

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

MODIFICATION

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans
Lot Area	15,000 (two family)	5487'	5487'
Frontage	120'	38.6	38.6'
Height*	35'	32'	32'
Max. Lot Coverage (%)**	25%	31.3%	33.4%
Min. Open Space (%)***	40%	31.3%	17.5%
Primary Front Setback	25'	11.1'	11.1'
Side A Setback/Secondary Front Setback	20'	0.1'	0.1'
Side B Setback	20'	12.7'	16.6'
Rear Setback	25	61'	61' (principal structure not proposed garage)
Parking Spaces	4	2	4
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.

Thayer F. Phipps

 Owner (if different)