

**City of Newburyport Zoning Board of Appeals
Application for a VARIANCE**

Petitioner: Craig and Susan Lane

Mailing Address: 81 Turkey Hill Road, Newburyport MA 01950

Phone: 978-821-8824 Email: craigandsusanlane@comcast.net

Property Address: 81 Turkey Hill Road

Map and Lot(s): Map 93 Lot 7 Zoning District: R1

Book and Page(s): Book 26993 /Page 489

Owner(s) Name: Craig and Susan Lane

Mailing Address (if different): same

The petitioner is requesting a Variance from section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|--|--|
| <input type="checkbox"/> Dimensional Controls (VI) | <input type="checkbox"/> Parking (VII) |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> PIOD (XXI) |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> 2 1/2 stories |
| <input type="checkbox"/> Height | <input type="checkbox"/> Footprint expansion |
| <input type="checkbox"/> Frontage | |
| <input type="checkbox"/> Front Yard | |
| <input checked="" type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Width | |
| <input type="checkbox"/> Modification of existing variance (please attach) | <input type="checkbox"/> Other: _____ |

Request:
We request a variance for the side yard. The side setback required is 20 feet. We propose 13 feet. Our abutting neighbors have verbally said that this would be fine and there not a problem. We will include letters of approval from our abutters.

Thank you.

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 VARIANCE

	Required Dimensional Controls	Existing Dimensional Controls	Proposed Dimensional Controls
Lot Area	20,000sf	10,800 sf	10,800 sf
Frontage	125 ft	100 ft	100 ft
Height*	30 ft	1 story	1 story
Lot Coverage (%)**	20%	9.7%	18.1%
Open Space (%)***	50%	82.7%	71.9%
Front Setback	30 ft	23.5 ft	23.5 ft
Side A Setback	20 ft	10.5 ft (left)	10.5 ft
Side B Setback	20 ft	45 ft (right)	13 ft
Rear Setback	30 ft	58.5 ft	39 ft
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.

Craig Lane & Susan Lane

 Petitioner

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

 Owner (if different)

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

Petitioner: Craig and Susan Lane

Mailing Address: 81 Turkey Hill Rd, Newburyport MA 01950

Phone: 978 821 0183 Email: craigandsusanlane@comcast.net

Property Address: 81 Turkey Hill Rd, Newburyport MA 01950

Map and Lot(s): Map 93 Lot 7 Zoning District: R1 Dwelling

Book and Page(s): 26993 pg 489

Owner(s) Name: Craig G. Lane and Susan G. Lane T/E

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

Description of request:

The above home owners request a Side Yard Variance & Over 500sf Increase Special Permit. The request is for an additional bed/bath and living space over a garage connected with a mud-room/porch entry way with access to back yard.

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	Existing Dimensional Controls	Proposed Dimensional Controls
Lot Area	20000 sf	10800 sf	10800 sf
Frontage	125 ft	100 ft	100 ft
Height*	30 ft	1 story	1 story
Lot Coverage (%)**	20%	9.7%	18.1%
Open Space (%)***	50%	82.7%	71.9%
Front Setback	30 ft	23.5 ft	23.5 ft
Side A Setback	right facing 20 ft	45.01 ft	13 ft
Side B Setback	left facing 20 ft	10.5 ft	10.5 ft
Rear Setback	30 ft	58.5 ft	39.0 ft
Parking Spaces		4	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.

Craig G. Lane / Susan G. Lane

Petitioner

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

Craig G. Lane / Susan G. Lane

Owner (if different)

ZONING DETERMINATION

Name: Craig and Susan Lane

Address: 81 Turkey Hill Rd Zoning District(s): R1

Request: Construct addition of >500 sf on lot nonconforming for frontage and area. 2 car garage and living space above encroaches on side yard setback.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Review for substantial rehab

Newburyport Zoning Administrator signature

09/02/2020 Date

81 TURKEY HILL RD

Location 81 TURKEY HILL RD

MBLU 93/ 50/ 11

Owner LANE CRAIG G

Assessment \$376,100

PID 6098

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$137,100	\$239,000	\$376,100

