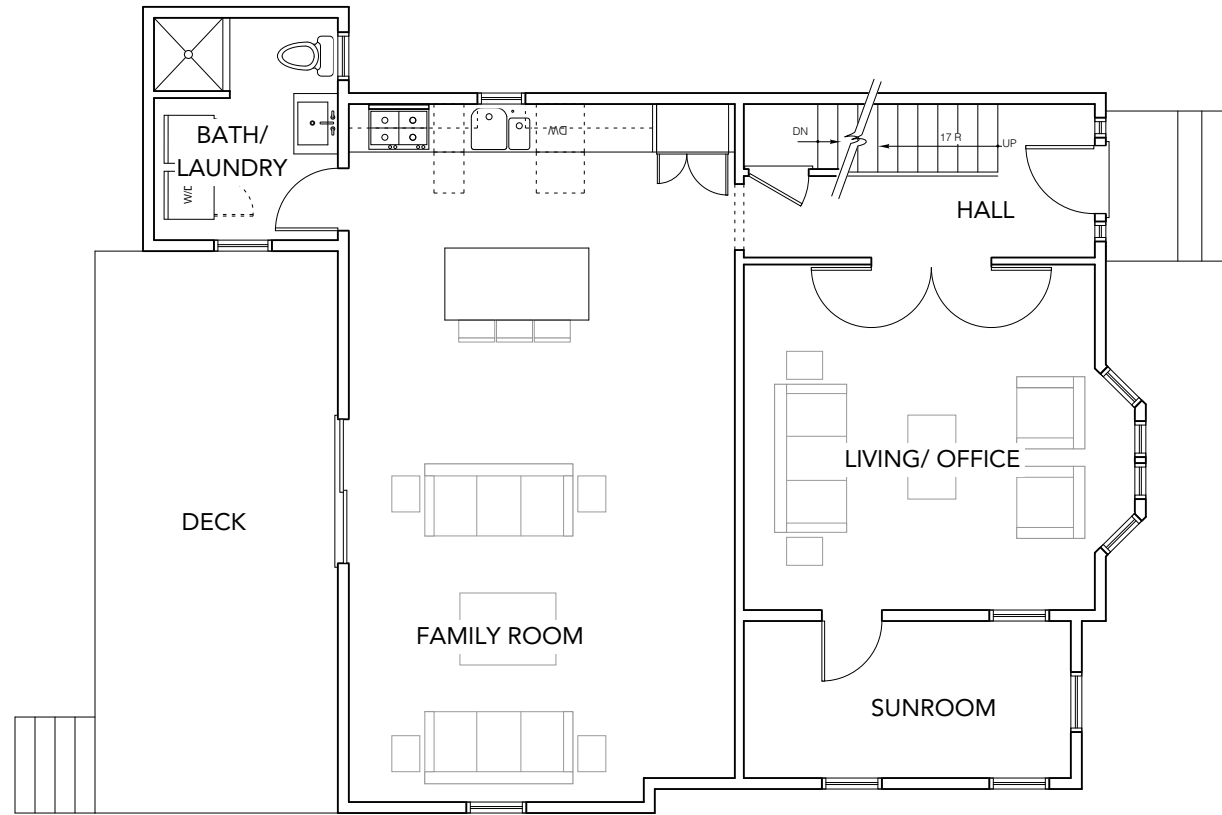
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.								
<b>Total:</b>																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch					
7/A					Appraised Bldg. Value (Card)				411,500
					Appraised XF (B) Value (Bldg)				0
					Appraised OB (L) Value (Bldg)				0
					Appraised Land Value (Bldg)				260,000
					Special Land Value				0
					Total Appraised Parcel Value				671,500
					Valuation Method:				C
					Adjustment:				0
					Net Total Appraised Parcel Value				671,500

