

NOV 05 2019

Rev. 10/2/19

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

Newburyport Planning Dept.

Petitioner: Chris Bucke

Mailing Address: 9 Mount Circle NBPT MA 01950

Phone: 978-697-1813 Email: JMS71951@Gmail.com

Property Address: 9 Mount Circle

Map and Lot(s): 70-35 Zoning District: R2

Book and Page(s): 31633-577

Owner(s) Name: Chris Bucke

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 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"/> Plum Island Overlay District (XXI-G-3) |
| <input checked="" 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 type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:

Add an 832 sq. ft. 2nd floor to the existing home.

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

** includes addition at rear 1st floor*

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	11,839 SF	11,839 SF	10,000 SF
Frontage	75'	75'	90'
Height*	13'	24'	35'
Lot Coverage (%)**	* 12%	12%	25%
Open Space (%)***	80.4%	80.4%	40%
Front Setback	33.6'	33.6'	25'
Side A Setback	8.9'	8.9'	10'
Side B Setback	25.2'	25.2'	10'
Rear Setback	48.5'	48.5'	25'
Parking Spaces	2	2	2
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.

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



CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-078

Name: Chris Burke

Address: 9 Menut Circle Zoning District(s): R2

Request: Construct second story addition above existing non conforming single family structure.
Structure is nonconforming for side yard setback where upward extension will occur.
Addition is >500SF on a lot that is deficient for lot frontage.

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-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

_____  11/05/2019
Newburyport Zoning Administrator Date

Property Location: 9 MENUT CR
 Vision ID: 4747

MAP ID: 70/ 35/ 1/ 1

Bldg Name:
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010
 Print Date: 11/05/2019 09:10

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BURKE JESSICA A CHRISTOPHER D T/E 9 MENUT CR						Description	Code	Appraised Value	Assessed Value
NEWBURYPORT, MA 01950 Additional Owners:		SUPPLEMENTAL DATA				RESIDNTL	1010	113,900	113,900
						RES LAND	1010	240,300	240,300
						RESIDNTL	1010	3,500	3,500
Other ID: 70-35 SUB-DIV PHOTO WARD 6 TILE #: ATT 1/2 HSE: GIS ID: M_248728_952732		CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNB: ASSOC PID#			Total			357,700	357,700

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NEWBURYPORT, MA

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
BURKE JESSICA A		31633/0577	08/17/2012	Q	1	290,000	00		2019	1010	100,800	2018	1010	98,900	
LITTLEFIELD FREDERICK K JR		30892/0248	12/05/2011	U	1	150,000	1U		2019	1010	240,300	2018	1010	228,900	
BARTELS WM E & LILLIAN A T/E		4306/ 581				0			2019	1010	3,500	2018	1010	3,500	
Total:											344,600	Total:	331,300	Total:	320,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<i>Total:</i>							

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	110,900
Appraised XF (B) Value (Bldg)	3,000
Appraised OB (L) Value (Bldg)	3,500
Appraised Land Value (Bldg)	240,300
Special Land Value	0
Total Appraised Parcel Value	357,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	357,700

NOTES							
WHITE EG							

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
A/R 11-542	12/22/2011	RS	Residential	25,000		100	07/01/2012	RENOVATE KITCHEN	09/20/2016			RK	FR	Field Review as mandated
									04/18/2013			SS	15	Sales Review
									08/10/2012			DG	02	Measur+2Visits
									10/18/2006			RL	00	Measur+Listed
									10/22/1996			BB	00	Measur+Listed