Owner of Record

Owner LANE CRAIG G
Co-Owner SUSAN G T/E
Address 81 TURKEY HILL RD
 NEWBURYPORT, MA 01950

Sale Price \$355,000
Certificate
Book & Page 26933/0489
Sale Date 06/15/2007
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANE CRAIG G	\$355,000		26933/0489	00	06/15/2007
GERRY BARBARA A	\$0		13930/0524	1F	01/14/1997
GERRY PAUL J	\$155,000		13021/0298	00	05/15/1995
CAVALLARO FRANK A II	\$131,500		11510/0451	00	09/30/1992
MUISE EUGENE F JR	\$1		08953/0472	1A	05/12/1987

Building Information

Building 1 : Section 1

Year Built: 1962
Living Area: 1,032

Building Attributes	
Field	Description
Style	Ranch
Model	Residential

Description SINGLE FAM

Depth 0

Assessed Value \$239,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			96 S.F.	\$400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$121,600	\$239,000	\$360,600

To Zoning Board of Appeals

From: Craig and Susan Lane

Date: 9-4-20

Re: Over 500 sf Special Permit / Side Yard Variance Request

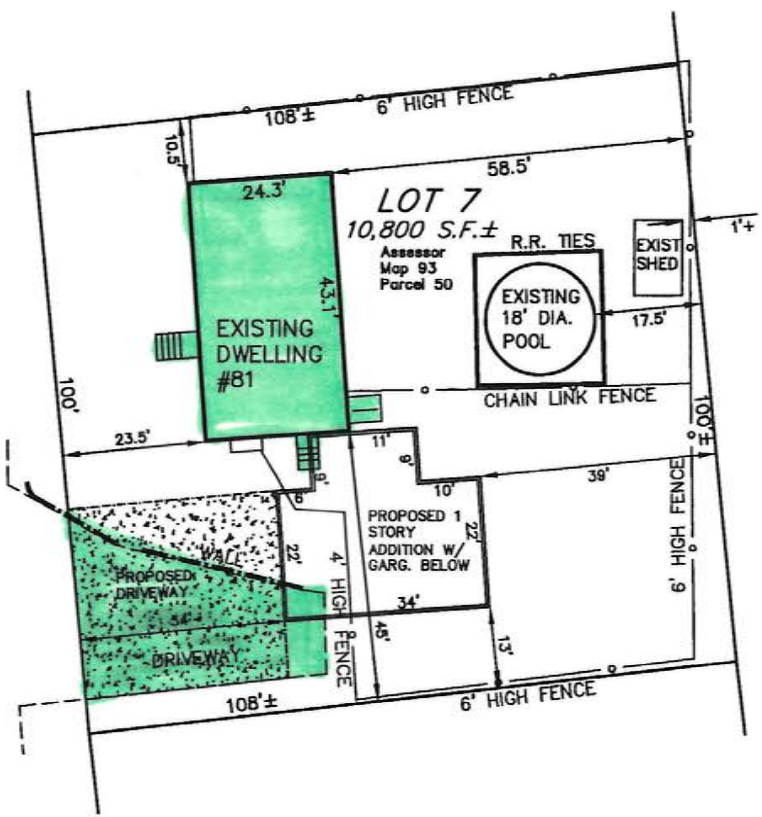
The above home owners request a Side Yard Variance & Over 500sf Increase Special Permit. The additional bed/bath and living space is needed for elderly in-laws that will be residing with us during winter months (for now) and probably permanently within five years. Layout design is due to drop in elevation on the right side without adequate room for turn into a side facing garage. Garage under living area is set back farther than current driveway, (which has four vehicles consistently in it) and would be beneficial to abutters from a noise / aesthetics point of view, as two vehicles as well as trash and recycle would be stored in garage and neighbors are not subjected to vehicles warming up in winter at all hours as I work shift work.

Thank you for your time and consideration in this matter.