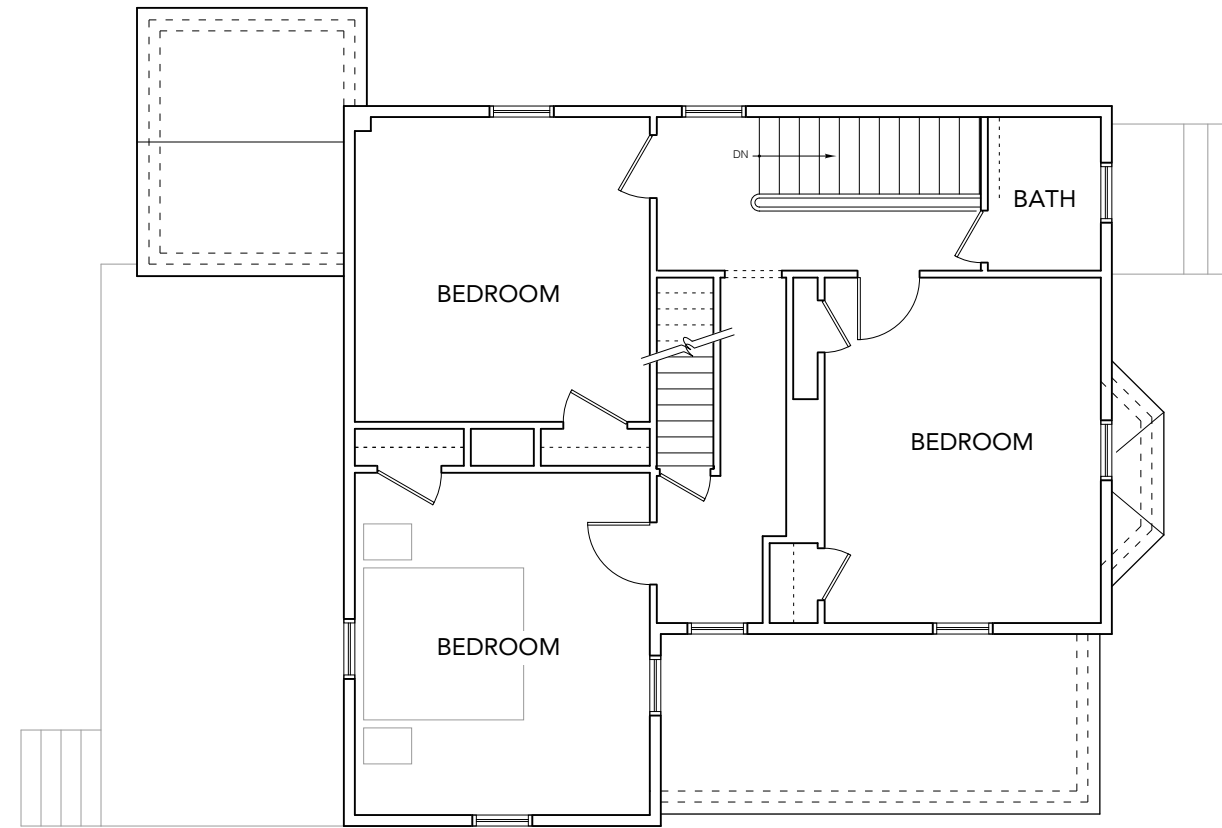
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
A/R 13-432	08/21/2013	RS		93,467		100	07/01/2014	REMOVE CELLAR ST.	04/14/2014			DG	01	Measur+1 Visit	
AR649-12/3	12/18/2003	RE	Remodel	30,000		0		KITCH/3 WINDOWS	11/29/2006			RL	00	Measur+Listed	
176-5/99	05/18/1999	RS	Residential	9,000		0		ADD OF A 1/2 BATH	07/01/1999			DR	50	Building Permit	
SP18-6/94	06/17/1994		15'RND POOL	600		0			05/27/1998			GB	00	Measur+Listed	
									06/28/1997			RB			

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value			
																Spec Use	Spec Calc					
1	1010	SINGLE FAM	R3				4,850 SF	44.67	1.2000	7	1.0000	1.00		0.00				1.00	53.61	260,000		
<b>Total Card Land Units:</b>							<b>0.11</b>	<b>AC</b>	<b>Parcel Total Land Area:</b>							<b>0.11</b>	<b>AC</b>	<b>Total Land Value:</b>				<b>260,000</b>