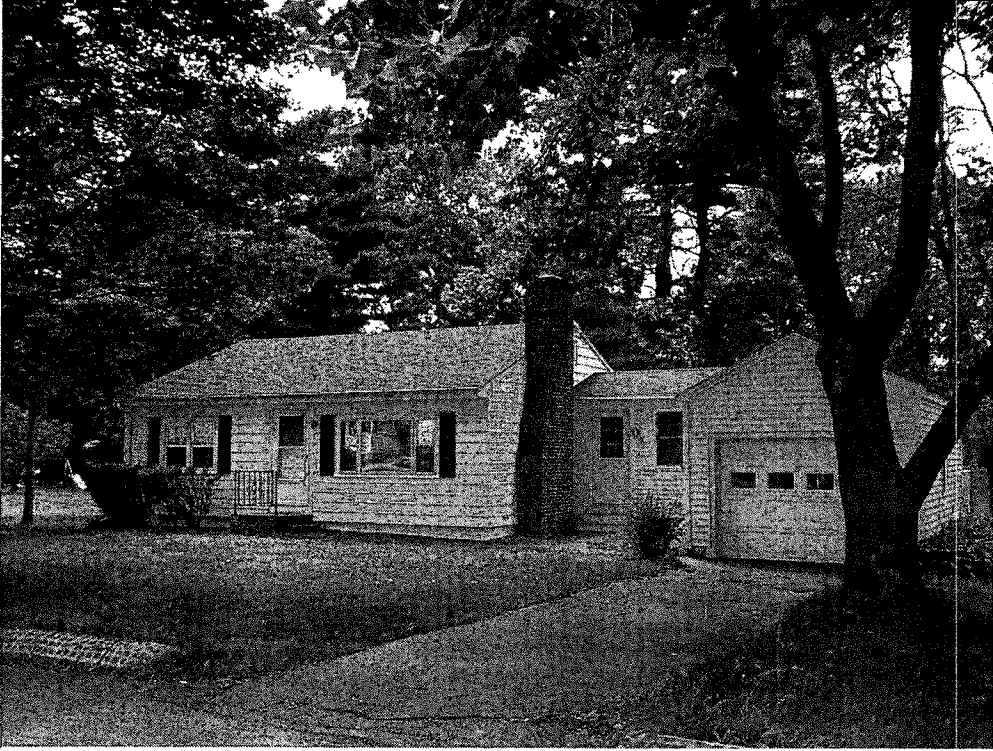
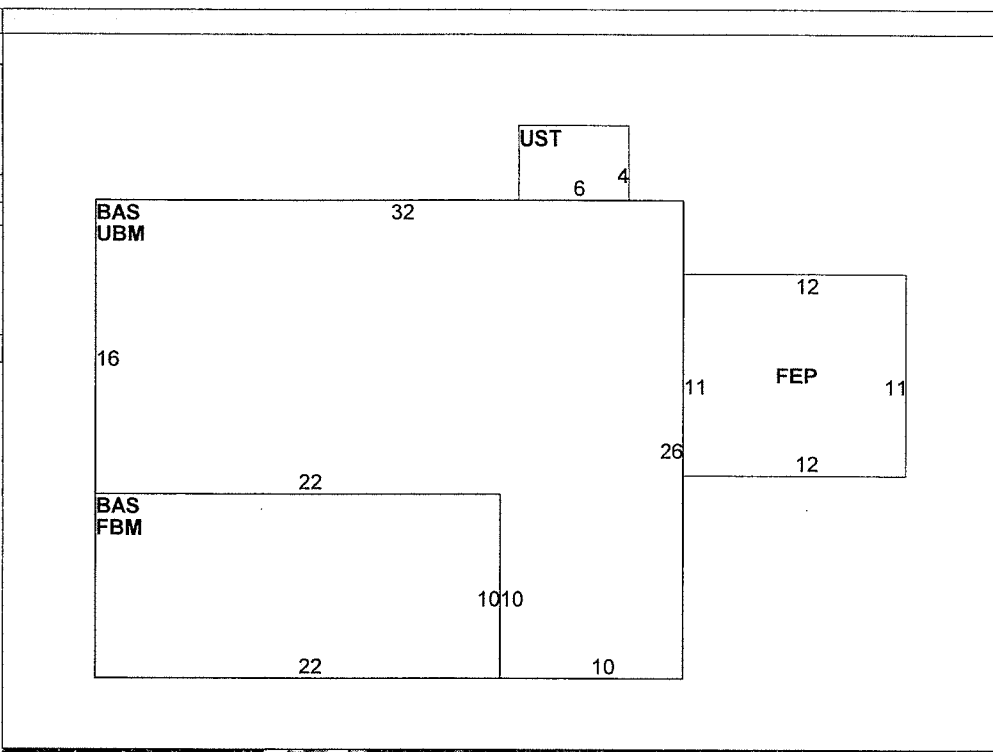
LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																	Spec Use	Spec Calc				
1	1010	SINGLE FAM	R2				11,950		20.11	1.0000	5	1.0000	1.00		0.00					1.00	20.11	240,300

