

Zoning

City of Newburyport ~~PLANNING~~ BOARD

Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: LYNN + BENJAMIN BARONE

Mailing Address: 6 COFFIN STREET

Phone: 857-218-8559 Email: LYNN.BARONE19@GMAIL.COM

Property Address: 6 COFFIN STREET

Map and Lot(s): 68:39 Zoning District: R2.

Book and Page(s): 35541 : 282

Owner(s) Name: LYNN + BENJAMIN BARONE

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):

- | | |
|----------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input checked="" type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Rear Yard |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Side Yard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Frontage |
| <input type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Front Yard |
| <input type="checkbox"/> Use | |

(Refer to the Zoning Review form as supplied by the Zoning Administrator)

Description of request:

CONSTRUCT 500+ SF MASTER SUITE + LOFT ADDITION
TO A NON CONFORMING SINGLE FAMILY HOME
EXTENDING THE NON CONFORMING FRONT YARD SETBACK.

All information contained within this application will become a formal part of the Planning Board's proceedings and decision.

Zoning

City of Newburyport PLANNING BOARD

Application for a SPECIAL PERMIT for NON-CONFORMITIES

	Lot s.f.	Open Space %	Lot Coverage %	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	10,338	84.69%	10.2%	22.5' +/-	81'	2 +	8.4'	27.1'	20.4'	82.3'
Proposed	10,338	81.54%	18.46%	22.5' +/-	81'	2 +	8.4'	27.1'	11.9'	82.3'
Required	10,000	40%	25%	35'	90'	2	25'	10'	10'	25'

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>744</u>	<u>2</u>	<u>1,236 SF</u>	<u>101</u>


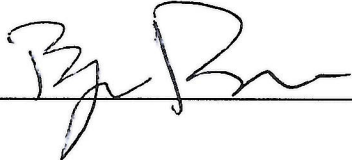
Proposed Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
<u>1080</u>	<u>2</u>	<u>1,796</u> 1,572 SF	<u>101</u>

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. – 101 = single family, 102 = two-family, etc.)

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 Planning Board. Every application for a Planning Board Special Permit for Non-Conformities must be made on this form, which is the official form of the Planning Board. 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 Planning Board Rules and Regulations may result in the Planning Board dismissing the application as incomplete.

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

 _____  _____

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-086

Name: Lynn and Benjamin Barone/ Aileen Graf

Address: 6 Coffin Street Zoning District(s): R2

Request: Construct 500+ SF master suite and loft addition to non conforming single family home extending the non conforming front yard setback.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

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

CITY COUNCIL REVIEW REQUIRED (X.H.9)


Newburyport Zoning Administrator

10/24/2018
Date

25 October 2018

City of Newburyport
Zoning Board of Appeals

RE: 6 Coffin Street – Special Permit for Existing Non-Conformities

A. Identify the particular use existing or proposed for the land or structure

The existing use is a single family and will remain a single family.

B. Identify the particular respect or respects in which the existing structure or use does not conform to the requirements of the present zoning.

The Property is existing non-conforming in its front setback and street frontage.

C. Identify whether the proposed use, extension, alteration, or addition would intensify the existing non-conformities or result in additional ones.

The one story addition proposed will be conforming to the side setback but will be non-conforming to the front setback. The front setback is currently 8.4' and this addition proposed would be at 15.8', which is within the required 25'.

D. Identify the facts relied upon to support the Special Permit for Non-Conformities that the proposed use, extension, alteration or addition shall not be more detrimental than the existing.

The proposed addition is a modest one story structure and is not any more detrimental than the existing condition. Its style and materials will be consistent with the existing structure (wood cedar shingles for siding, roof pitch to match adjacent, fascia and eave details, double hung windows to match existing).