Craig G. Lane

CURRENT STRUCTURE & DRIVEWAY

81 TURKEY HILL ROAD



BASE ZONING - R1 DISTRICT (Dwelling)

ITEM	REQUIRED	EXISTING	PROP.
LOT AREA	20,000 S.F.	10,800 S.F.	10,800 S.F.
LOT FRONTAGE	125 FT.	100 FT.	100 FT.
MAX. % BLDG.(LOT) COV.	20%	9.7 %	18.1%
MIN. OPEN SPACE	50%	82.7%	71.9 %
BLDG. SETBACKS			
FRONT	30 FT.	23.5 FT. DWLG.	23.5 FT. DWLG.
SIDE (LEFT)	20 FT.	10.5 FT. DWLG.	10.5 FT. DWLG.
SIDE (RIGHT)	20 FT.	45 FT. DWLG.	13.0 FT. DWLG.
REAR	30 FT.	58.5 FT. DWLG.	39.0 FT. DWLG.
MAX. BLDG. HEIGHT	30'	1 STORY	1 STORY

THIS IS AN INSTRUMENT PLOT PLAN SHOWING THE LOCATIONS OF EXISTING AND PROPOSED STRUCTURES FOR OBTAINING A BUILDING PERMIT. LOT LINES HAVE NOT BEEN STAKED AS PART OF THIS JOB.

THE SETBACK DISTANCES SHOWN ARE NOT TO BE USED BY THE CLIENT TO ESTABLISH LINES FOR FENCES, SHRUBS, LANDSCAPING, ETC...

DEED REF: BOOK 26993, PG. 489
PLAN REF: PL. BK. 97, PL. 15

PREPARED FOR: SUSAN & CRAIG LANE
81 TURKEY HILL ROAD
NEWBURYPORT, MASS.

**PLAN OF LAND
IN
NEWBURYPORT, MASS.**

**ATLANTIC ENGINEERING &
SURVEY CONSULTANTS, INC**
97 TENNEY STREET - GEORGETOWN, MA 01833

SCALE 1" = 20 FT. DATE: AUG. 26, 2020

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT THE INDICATED STRUCTURES ARE LOCATED AS SHOWN, AND THAT THE SETBACK DISTANCES SHOWN HEREON WERE THOSE RECORDED AT THE SITE.

John B. Paulson

JOHN B. PAULSON
No. 31725

JOB NO. A2007-01

EXISTING w/ PROPOSED BUILDING
w/ SMALLER DRIVEWAY



BASE ZONING - R1 DISTRICT (Dwelling)

ITEM	REQUIRED	EXISTING	PROP.
LOT AREA	20,000 S.F.	10,800 S.F.	10,800 S.F.
LOT FRONTAGE	125 FT.	100 FT.	100 FT.
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John B. Paulsini