Total Card Land Units: 0.27 AC Parcel Total Land Area: 0.27 AC Total Land Value: 240,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1			Kitchen Grd			
Exterior Wall 1	26		Aluminum Sidng	MIXED USE			
Exterior Wall 2	25		Vinyl Siding	Code	Description	Percentage	
Roof Structure	03		Gable/Hip	1010	SINGLE FAM	100	
Roof Cover	03		Asph/F Gls/Cmp	COST/MARKET VALUATION			
Interior Wall 1	05		Drywall/Sheet	Adj. Base Rate:		110.27	
Interior Wall 2				Replace Cost		127,467	
Interior Flr 1	12		Hardwood	AYB		1956	
Interior Flr 2	06		Inlaid Sht Gds	EYB		1993	
Heat Fuel	02		Oil	Dep Code		A	
Heat Type	05		Hot Water	Remodel Rating		04	
AC Type	01		None	Year Remodeled		2012	
Total Bedrooms	02		2 Bedrooms	Dep %		13	
Total Bthrms	1			Functional Obslnc		0	
Total Half Baths	0			External Obslnc		0	
Total Xtra Fixtrs				Cost Trend Factor		1	
Total Rooms	4		4 Rooms	Condition		% Complete	
Bath Style	02		Average	Overall % Cond		87	
Kitchen Style	02		Average	Appraisal Val		110,900	
				Dep % Ovr		0	
				Dep Ovr Comment		0	
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment		0	
				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
FGRI	GARAGE-AVF			L	252	28.00	1988		0		50	3,500
FPL1	FIREPLACE I			B	1	3,500.00	1993		1		100	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	832	832	832	110.27	91,741
FBM	Basement, Finished	0	220	99	49.62	10,916
FEP	Porch, Enclosed	0	132	92	76.85	10,144
UBM	Basement, Unfinished	0	612	122	21.98	13,452
UST	Utility, Storage, Unfinished	0	24	11	50.54	1,213
Ttl. Gross Liv/Lease Area:		832	1,820	1,156		127,467



Chris Burke
9 Menut Circle
Newburyport, Ma 01950
978-697-1813

November 5, 2019

Re: Special permit for non-conformities criteria:

I intend to build a second story over the existing home.

- 1) The existing and proposed use is single family residential.
- 2) The frontage and left side do not meet the requirements (75' and 8.9' not 90' and 10').
- 3) The proposed second story addition will not affect the existing non-conformities or result in additional ones.
- 4) The proposed addition will not change the existing footprint or road frontage. The existing ridge height is 16' the proposed ridge height is 29'. 832 SF of living space will be added to the home.

