

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

Petitioner: Eve Davis Lee, c/o Lisa Mead, Esq. Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport, MA 01950

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Property Address: 64 Liberty Street, Newburyport, MA 01950

Map and Lot(s): Map 16; Lot 54 Zoning District: R2/DCOD

Book and Page(s): Book 33008; Page 387

Owner(s) Name: Eve Davis Lee

Mailing Address (if different): 64 Liberty Street, Newburyport, MA 01950

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

Description of request:

Remove existing one-story addition on nonconforming single family structure and replace with new addition.

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 s.f.	1,883 s.f.	1,883 s.f.
Frontage	90 ft.	108.01 ft.	108.01 ft.
Height*	35 ft.	22.7 ft.	22.7 ft.
Max. Lot Coverage (%)**	25%	53.2%	60.3%
Min. Open Space (%)***	40%	12.3%	13.4%
Primary Front Setback	25 ft.	-0.2 ft. (over)	-0.2 ft. (over)
Side A Setback/Secondary Front Setback	10 ft.	0.0 ft. (secondary front yard)	0.0 ft. (secondary front yard)
Side B Setback	10 ft.	37.6 ft.	28.8 ft.
Rear Setback	25 ft.	-0.2 ft. (over)	0.5 ft.
Parking Spaces	2	1	1
FAR****			

\*Height is measured to median roof line.

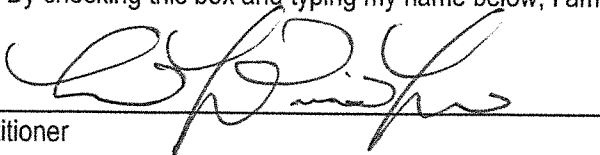
\*\*Total building footprint divided by the lot area expressed as a percentage.

\*\*\*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)