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
BARONE BENJAMIN TRUSTEE LYNN BARONE TRUSTEE 6 COFFIN ST						Description	Code	Appraised Value	Assessed Value	123 NEWBURYPORT, MA
NEWBURYPORT, MA 01950 Additional Owners:						RESIDNTL	1010	196,200	196,200	
						RES LAND	1010	227,300	227,300	VISION
SUPPLEMENTAL DATA						Total				
Other ID: 68-39 SUB-DIV PHOTO WARD 6 TILE #: ATT 1/2 HSE: GIS ID: M_249716_952835			CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSG: ASSOC PID#							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
BARONE BENJAMIN TRUSTEE				35541/0282	12/19/2016	U	I		1F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
BARONE BENJAMIN				34682/0202	01/27/2016	Q	I	428,800	00	2018	1010	196,200	2017	1010	190,400	2016	1010	175,400	
GREGA SHAWN T				33068/0384	01/15/2014	Q	I	315,888	00	2018	1010	227,300	2017	1010	216,500	2016	1010	206,200	
CRAWHAW D M C/O MUISE				18564/0305	04/08/2002	U	I		1F										
GAGNON EDMUND J				4583/ 111				0											
Total:										423,500		Total:		406,900		Total:		381,600	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
5/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	192,900
Appraised XF (B) Value (Bldg)	3,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	227,300
Special Land Value	0
Total Appraised Parcel Value	423,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	423,500

NOTES

YELLOW EG'16
SHED NV
RENOV KITCH,BATH,WDWS,UTILITIES 2015
PER SALES LISTING

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	
A2016-28	01/15/2016	RE	Remodel	10,049		100		INSTALL 2 WINDOWS	09/22/2016			RK	FR	Field Review as mandated	
									05/09/2007			PM	00	Measur+Listed	
									12/22/2006			AF	02	Measur+2Visits	
									10/15/1996			GB	00	Measur+Listed	
									10/07/1996			BB	01	Measur+1 Visit	

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	R2				10,381	SF	21.89	1.0000	5	1.0000	1.00	0.00					1.00	21.89	227,300

Total Card Land Units:										0.24	AC	Parcel Total Land Area:					0.24	AC	Total Land Value:					227,300
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ZONING:
R2
SINGLE FAMILY DWELLING

REQUIRED:	EXISTING:	PROPOSED
LOT AREA=10,000 sf	10,338 SF±	10,338 SF± NC
FRONTAGE=90'	81.00'	81.00' NC
MIN. FRONT SETBACK=25'	8.4'	8.4' NC
MIN. SIDE SETBACK=10'	(L)27.1 / (R)20.4'	(L)27.1 NC / (R)11.9'
MIN. REAR SETBACK=25'	82.3'	82.3' NC
BUILDING HEIGHT=35' MAX	22.5'±	22.5'± NC
LOT COVERAGE=25% (BLDGS ONLY)	10.20%	18.46%
OPEN SPACE=40%	84.69%	81.54%

NOTES:

1. FIELD SURVEY PERFORMED: AUGUST 30, 2018
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE SUBJECT PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012.
4. ELEVATIONS BASED ON NAD88 DERIVED FROM REDUNDANT GPS OBSERVATIONS

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS.
DEED BOOK 35541 PAGE 282

- PLAN 459 OF 1951
PLAN BOOK 171 PLAN 32
PLAN BOOK 245 PLAN 20
PLAN BOOK 311 PLAN 9
PLAN BOOK 325 PLAN 19
PLAN BOOK 334 PLAN 66