Chris Burke 9 Menot Circle
11/5/19



Chris Burke 9 Menot Circle 11/5/19



Vinyl Siding
Asphalt roofing
Vinyl windows

$\frac{1}{8}'' = 1'$

Chris Burke
9 Mendocino Circle
978-697-1813 11/5/11

Ridge 29'

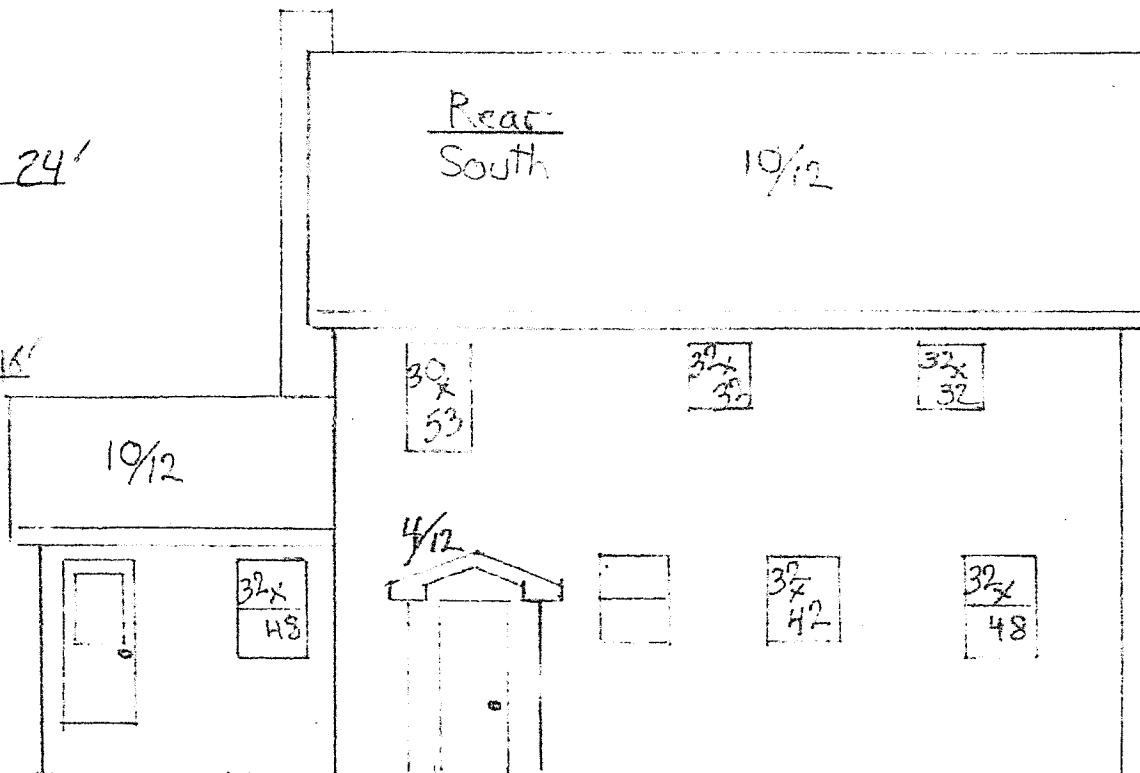
Mean ridge 24'

Attic 19'

Existing ridge 16'

2nd 10'6"

1st 2'



Ridge 29'

Mean ridge 24'

