

# City of Newburyport Zoning Board of Appeals

## Application for a SIGN VARIANCE

Petitioner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Map and Lot(s): \_\_\_\_\_ Zoning District: \_\_\_\_\_

Book and Page(s): \_\_\_\_\_

Owner(s) Name: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Brief description of request: \_\_\_\_\_

A variance is required due to:

- Lighting
- Sign Type (freestanding, roof sign, etc.)
- Size
- Other: \_\_\_\_\_
- Location

Existing Sign(s):

Sign #1

Sign #2

Sign #3

	Sign #1	Sign #2	Sign #3
Area (s.f.)			
Dimensions:			
Height:			
Type (free standing, wall, projecting, roof)			
Method of support:			
Method of illumination:			
Material:			

Total # of existing signs: \_\_\_\_\_ Total existing sign area: \_\_\_\_\_

# City of Newburyport Zoning Board of Appeals

## Application for a SIGN VARIANCE

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Proposed Sign(s):

Sign #1

Sign #2

Sign #3

Area (s.f.)

Dimensions:

Height:

Type (free standing,  
wall, projecting, roof)

Method of support:

Method of illumination:

Material:

	Sign #1	Sign #2	Sign #3
Area (s.f.)			
Dimensions:			
Height:			
Type (free standing, wall, projecting, roof)			
Method of support:			
Method of illumination:			
Material:			

Total # of existing signs: \_\_\_\_\_ Total existing sign area: \_\_\_\_\_

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 Land Owner's signature(s):

\_\_\_\_\_

CITY OF NEWBURYPORT, MA  
**ZONING DETERMINATION**

APR# 2020-016

Name: Parks Department

Address: 40 Low Street Zoning District(s): A/C

Request: Construct freestanding sign larger than 9 sq ft at entrance to Fuller Track and Field complex in A/C zoning district. Project is currently before Planning Board for site plan review.

**ZONING BOARD REVIEW REQUIRED**

Variance

- Dimensional Controls (VI)
  - Lot Area
  - Lot Frontage
  - Lot Coverage
  - Parking (VII)
  - Modification
- Open Space
- Height
- Lot Width

Sign Variance

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

\_\_\_\_\_  2/3/2020  
Newburyport Zoning Administrator Date

**H HUNTRESS ASSOCIATES**  
*Landscape Architecture & Land Planning*

February 7, 2020

Jennifer Blanchet  
Zoning Administrator & Enforcement Officer  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950

Re: Bradley Fuller Track & Field - Free Standing Sign

Dear Ms. Blanchet;

On behalf of the City of Newburyport, we are pleased to provide the attached Sign Variance application and detail plans for the proposed sign at Bradley Fuller Track & Field located at 40 Low Street.

The need for a free-standing sign is driven by the unique size of the parcel and the long-standing use as a public park and recreation facility. The placement of a free-standing sign as shown will improve visibility and minimizing confusion for vehicles and pedestrians as they approach the entry. The unique size of this parcel warrants consideration for a larger and more visible sign than would otherwise be allowed by right. Further, strict application of the sign ordinance would prohibit the placement of free-standing sign, limiting the ability to clearly define the site entry and arrival.

The unique conditions are not the result of actions taken by the City subsequent to the adoption of the ordinance, and the relief will not constitute a grant of special privilege inconsistent with the limitation upon other properties in the district.

We are confident that the granting of the requested relief is in the best interest of the neighborhood and the City of Newburyport. For these reasons, we request that the Newburyport Zoning Board of Appeals approve the Sign Variance Application for the proposed project.

Please feel free to contact my office with any further questions or concerns.

Sincerely,  
Huntress Associates, Inc.