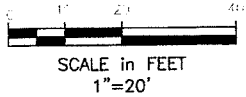
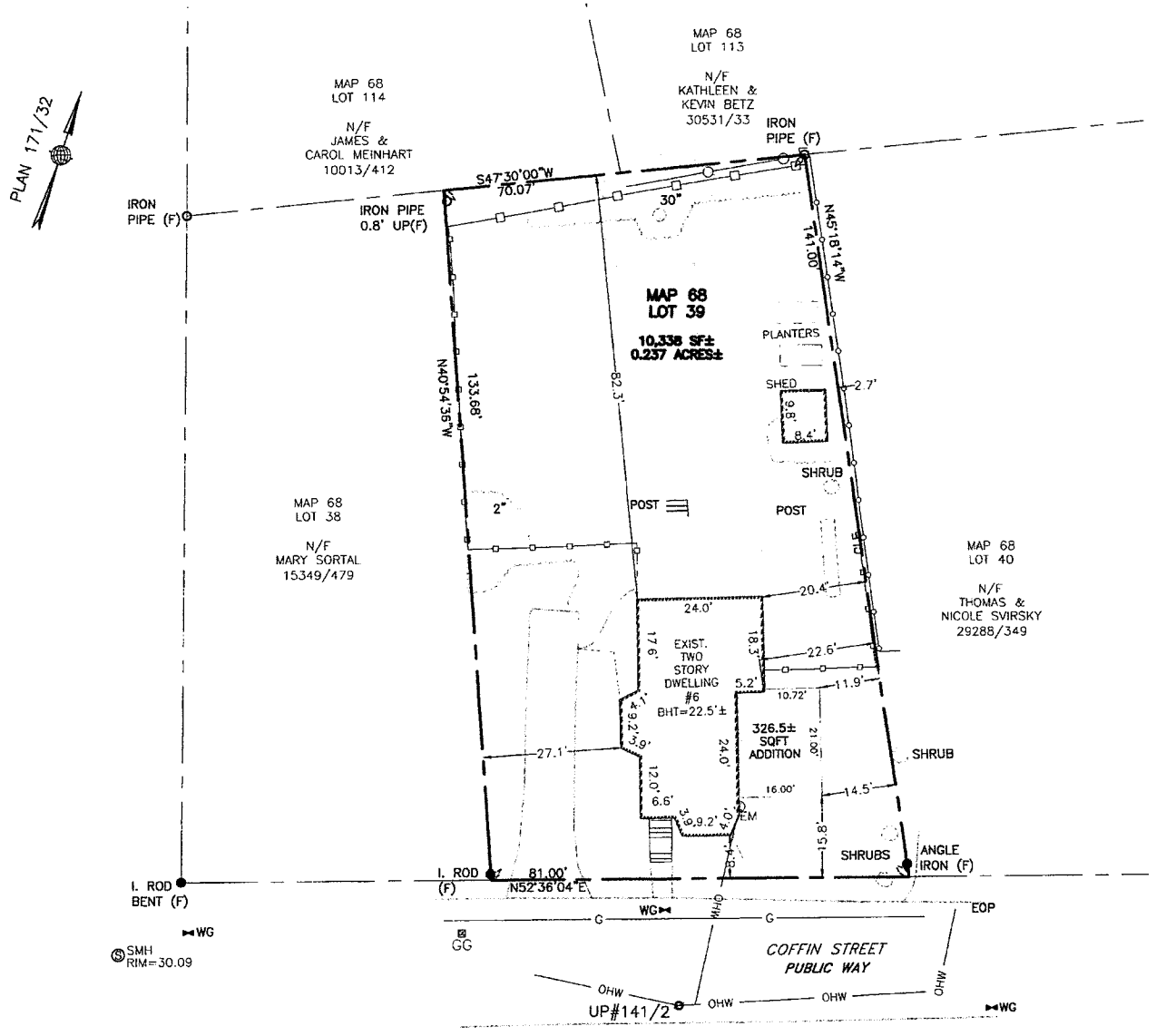
OWNER:

BENJAMIN & LYNN BARONE
DEED BOOK 35541 PAGE 282
ASSESSOR'S MAP 68 LOT 39

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
EDWARD DIXON
No. 34304
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE 10-23-18



EDX	PROP. ADDITION ADDED	10/23/18	REV: 1
HAN.	EX COND DRAFT ISSUED	10/19/18	REV: 0
DRAWING NO.:		22125 PR PLOT PLAN.dwg	

**PROPOSED PLOT PLAN
6 COFFIN STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY**

PREPARED FOR:
BENJAMIN & LYNN BARONE

PREPARED BY:
HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists
ONE HARRIS STREET
SUITE 3
NEWBURYPORT, MA
01950
TEL: 978-465-9992
www.hancockassociates.com

RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: CHA
CHECK: EDX
PROJ. MANAGER: EDX
DATE: SEPTEMBER 12, 2018
JOB NO. 22125
CRD FILE 22125FIELD.CRD
SHEET NO. 1 OF 1

project:

BARONE RESIDENCE

6 Coffin Street
Newburyport, MA

architect:

GRAF ARCHITECTS

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

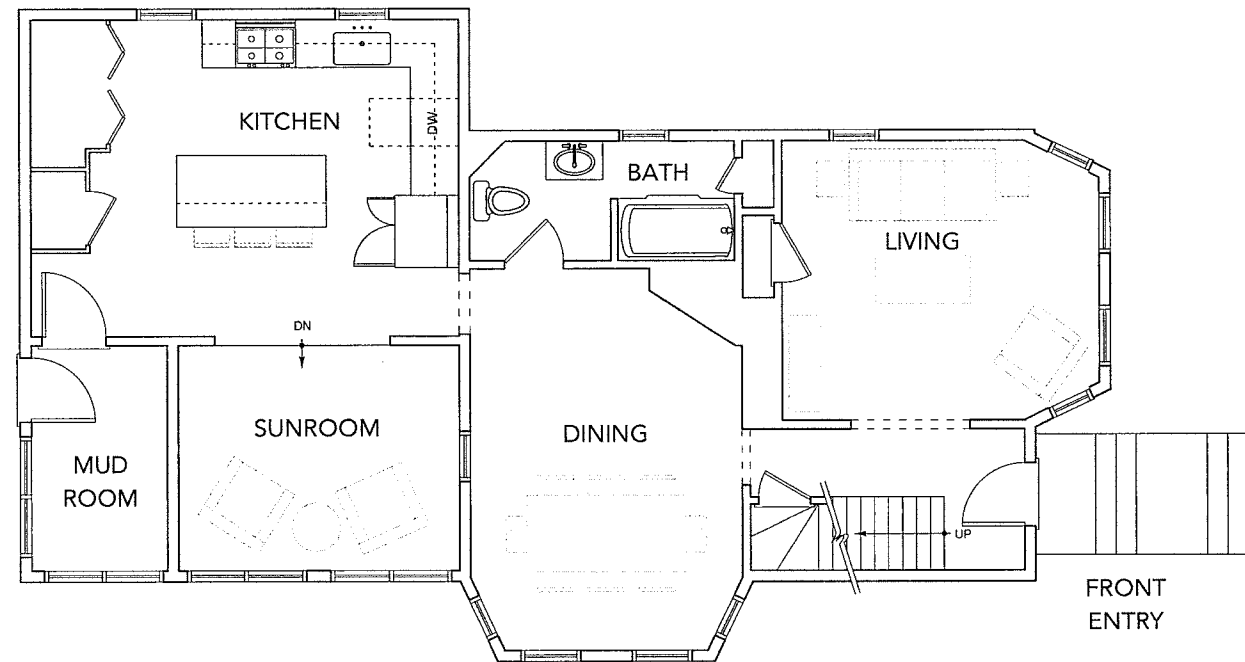
title:

Existing + Proposed Floor Plans

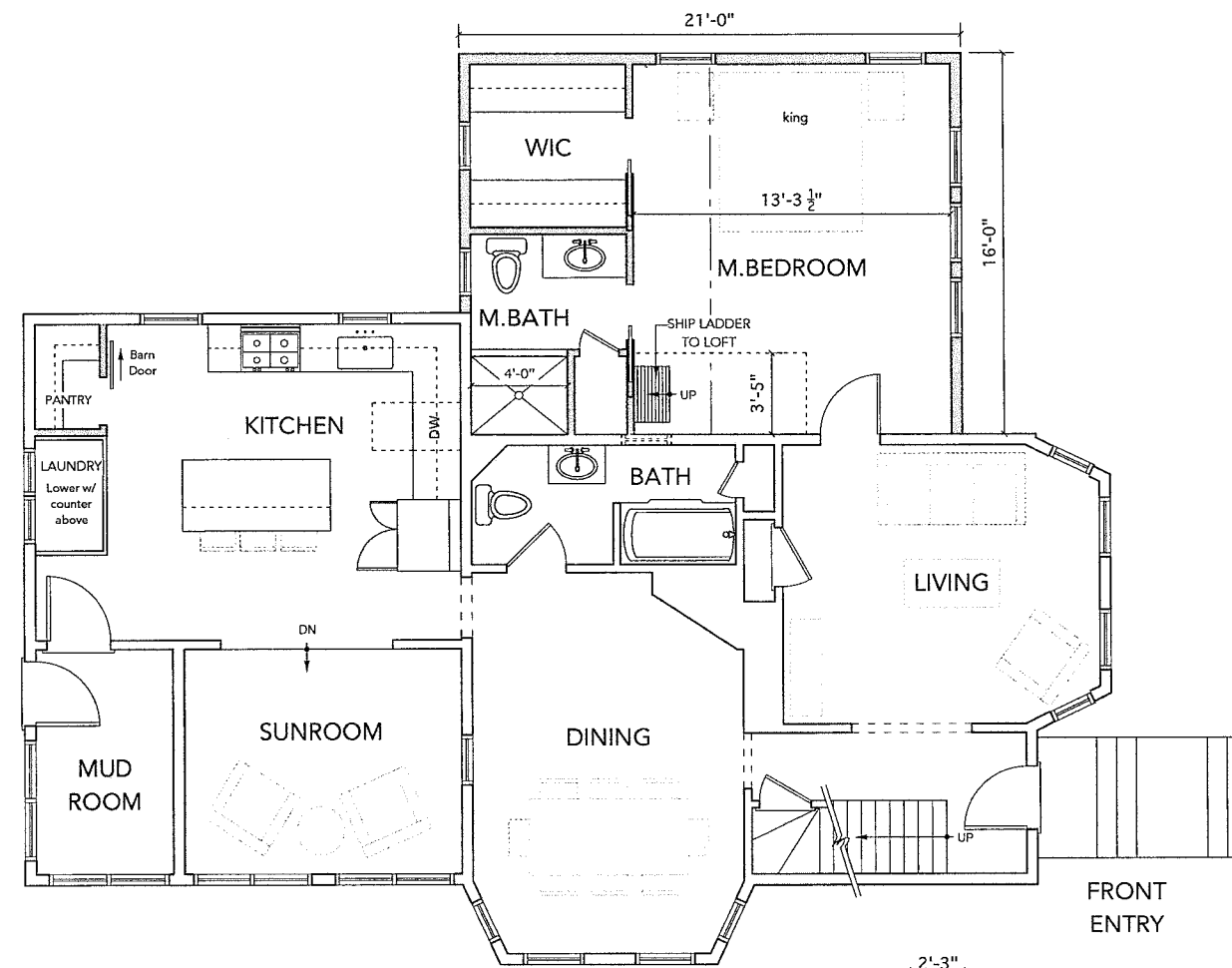
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24 october 2018