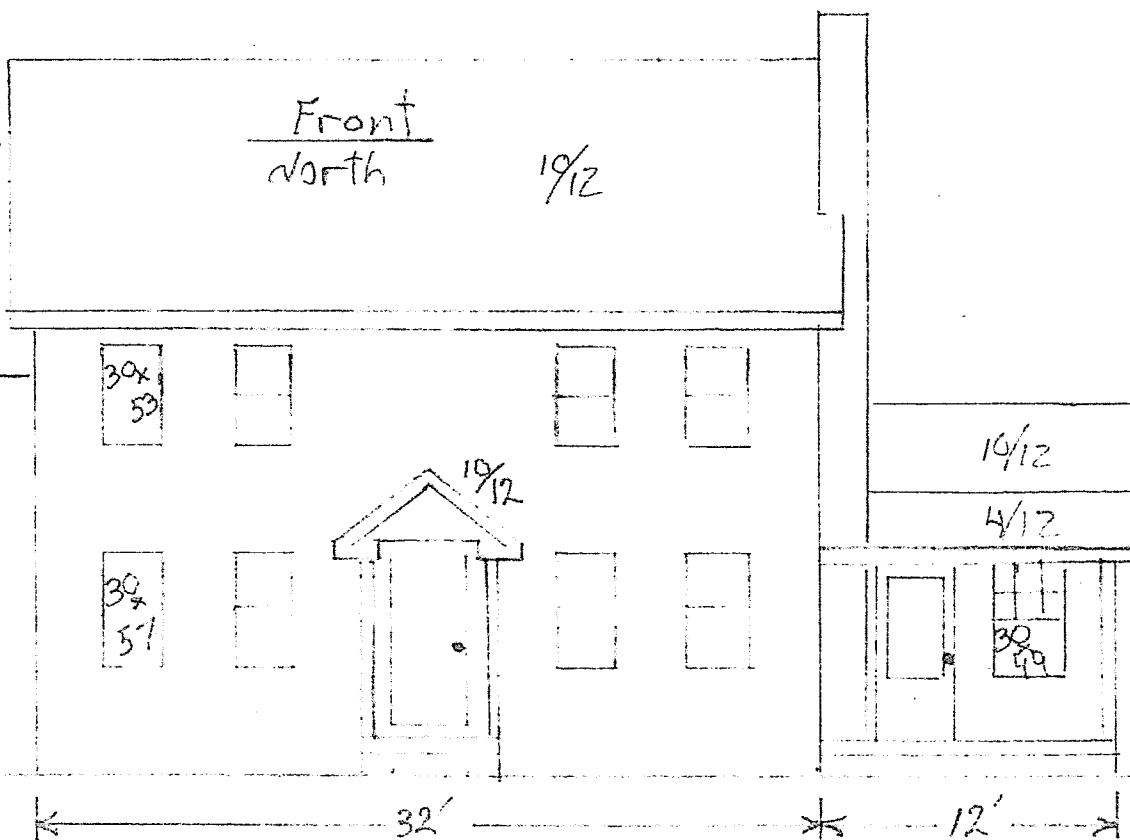
Attic 19'

Existing ridge 16'

2nd 10'6"

1st 2'

grade 0'



1/8" = 1'

Chris Burke
9 Merritt Circle
978-697-1213
11/5/19

Vinyl Siding
Asphalt roofing
Vinyl windows

Ridge 29'

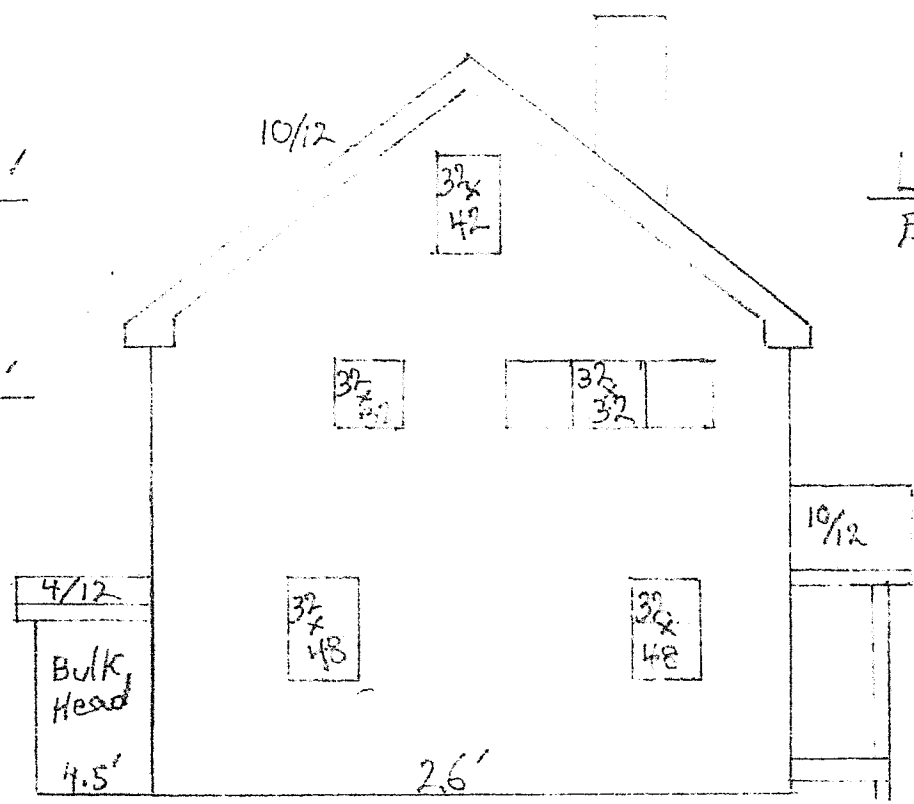
Mean ridge 24'