Christian C. Huntress, RLA MA #1178  
Landscape Architect

CC: Lise Reid, City of Newburyport

# 40 LOW ST

**Location** 40 LOW ST

**MBLU** 37/ 1/ //

**Owner** CITY OF NEWBURYPORT

**Assessment** \$462,800

**PID** 2177

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$83,400	\$379,400	\$462,800

## Owner of Record

**Owner** CITY OF NEWBURYPORT  
**Co-Owner** FULLER FIELD  
**Address** 60 PLEASANT ST  
NEWBURYPORT, MA 01950

**Sale Price** \$0  
**Certificate**  
**Book & Page** 5570/ 679  
**Sale Date** 12/02/1968

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF NEWBURYPORT	\$0		5570/ 679	12/02/1968

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	


## Building Photo



(http://images.vgsi.com/photos/NewburyportMAPotos//\01\00\

## Building Layout

Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

 Building Layout

(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches>)

<b>Building Sub-Areas (sq ft)</b>	<b><u>Legend</u></b>
No Data for Building Sub-Areas	

### Extra Features

<b>Extra Features</b>	<b><u>Legend</u></b>
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 9030  
**Description** MUNICIPAL MDL-00

#### Land Line Valuation

**Size (Acres)** 10.40  
**Depth** 0  
**Assessed Value** \$379,400

### Outbuildings

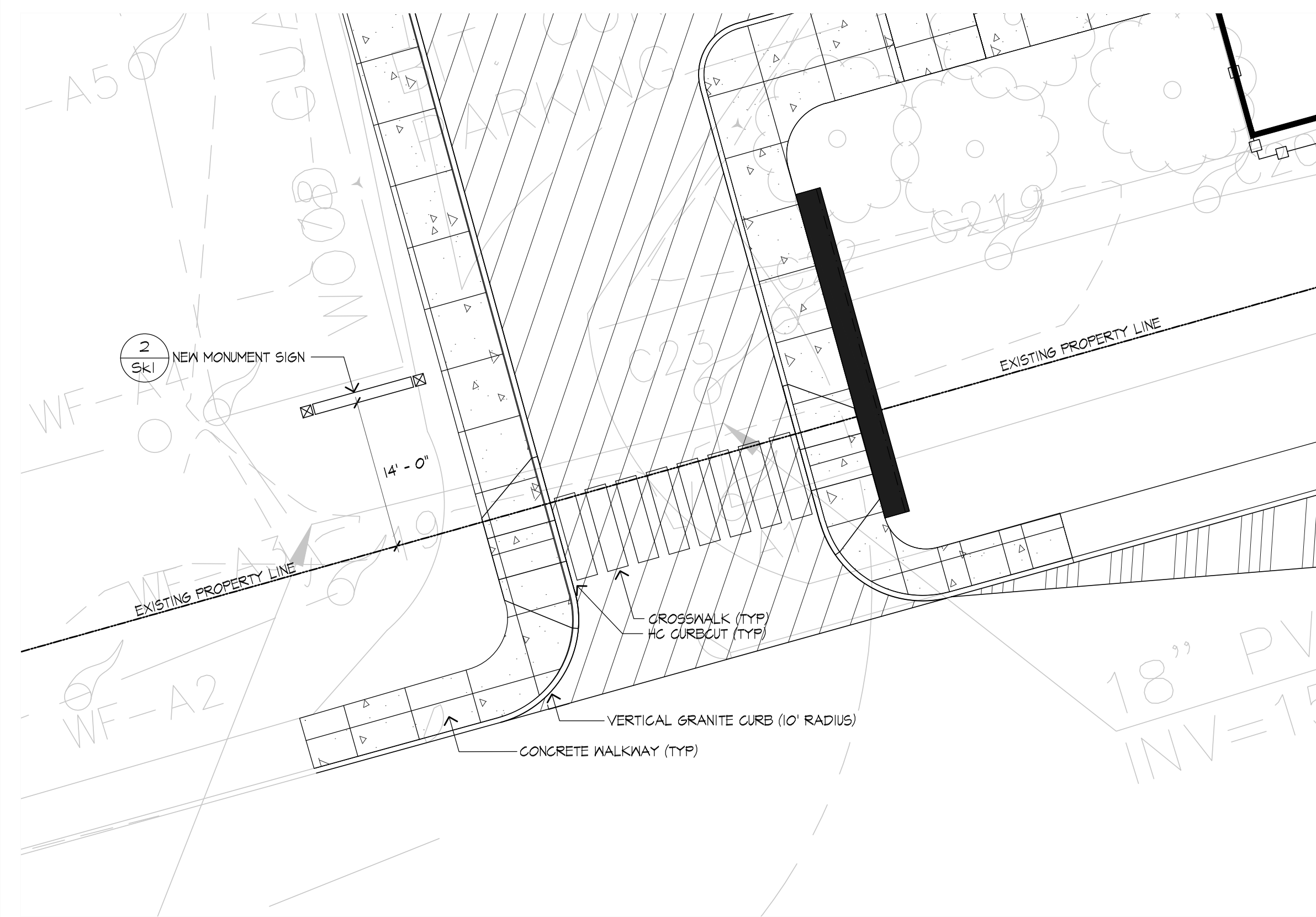
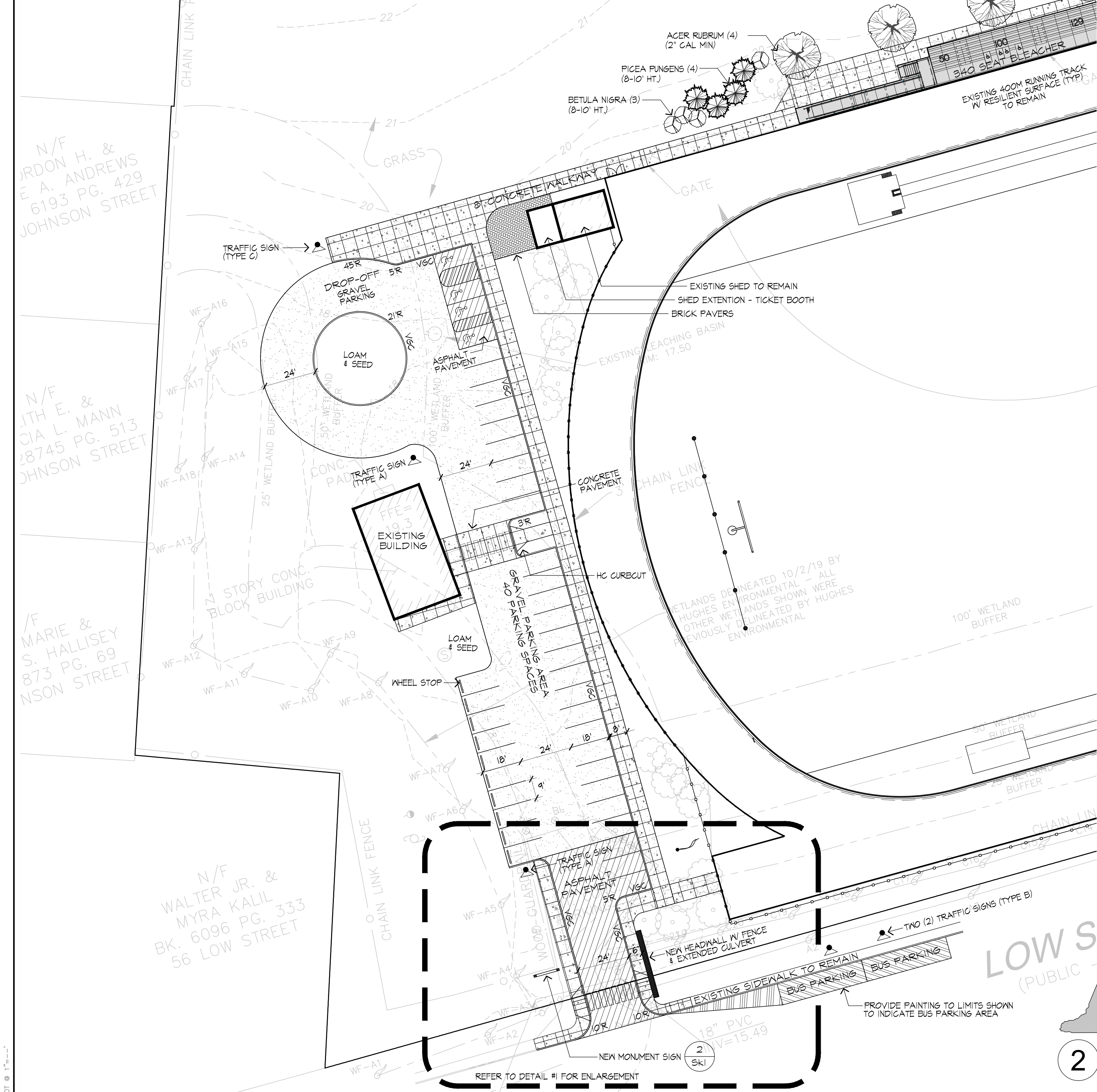
<b>Outbuildings</b>						<b><u>Legend</u></b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
BHS1	CMM BTH HSE AV			600 S.F.	\$28,800	1
FN3	FENCE-6' CHAIN			4000 L.F.	\$40,000	1
SHD2	W/LIGHTS ETC			384 S.F.	\$7,300	1
SHD2	W/LIGHTS ETC			384 S.F.	\$7,300	1