SET 2

1/4



52- 2/4

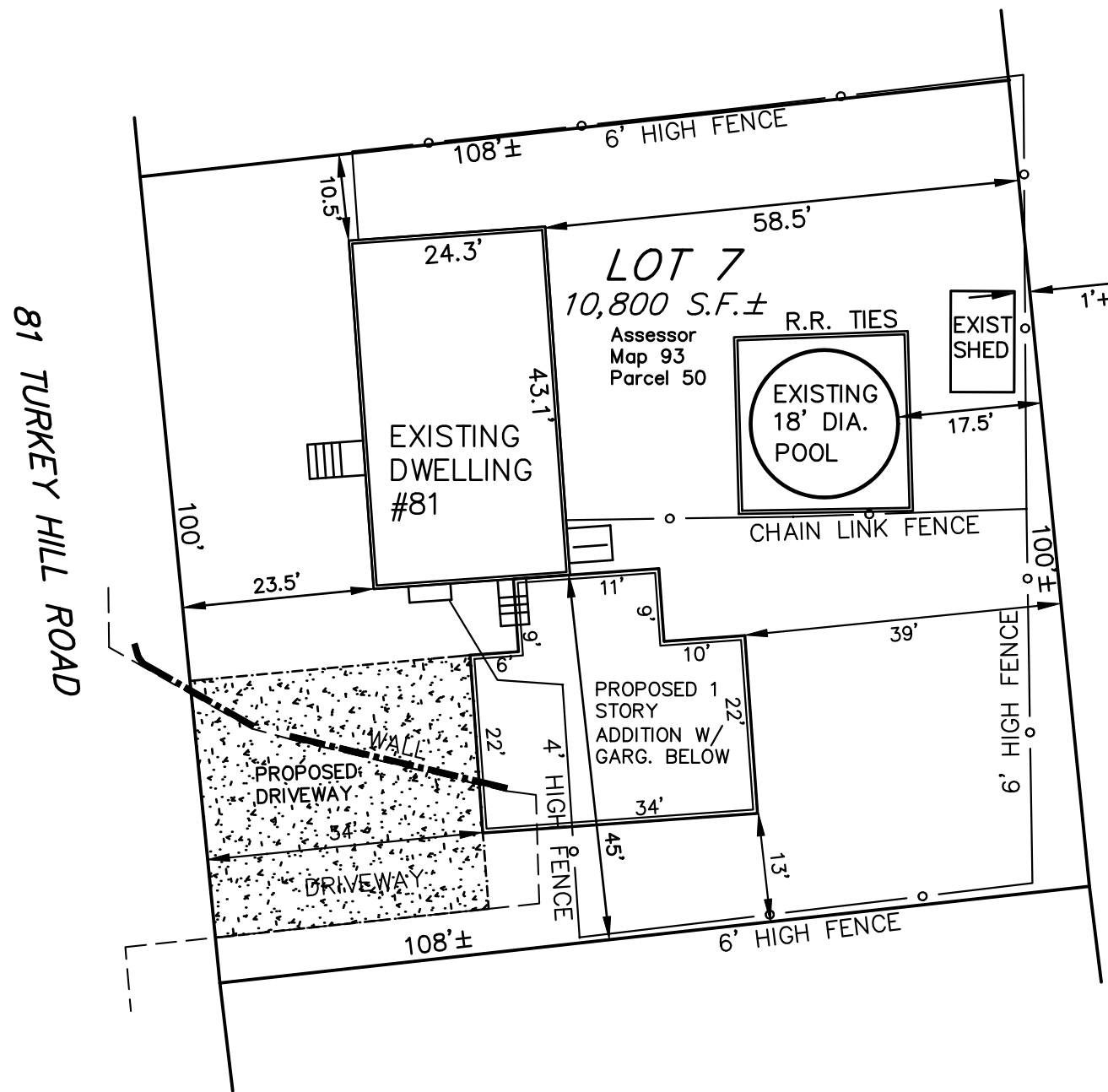


52-314



52- 4/4





BASE ZONING – R1 DISTRICT (Dwelling)

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PREPARED FOR: SUSAN & CRAIG LANE
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NEWBURYPORT, MASS.

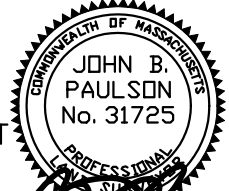
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ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT THE INDICATED STRUCTURES ARE LOCATED AS SHOWN, AND THAT THE SETBACK DISTANCES SHOWN HEREON WERE THOSE RECORDED AT THE SITE.





FRONT ELEVATION
1/4" = 1'-0"

The Lane Residence
81 Turkey Hill Road
Newburyport, MA

TABLE OF CONTENTS	
SHEET NO.	DRAWINGS
1	FRONT ELEVATION
2	FOUNDATION PLAN
3	FIRST FLOOR PLAN
4	EIGHT-SIDE ELEVATION BACK ELEVATION