Attic 19'

Existing Ridge 16'

2nd 15'6"

1st 2'



Left
East

Ridge 29'

Mean ridge 24'

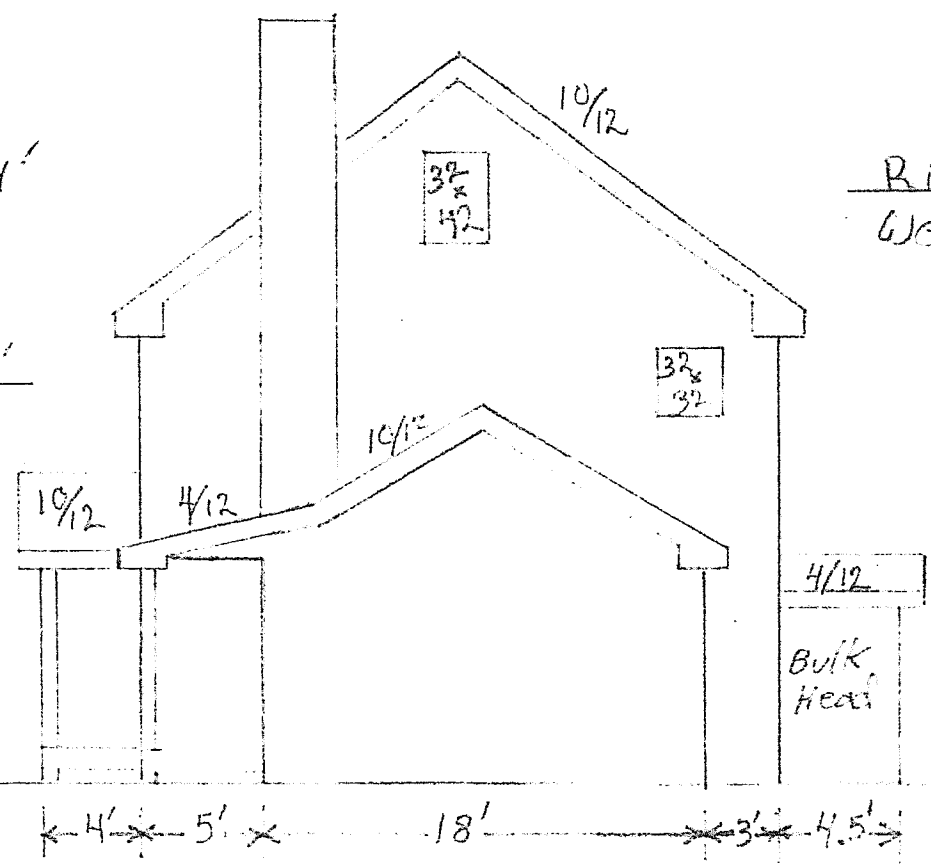
Attic 19'

Existing Ridge 15'

2nd 10'6"

1st 2'