### Valuation History

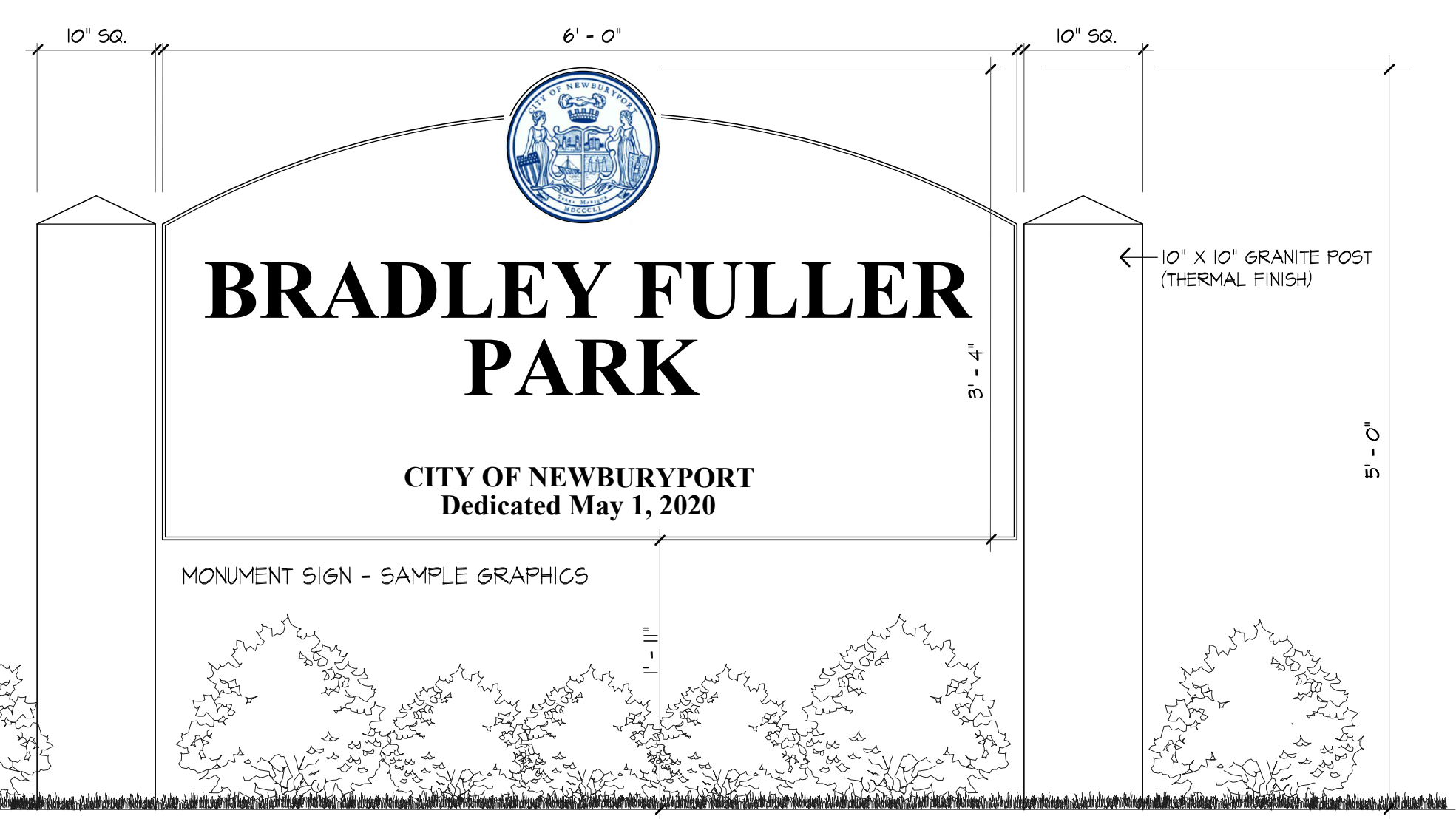
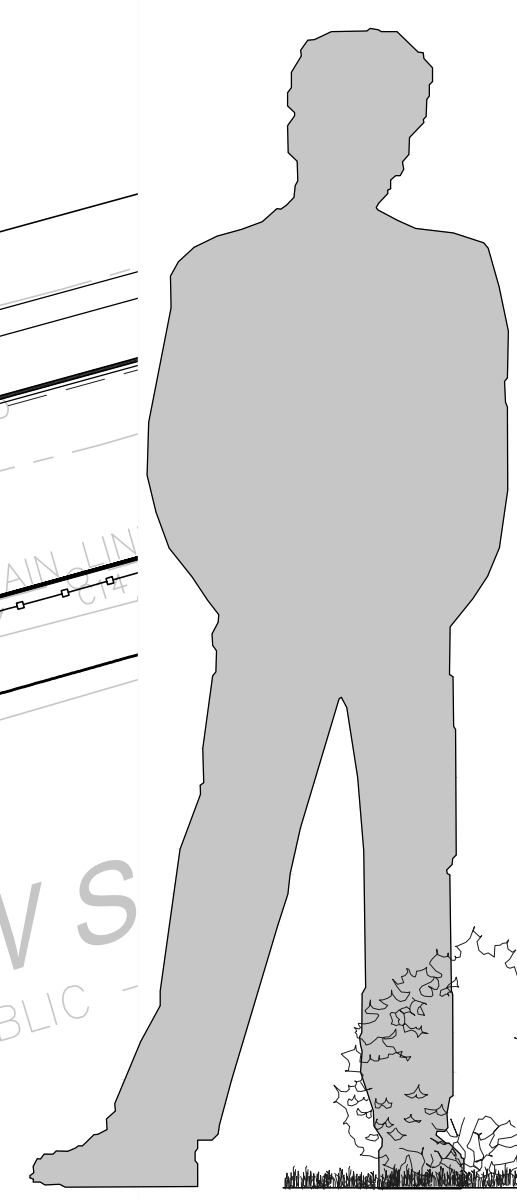
<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2019	\$83,400	\$379,400	\$462,800