Application for a
Dimensional Variance

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DRAWINGS

Garage Plan

CLIENT

Susan and Craig Lane
81 Turkey Hill Road
Newburyport, MA

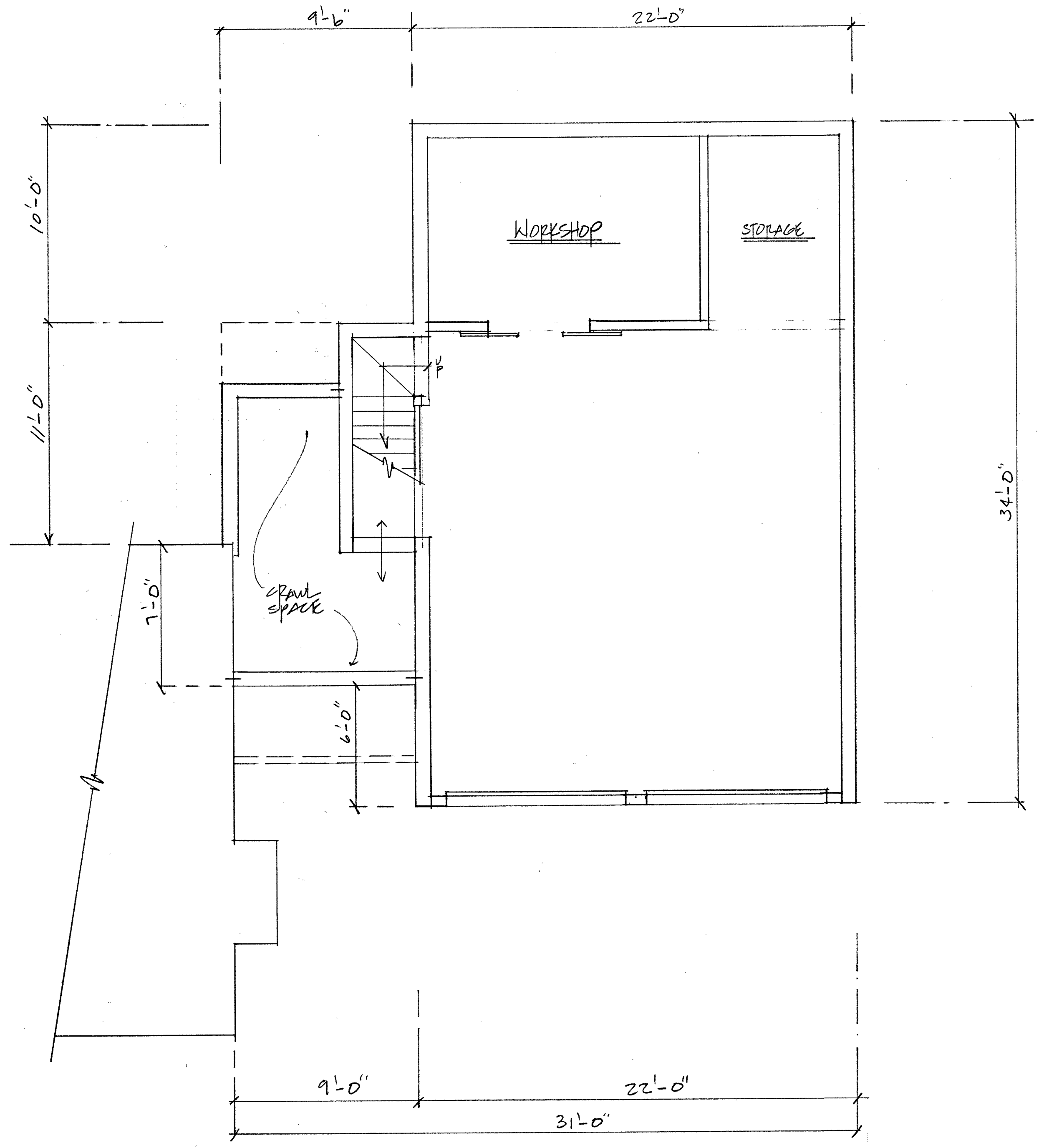
REVISIONS

JOB NO. 7201

DATE 8/26/20

