

City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: BRYAN Suchecki

Mailing Address: 8 TOPPANS LANE, Newburyport MA 01850

Phone: 800 502 5679 Email: bryan.suchecki@gmail.com

Property Address: Same

Map and Lot(s): MAP FD: 39/57 Zoning District: R2/DCOD

Book and Page(s): 16336/0184

Owner(s) Name: BRYAN & KATIE Suchecki

Mailing Address (if different): Same

The petitioner is requesting a Variance from section(s):

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

Other: Variance exists - see enclosed.

(Refer to the Zoning Determination form supplied by the Zoning Administrator)

Request: The 3 Adjacent homes on this stretch of Toppans Ln are gambrel-roof colonials. Our house is a relatively flat-pitched roof garrison style in the likeness of a raised ranch. I do not intend to alter the footprint at all. My request is to re-pitch the roof of both Garage & Main house in the gambrel style to allow for improved living space above the garage & an attic space above the main house. Once complete, the house would fit well with the homes built in the late 18th century adjacent. I would intend to finish with white clapboard front & white cedar shingle sides & allow to weather to silver/grey.

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

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	21,742 sq ft	NO A	→
Frontage	90'	NO A	90'
Height*	22' 9"	32"	35'
Lot Coverage (%)**	4%	10%	25%
Open Space (%)***	91%	90%	40%
Front Setback	36'	30'	25'
Side A Setback	5' 3"	NO A	Variance Granted
Side B Setback	22"	NO A	10'
Rear Setback	219"	NO A	25'
Parking Spaces	2	NO A	NA
FAR****	N/A		→

*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.

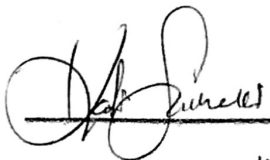
****FAR is only applicable in the Plum Island Overlay District (PIOD).

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):



 BRYAN T. Scheckel



 Katie Scheckel

ZONING DETERMINATION

Name: Bryan Suchecki

Address: 8 Toppans Lane Zoning District(s): R2/DCOD

Request: Upward extension of conforming portion of existing nonconforming home where non conformity was created by 1970 Variance for side yard setback. Roof change at non conforming side yard setback falls under that permitted by prior variance, but the upward extension of the main portion of the house was not discussed within this permit.

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) VARIANCE CREATED NON CONFORMING SIDE SETBACK SO NOW SPNC PROCESS IS NOT AVAILABLE & PROPOSAL MUST BE EVALUATED AS A VARIANCE

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)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

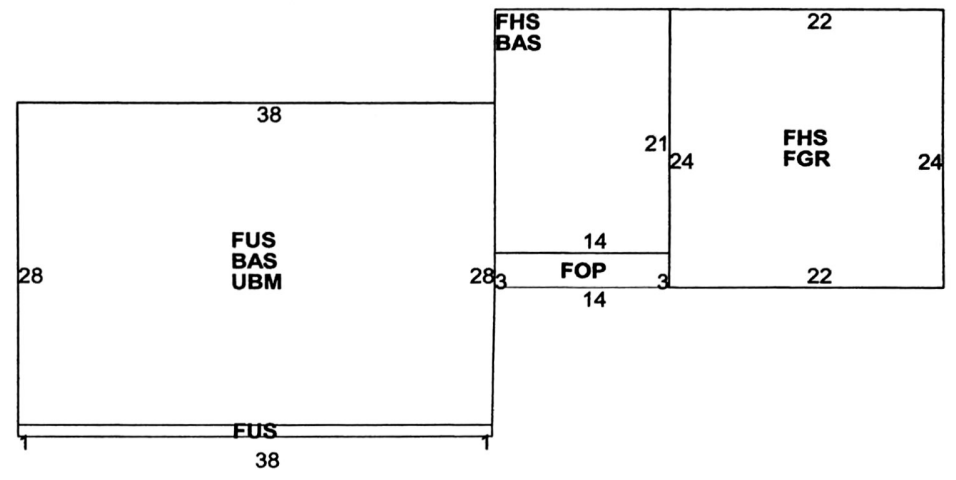
- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