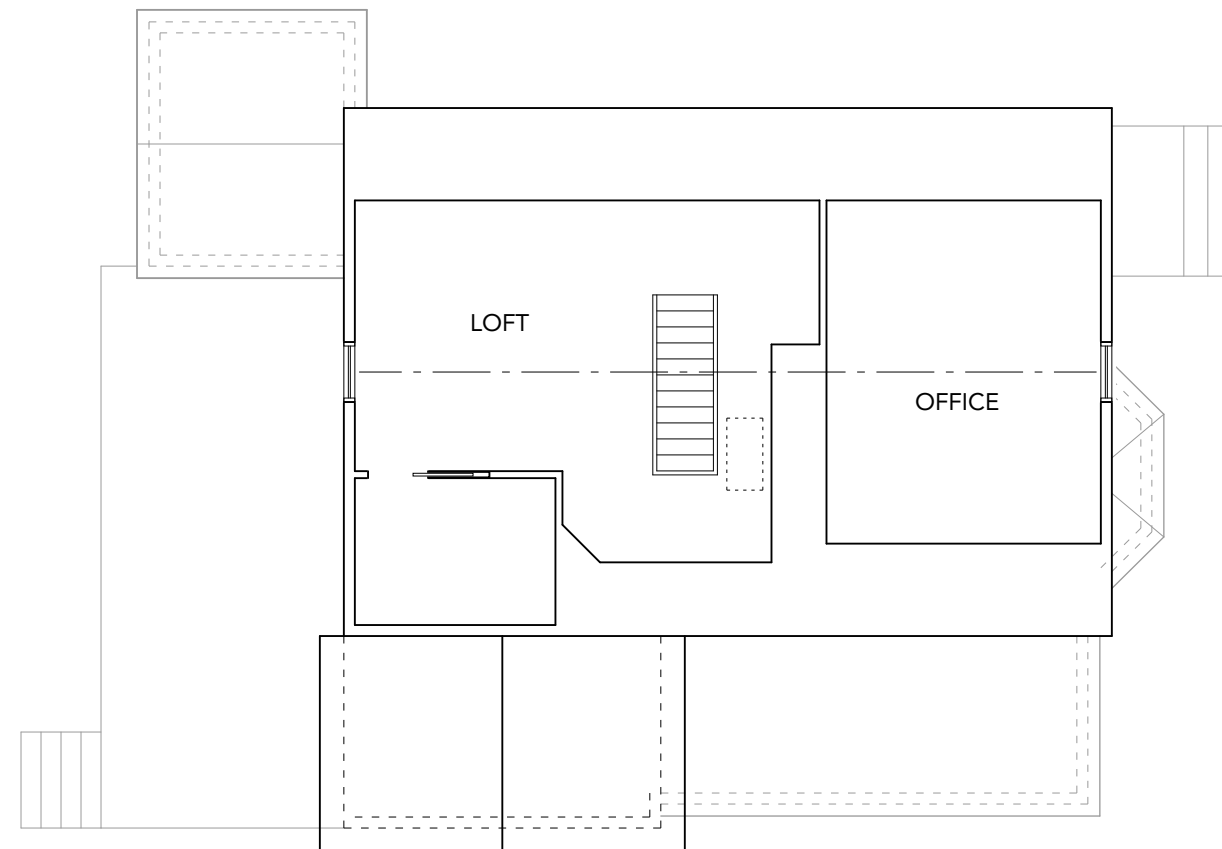




1 First Floor Plan  
SCALE: 1/8" = 1'-0"



2 Second Floor Plan  
SCALE: 1/8" = 1'-0"



2 Third Floor Plan  
SCALE: 1/8" = 1'-0"

project:

# HALPIN RESIDENCE

60 Marlboro Street  
Newburyport, MA  
01950

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

### Existing First, Second + Third Floor Plans

SCALE: 1/8" = 1'-0"

26 september 2019

EX1

project:

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## EXISTING Exterior Elevations

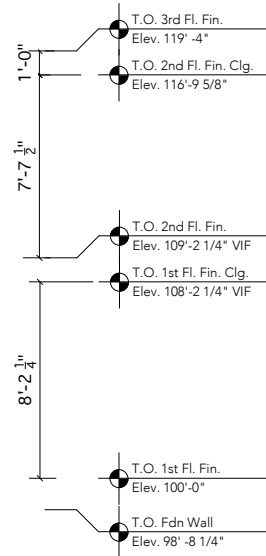
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26 september 2019