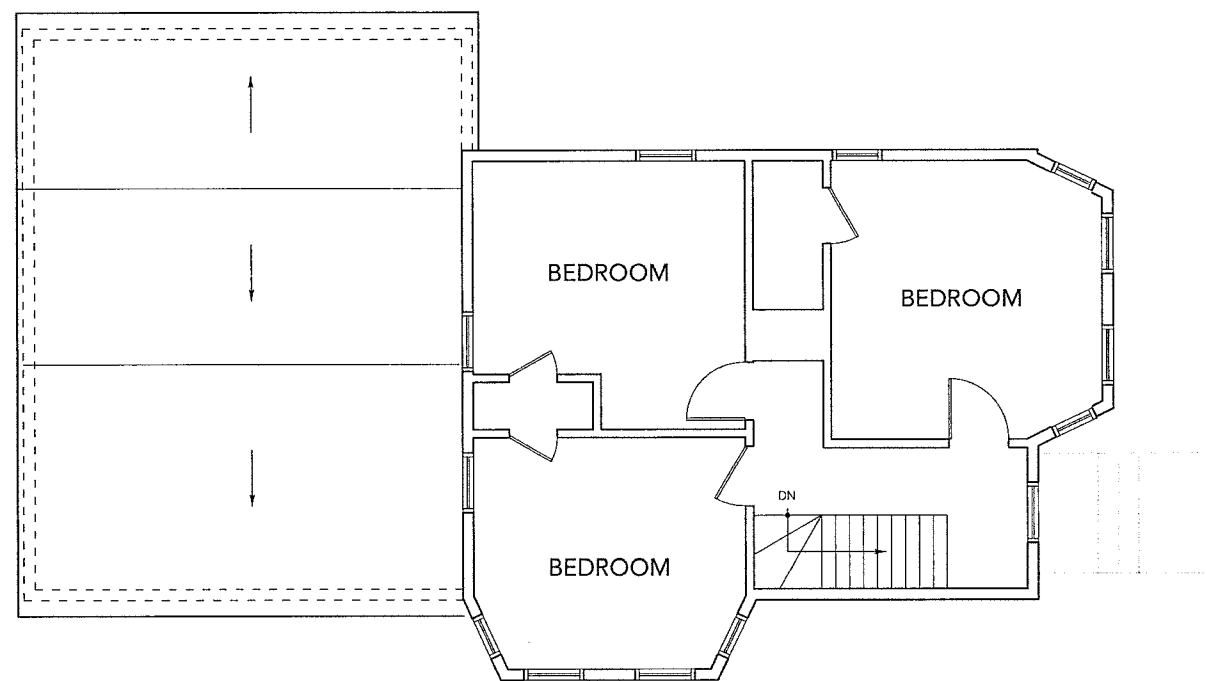
A01



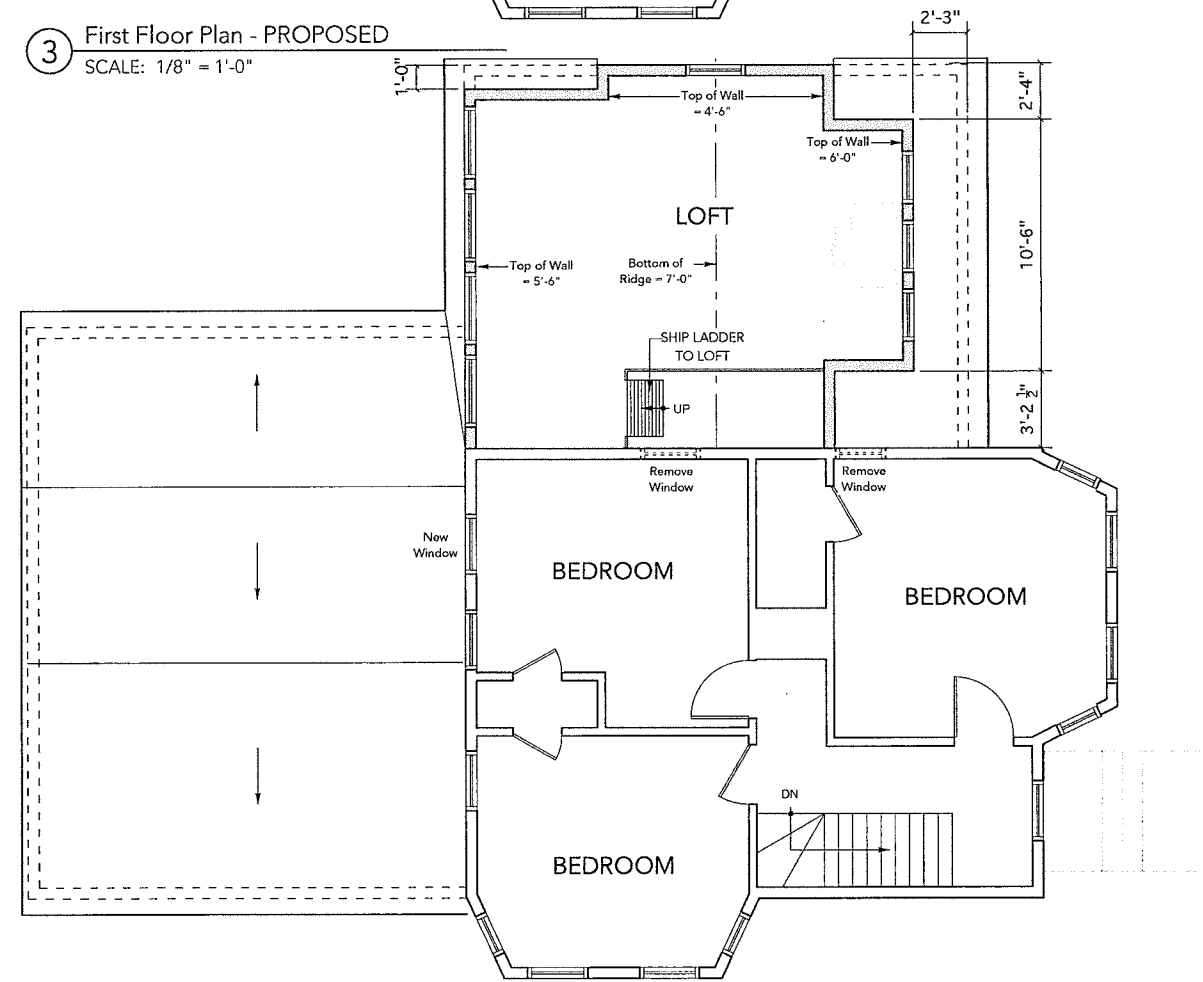
1 First Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"