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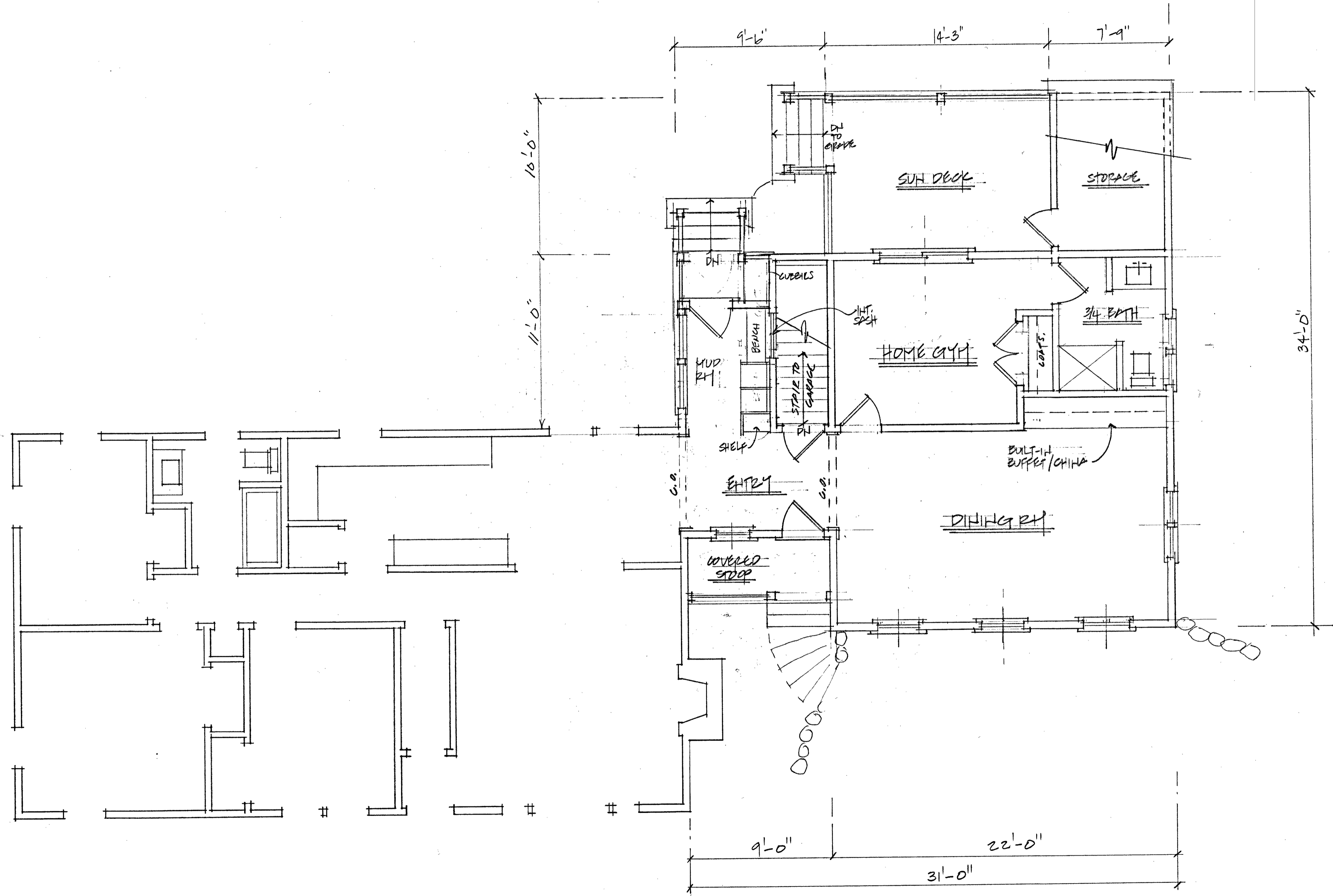
SHEET 2 OF 4



FOUNDATION/GARAGE PLAN
1/4"=1'-0"

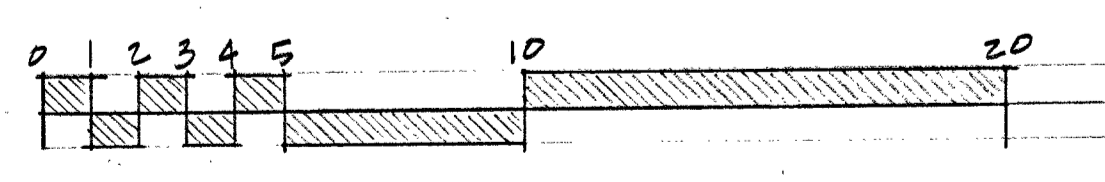
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FIRST FLOOR PLAN

1/4" = 1'-0"