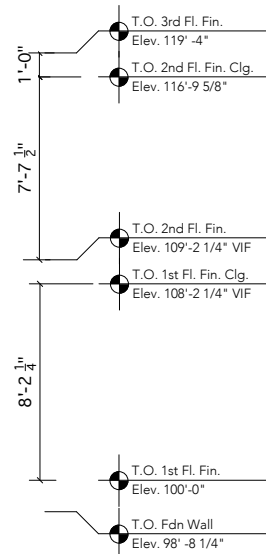
EX2



1 Exterior Elevation - FRONT  
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"

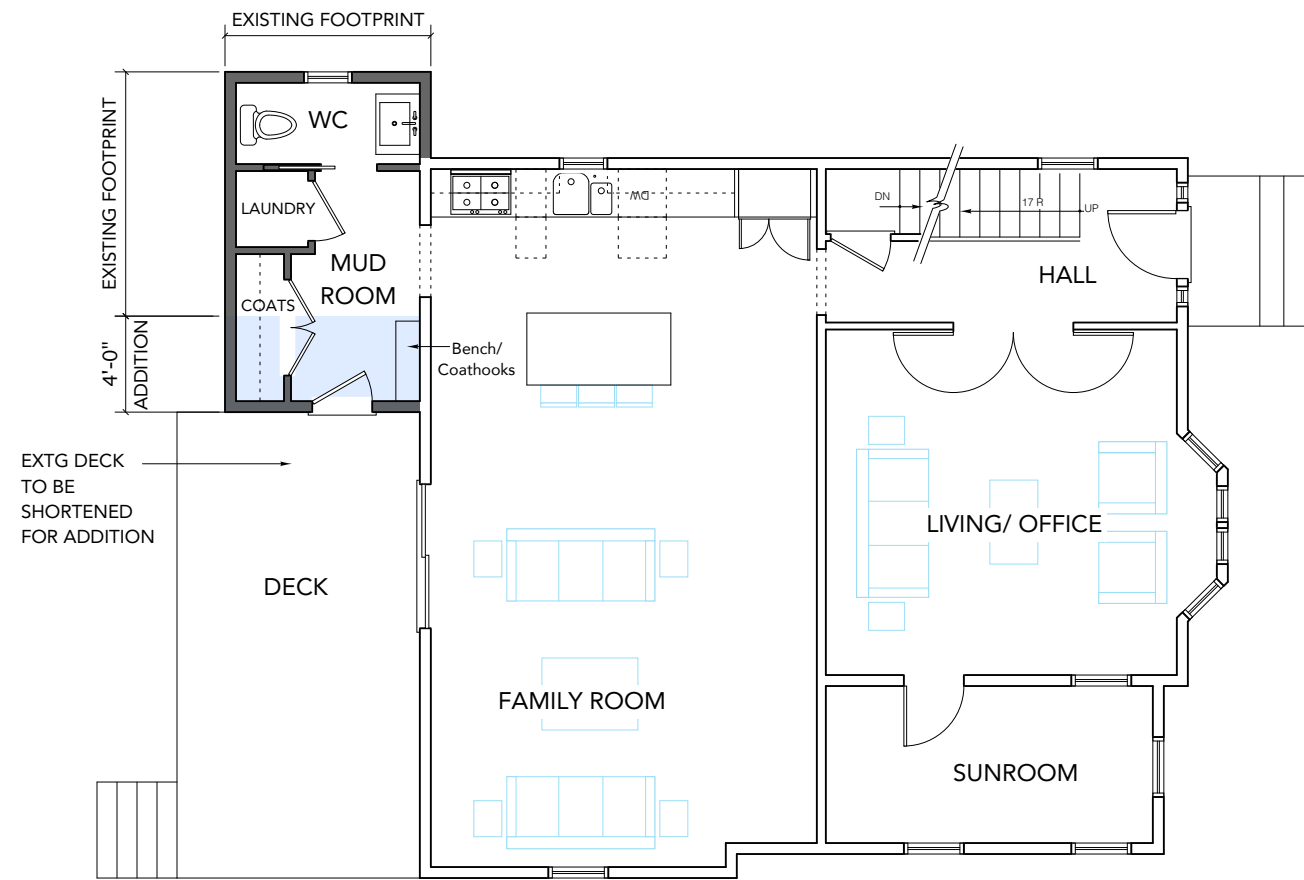