**LAYOUT AND MATERIAL NOTES**

1. TOPOGRAPHIC PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS, PREPARED BY DESIGN CONSULTANTS INC. OF SOMERVILLE, MASSACHUSETTS, DATED AUGUST 13, 2013
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL DIMENSIONS ARE TAKEN TO THE FIELD CENTERLINE, EXCEPT WHERE OTHERWISE NOTED.
6. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



**1** ENTRY ENLARGEMENT W/ MONUMENT SIGN  
SCALE: 1" = 10'



**2** MONUMENT SIGN - ELEVATION  
SCALE: 1" = 1'



**Huntress Associates, Inc.**

Landscape Architecture & Land Planning

17 Tewksbury Street  
Andover, Massachusetts 01810  
978 470 8882 FAX 978 470 8890

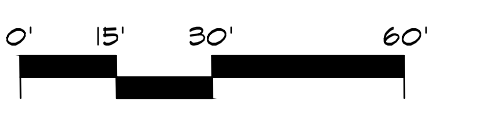
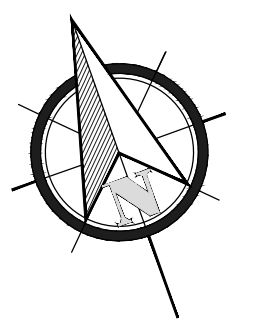


Project:

**FULLER FIELD  
Track & Field  
Phase Two**  
Newburyport, Massachusetts

Drawing Title:

**Layout & Materials**



Revision	Date

Scale:	1" = 30'	Drawing No.	<b>Sk-1</b>
Date:	2.7.20		
Job:	99-107		
File:	FR-MP		
Drawn:	CCH	of	
Checked:	--		<b>1</b>