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



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



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

project:

BARONE RESIDENCE

6 Coffin Street
Newburyport, MA

architect:

GRAF
ARCHITECTS

2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

www.grafarch.com

title:

Existing
Exterior Elevations

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

24 october 2018

A02



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



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



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



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

project:

BARONE RESIDENCE

6 Coffin Street
Newburyport, MA

architect:

GRAF ARCHITECTS

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

title:

Proposed Exterior Elevations

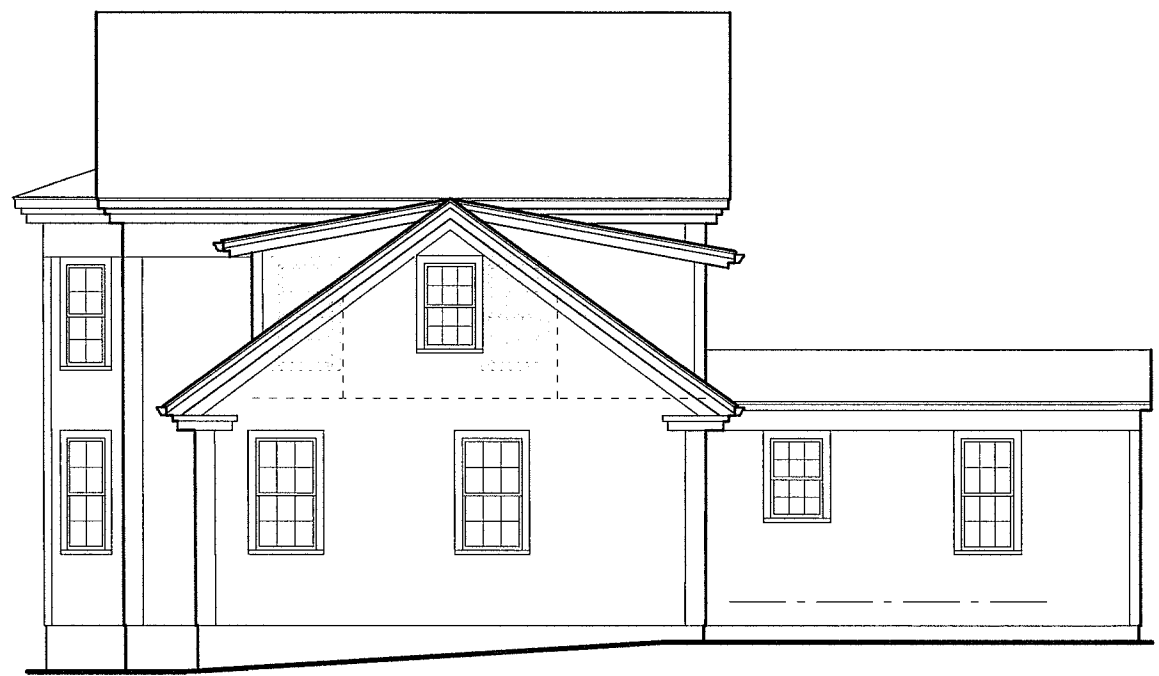
SCALE: 1/8" = 1'-0"