3 Exterior Elevation - REAR  
SCALE: 1/8" = 1'-0"

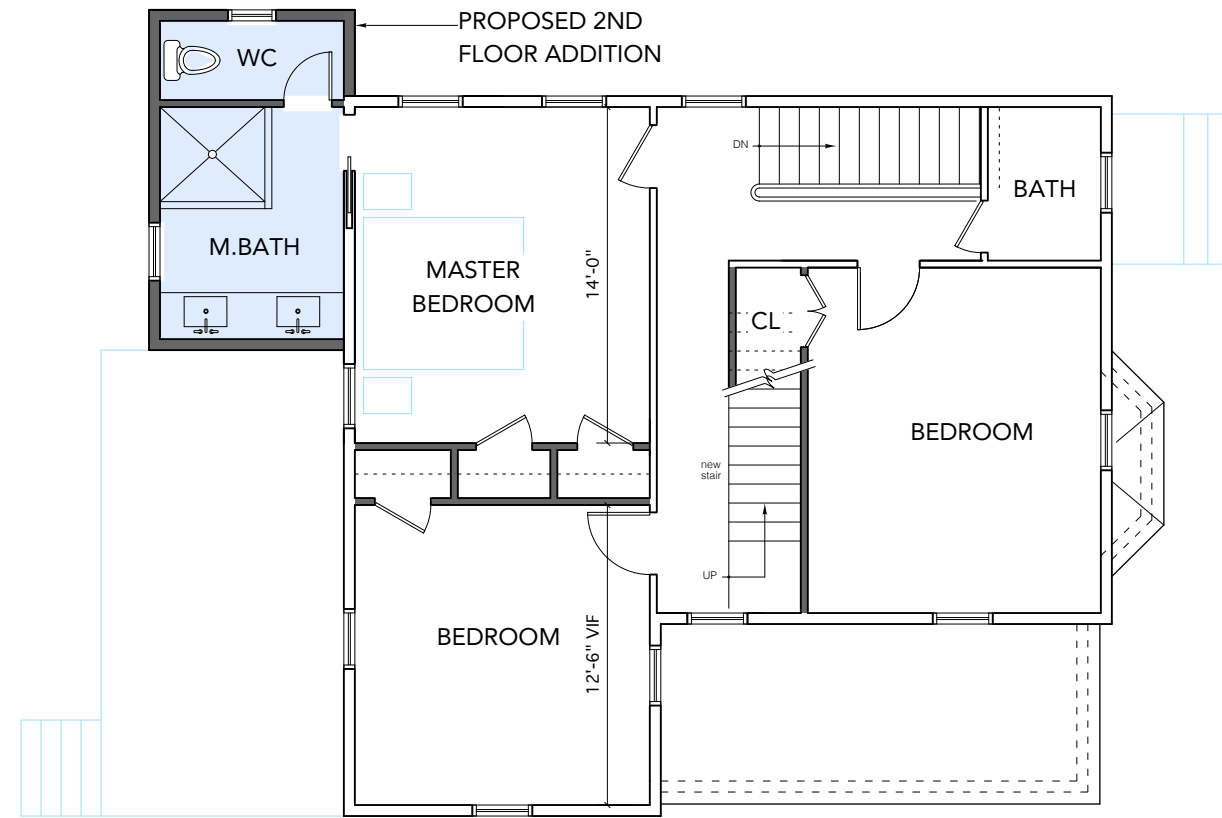


4 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"