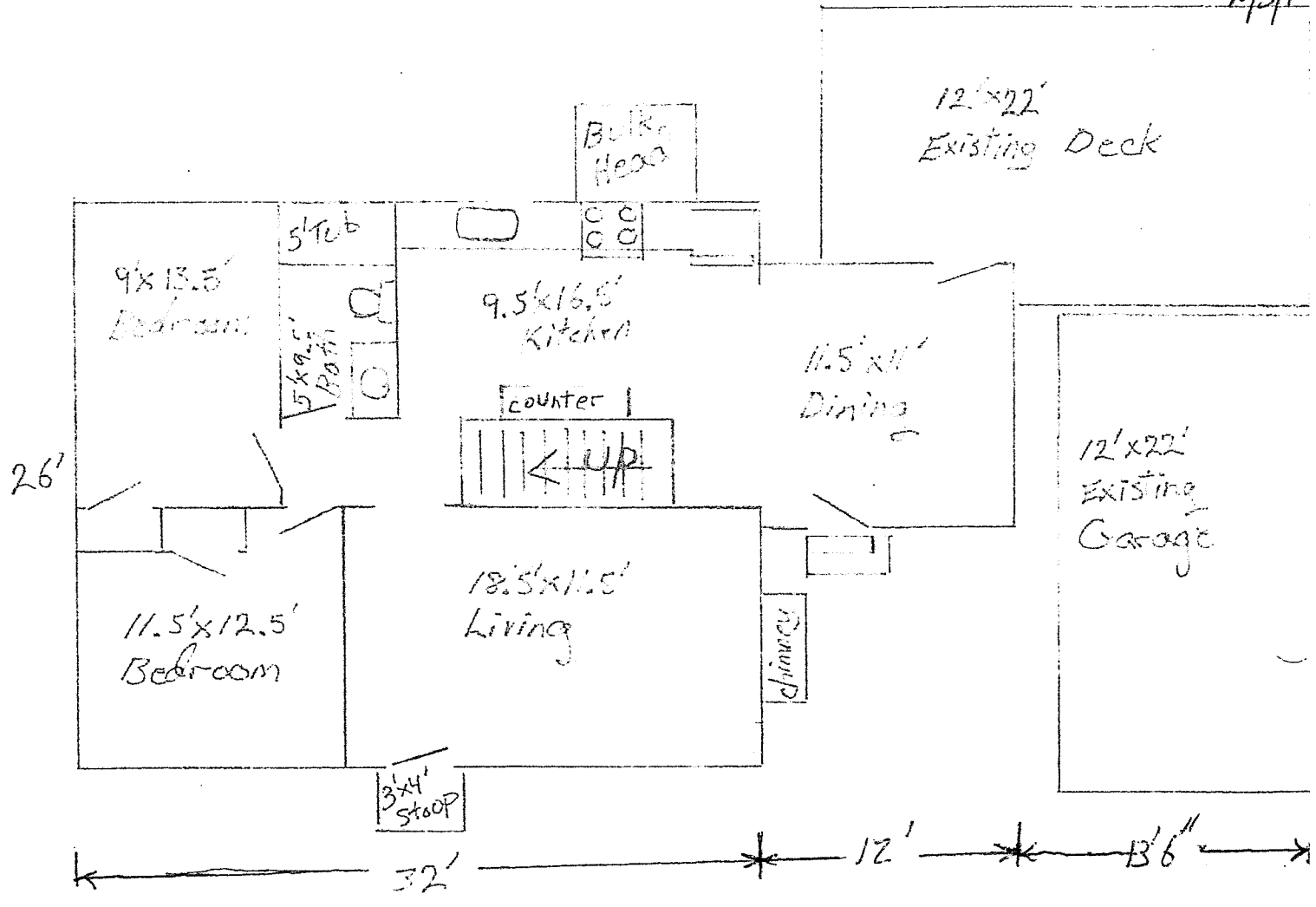
grade 0'