Signature of Zoning Administrator, Date 1/15/2019

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	04		Average +10				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F GlS/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	06		Cust Wd Panel				
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	9		9 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
				MIXED USE			
				Code	Description	Percentage	
				1010	SINGLE FAM	100	
				COST/MARKET VALUATION			
				Adj. Base Rate:	122.49		
				Replace Cost	404,595		
				AYB	1959		
				EYB	1997		
				Dep Code	G		
				Remodel Rating			
				Year Remodeled			
				Dep %	20		
				Functional Obslnc	0		
				External Obslnc			
				Cost Trend Factor	1		
				Condition			
				% Complete			
				Overall % Cond	80		
				Apprais Val	323,700		
				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
PAT1	PATIO-AVG			L	160	9.00	1997		0		25	400
FPL3	FIREPLACE 2			B	1	4,400.00	1997		1		100	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,358	1,358	1,358	122.49	166,346
FGR	Garage, Attached	0	528	211	48.95	25,846
FHS	Half Story, Finished	411	822	411	61.25	50,345
FOP	Porch, Open	0	42	8	23.33	980
FUS	Upper Story, Finished	1,102	1,102	1,102	122.49	134,988
UBM	Basement, Unfinished	0	1,064	213	24.52	26,091

Ttl. Gross Liv/Lease Area: 2,871 4,916 3,303 404,595



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT					
KEALEY ROBERT A & EILEEN M TR 8 TOPPANS LANE REALTY TRUST 8 TOPPANS LN						Description	Code	Appraised Value	Assessed Value		
NEWBURYPORT, MA 01950 Additional Owners:		SUPPLEMENTAL DATA Other ID: 39-57 SUB-DIV PHOTO WARD 4 TILE #: ATT 1/2 HSE: GIS ID: M_250128_951653			CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNG: ASSOC PID#			RESIDNTL	1010	327,200	327,200
								RES LAND	1010	273,200	273,200
								RESIDNTL	1010	400	400
						Total		600,800	600,800		

123
NEWBURYPORT, MA

VISION

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KEALEY ROBERT A & EILEEN M TRS KEALY ROBERT-EILEEN TE					16336/0184 4525/ 492	05/10/2000	U	I	0	1F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2018	1010	327,200	2017	1010	341,300	2016	1010	334,400									
		2018	1010	273,200	2017	1010	260,300	2016	1010	237,000									
		2018	1010	400	2017	1010	400	2016	1010	400									
Total:											600,800	Total:	602,000	Total:	571,800				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	323,700
Appraised XF (B) Value (Bldg)	3,500
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	273,200
Special Land Value	0
Total Appraised Parcel Value	600,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	600,800

NOTES

WHITE IA

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
										05/07/2007			RP	00	Measur+Listed
										12/06/2006			PR	02	Measur+2Visits
										11/03/1997			CN	00	Measur+Listed
										10/12/1988			DS	08	Measur/Int Refusal No h

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	Land Value
1	1010	SINGLE FAM	R2				20,000 SF	11.85	1.1500	6	1.0000	1.00		0.00		272,600
1	1010	SINGLE FAM	R2				0.04 AC	14,600.00	1.0000	0	1.0000	1.00		0.00		600



City of Newburyport, Mass.
BOARD OF APPEALS
CITY HALL

70-006

June 17, 1970

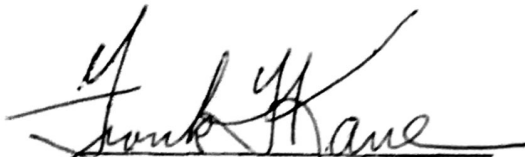
On Tuesday evening, June 9, 1970, the City of Newburyports Board of Appeals held a Public Hearing in City Hall on the application of Robert A. Kealey, 8 Toppans Lane, Newburyport, Massachusetts.

The applicant requested a Variance under Section IV-B, Schedule of Lot/Side Yard Dimensions, to extend present structure at property owned by said applicant and located at same address.