24 october 2018

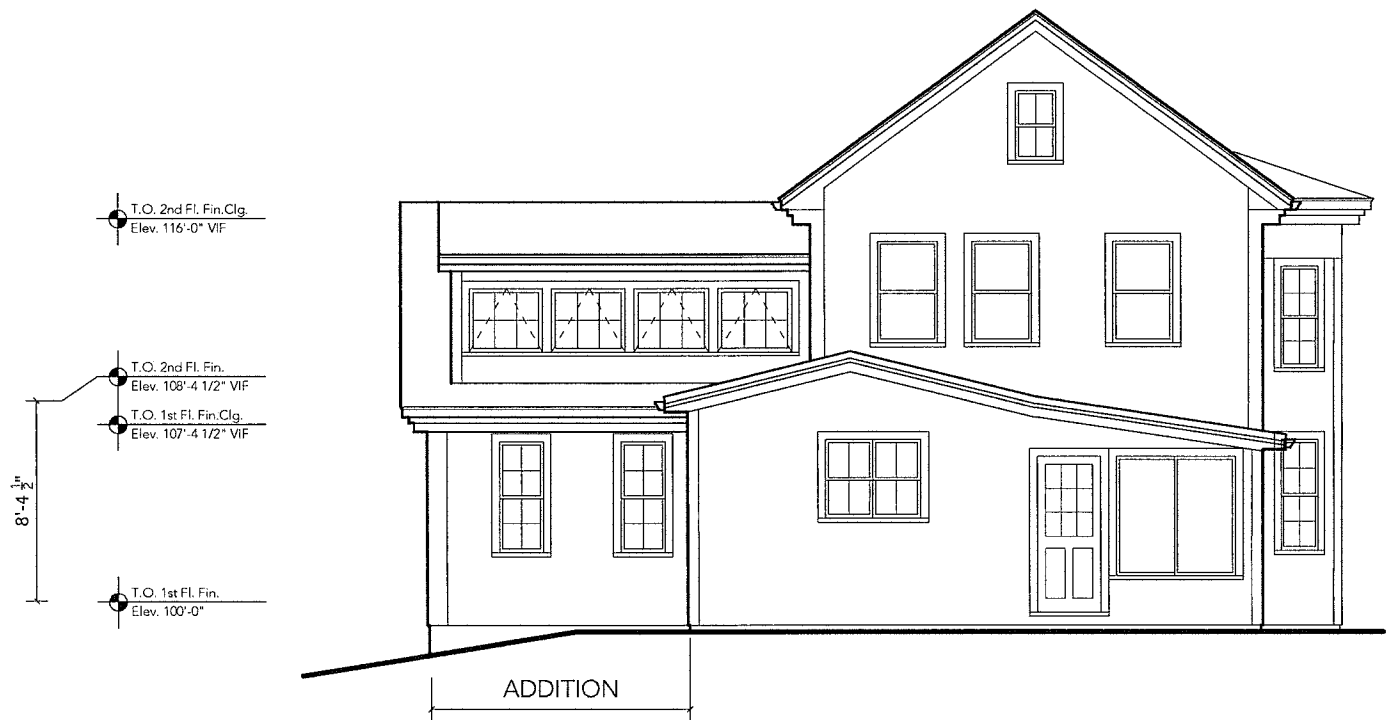
A03



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



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



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



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