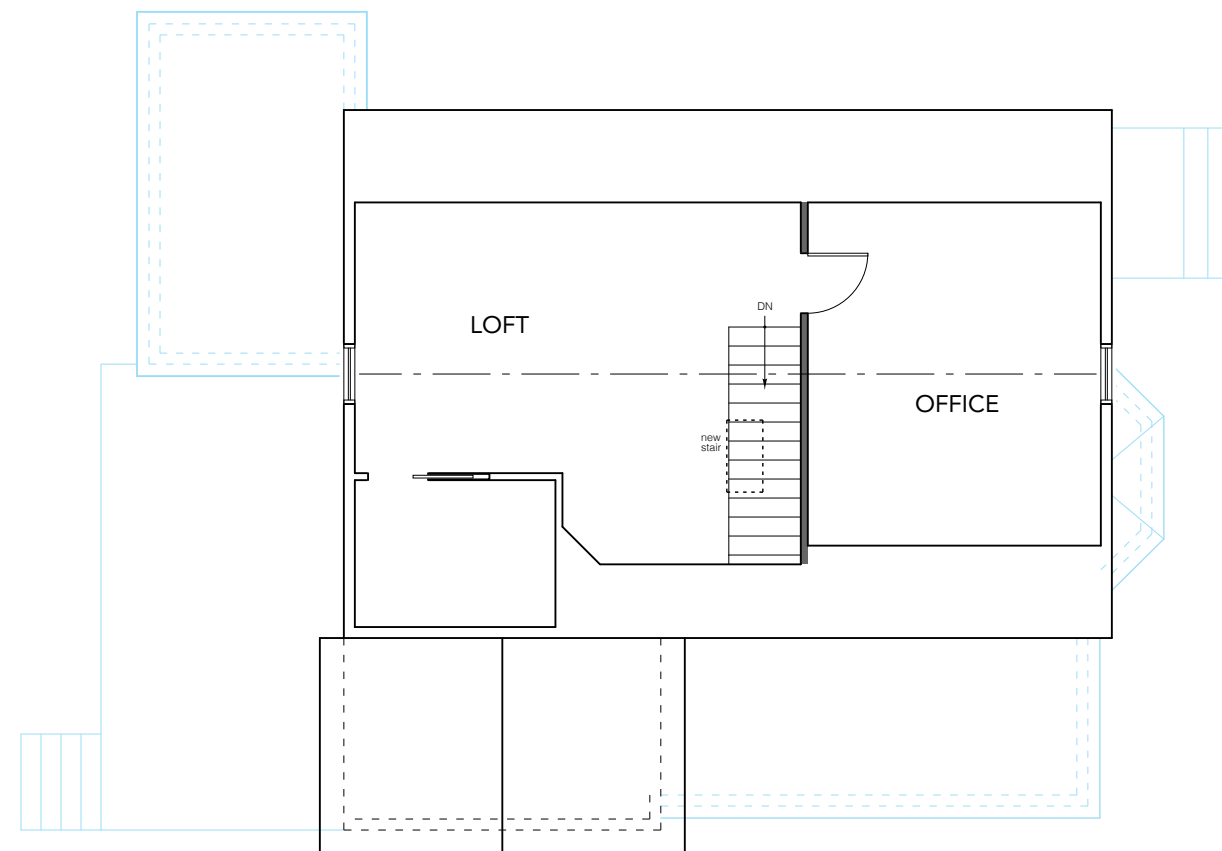




1 First Floor Plan  
SCALE: 1/8" = 1'-0"



2 Second Floor Plan  
SCALE: 1/8" = 1'-0"



2 Third Floor Plan  
SCALE: 1/8" = 1'-0"

project:

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### PROPOSED First, Second + Third Floor Plans

SCALE: 1/8" = 1'-0"

26 september 2019

A01

project:

# HALPIN RESIDENCE

60 Marlboro Street  
Newburyport, MA  
01950

architect:

**GRAF ARCHITECTS**

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Newburyport, MA  
01950  
T. 978 499 9442

www.grafarch.com

title:

## PROPOSED Exterior Elevations

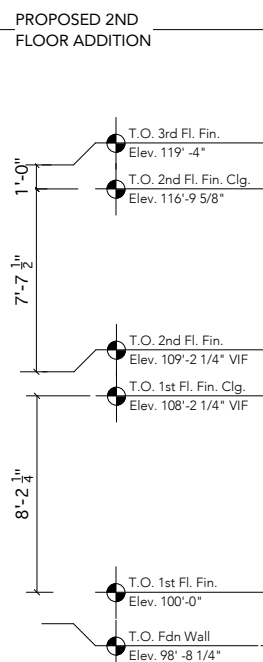
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26 september 2019

A02



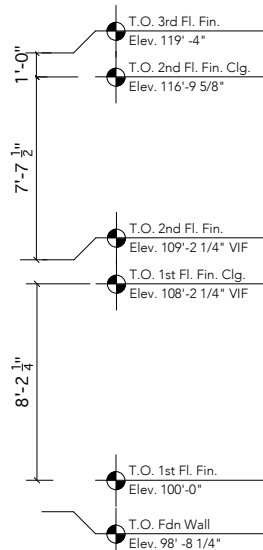
1 Exterior Elevation - FRONT  
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - REAR  
SCALE: 1/8" = 1'-0"



4 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"