Mr. & Mrs. Edward Eames of 6 Toppans Lane, abutters to Mr. Kealey's property, appeared in favor of the petition. No one appeared in opposition.

The Board feels that in granting this Variance, the proposed addition would in no way change the character of the neighborhood. With all members voting YES, the Board of Appeals hereby grants to Robert A. Kealey this Variance to extend present structure at property owned by said applicant and located at 8 Toppans Lane, Newburyport, Massachusetts.


LEON ANANIAN
Acting Chairman


FRANK F. KANE
Acting Secretary


VINCENT J. CONNOLLY
Member

4-21-70

Peak

EXIST 22'9"

32'±

Grade



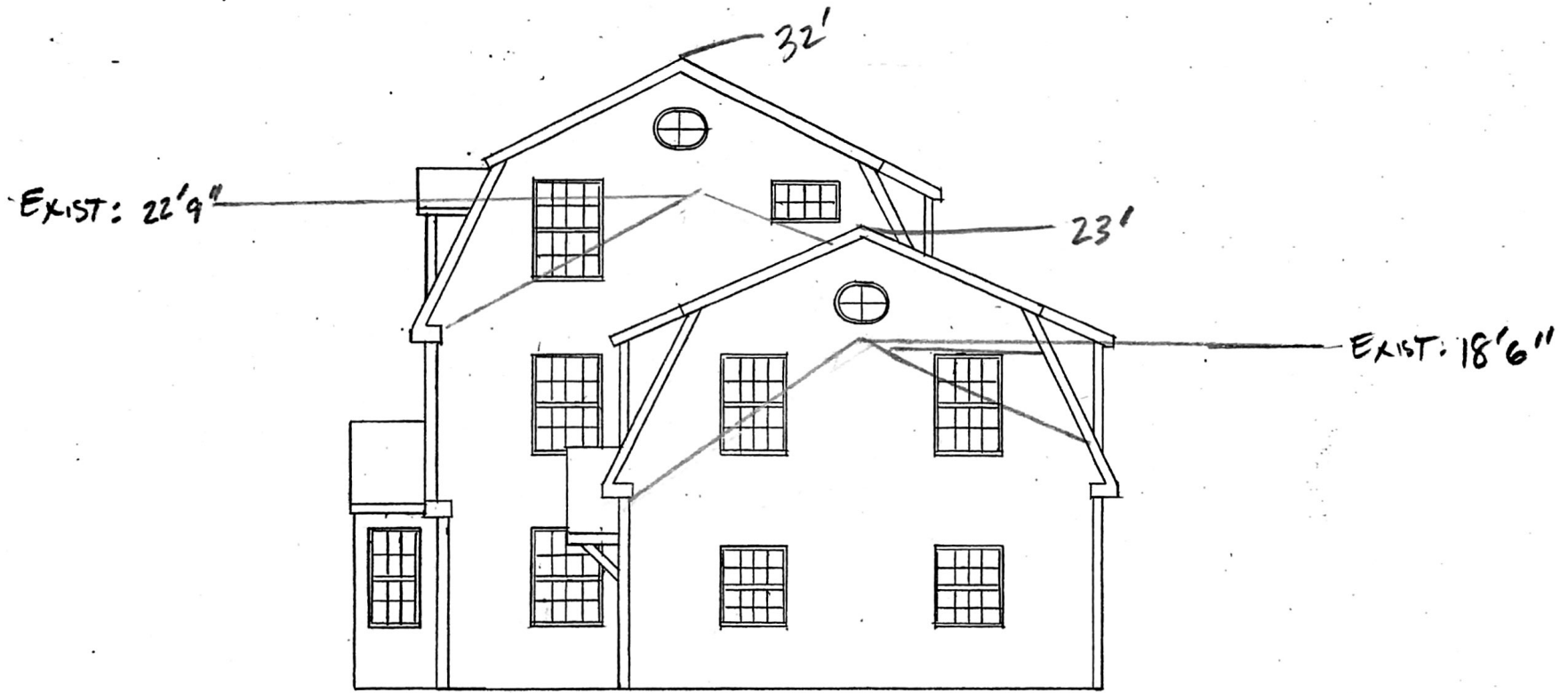
Peak

EXIST 18'6"