DRAWINGS

First Floor Plan

CLIENT

Susan and Craig Lane
81 Turkey Hill Road
Newburyport, MA

REVISIONS

JOB NO. 7201

DATE 8/26/20

DRAWN BY JG

SHEET 3 OF 4

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DRAWINGS

Back Elevation
Right-side Elevation

CLIENT

Susan and Craig Lane
81 Turkey Hill Road
Newburyport, MA

REVISIONS

JOB NO. 7201

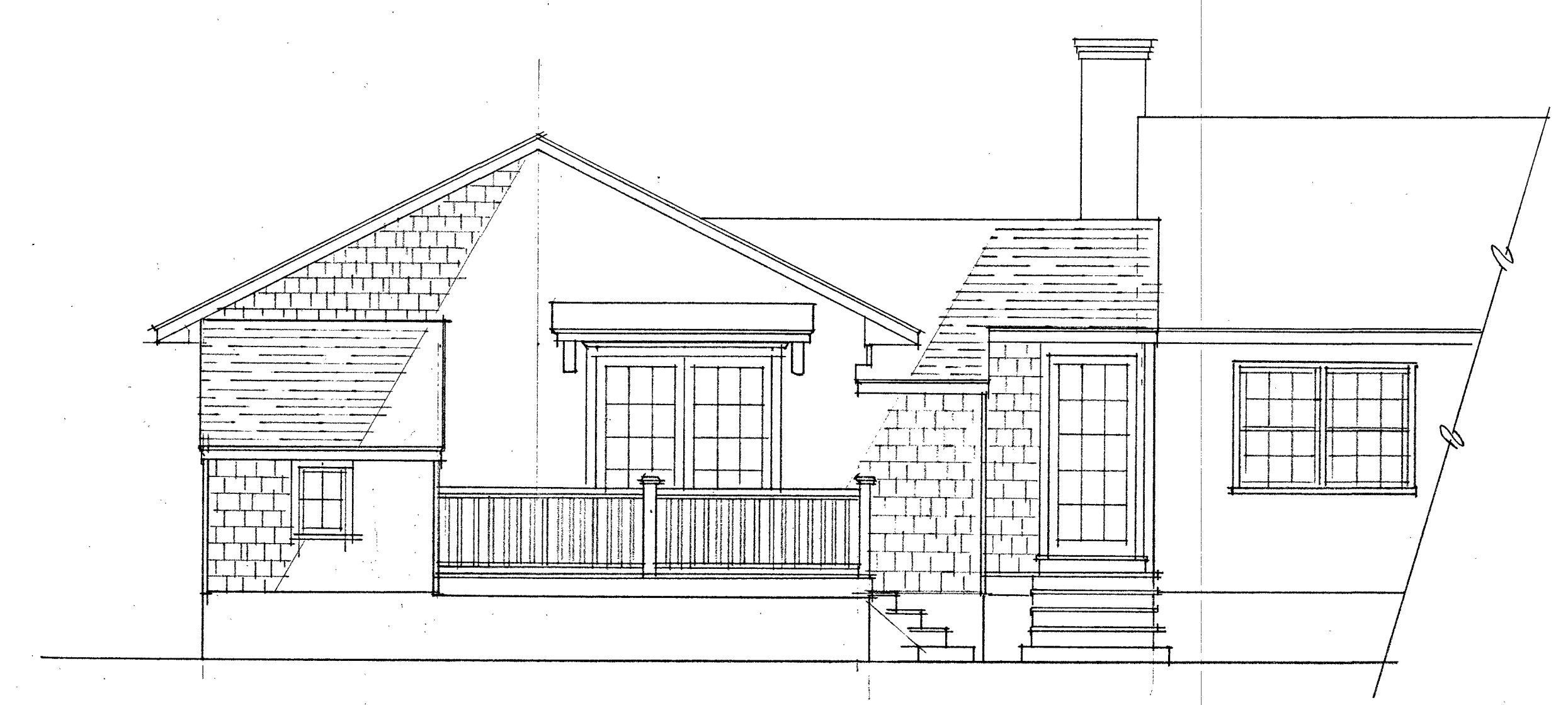
DATE 8/26/20

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SHEET 4 OF 4



RIGHT-SIDE ELEVATION
1/4"=1'-0"



BACK ELEVATION
1/4"=1'-0"