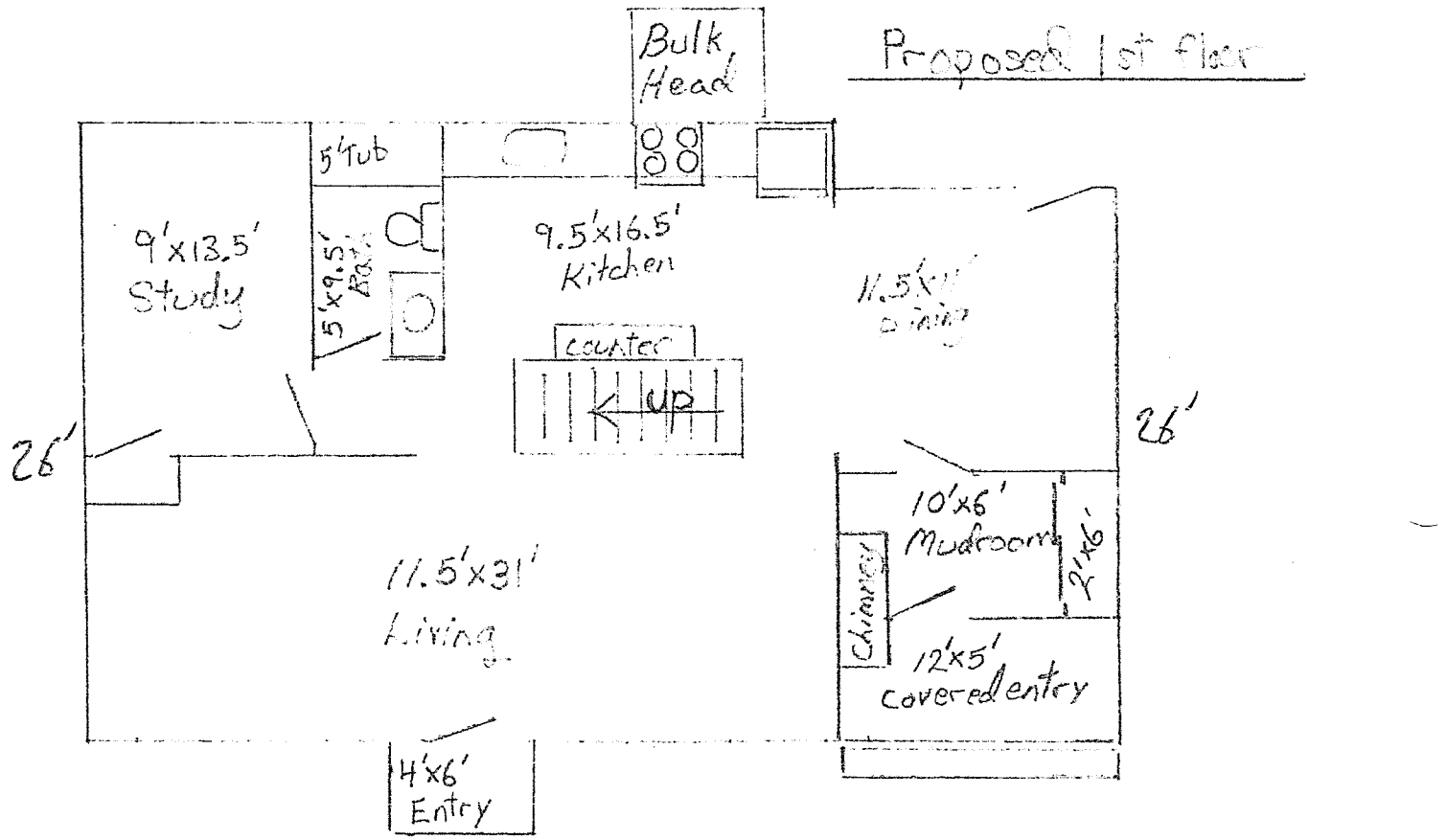
Right
West

Existing 1st floor

Chris Surce
9 River Circle
978-697-1812 11/5/11



Proposed 1st floor



Proposed 2nd floor 1/4" = 1'
832 SF

9 Menet Circle
978-697-4854