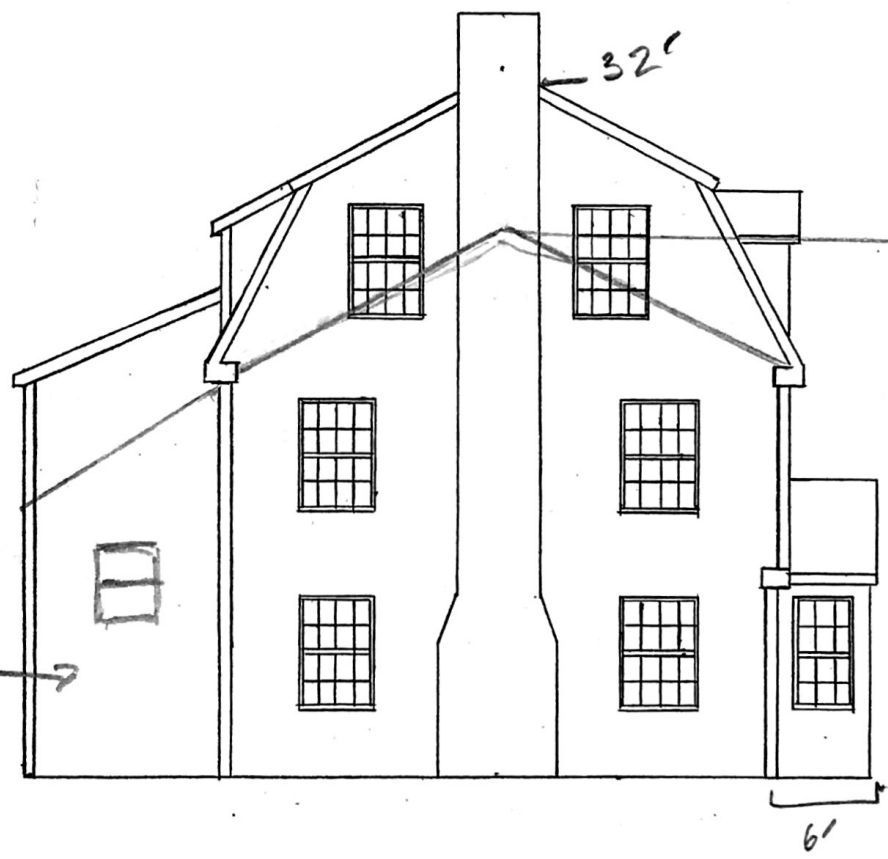
23'

Grade





No Δ
to
this
STRUCTURE



32'

EXISTING: 22'9"

6'



Photos



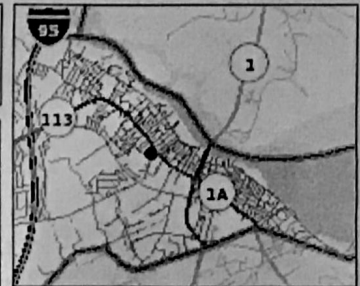
1 of 28



REAR SETBACK!

219'

City of Newburyport



Legend

- Municipal Boundary
- Roads**
 - Interstate
 - Major Road
 - Local Road
- Railroad
- ▭ Parcels (on aerial)

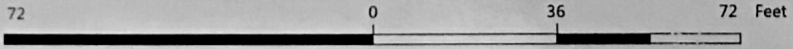
SIDE A
5'3"

1:432



Notes

FRONT SETBACK:



Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Amesbury & MassIT/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF AMESBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF AMESBURY DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

SIDE (B)
22'

To Whom It Concerns,

This written memo is to indicate my request for modification of a variance previously granted. I request to change the height of the non-conforming structure and not create any new non-conformities.

Thank you for your consideration,

Sincerely,



Bryan T. Suchocki MD
8 Topmas Lane
Newburyport, MA 01950