

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Address: _____

Map and Lot(s): _____ Zoning District: _____

Book and Page(s): _____

Owner(s) Name: _____

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)

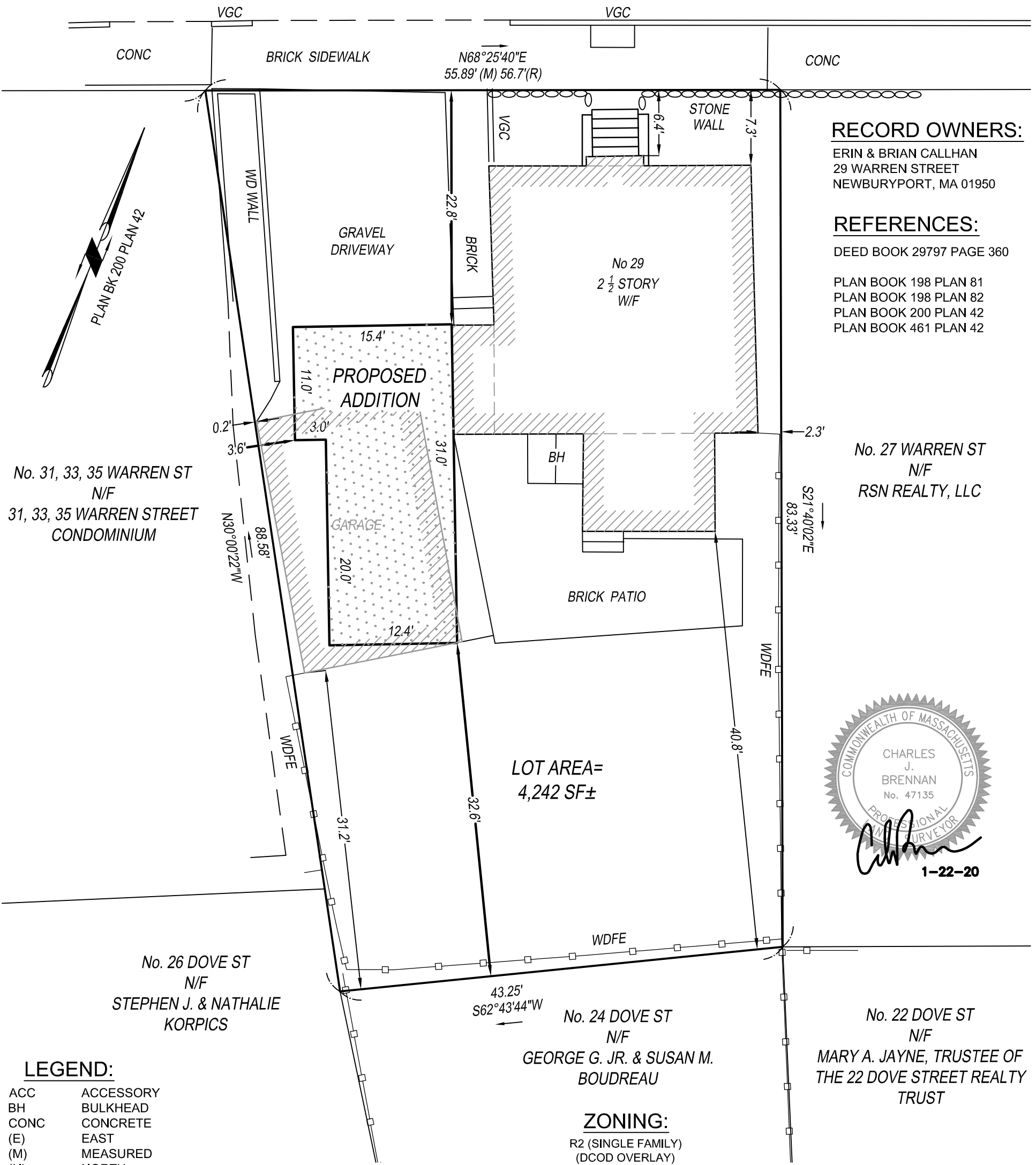
- | | |
|---|---|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| ___ Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| ___ Upward Extension | ___ FAR |
| ___ Open Space | ___ Footprint Expansion |
| ___ Height | ___ Height Increase |
| ___ Lot Area | |
| ___ Use | |

Description of request:

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

WARREN STREET

(PUBLIC - VARIABLE WIDTH)



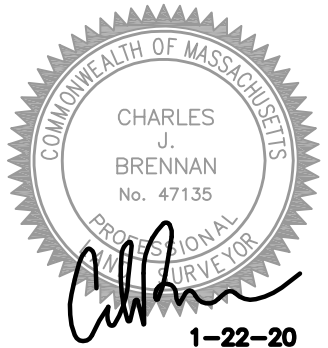
RECORD OWNERS:

ERIN & BRIAN CALLHAN
29 WARREN STREET
NEWBURYPORT, MA 01950

REFERENCES:

DEED BOOK 29797 PAGE 360
PLAN BOOK 198 PLAN 81
PLAN BOOK 198 PLAN 82
PLAN BOOK 200 PLAN 42
PLAN BOOK 461 PLAN 42

No. 27 WARREN ST
N/F
RSN REALTY, LLC



LOT AREA=
4,242 SF±

No. 31, 33, 35 WARREN ST
N/F
31, 33, 35 WARREN STREET
CONDOMINIUM

No. 26 DOVE ST
N/F
STEPHEN J. & NATHALIE
KORPICS

No. 24 DOVE ST
N/F
GEORGE G. JR. & SUSAN M.
BOUDREAU

No. 22 DOVE ST
N/F
MARY A. JAYNE, TRUSTEE OF
THE 22 DOVE STREET REALTY
TRUST

LEGEND:

ACC	ACCESSORY
BH	BULKHEAD
CONC	CONCRETE
(E)	EAST
(M)	MEASURED
(N)	NORTH
(R)	RECORD
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 28, 2018.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) OPEN SPACE INCREASE IS DUE TO A DECREASE IN THE EXISTING PARKING AREA.

(REQUIRED)

LOT AREA:	10,000 SF
FRONTAGE:	90'
FRONT OFFSET:	25'
SIDE OFFSET:	10'
REAR OFFSET:	25'
LOT COVERAGE:	25%
OPEN SPACE:	40%

ZONING:

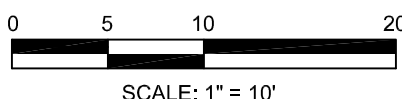
R2 (SINGLE FAMILY)
(DCOD OVERLAY)

(EXISTING)

LOT AREA:	4,242 SF
FRONTAGE:	55.89'
FRONT OFFSET:	6.4'
SIDE OFFSET:	2.3'
REAR OFFSET:	40.8'
SIDE ACC GARAGE:	0.2'
REAR ACC GARAGE:	31.2'
LOT COVERAGE:	29.5%
OPEN SPACE:	58.1%

(PROPOSED)

LOT AREA:	4,242 SF
FRONTAGE:	55.89'
FRONT OFFSET:	6.4'
SIDE OFFSET (E):	2.3'
SIDE OFFSET (W):	3.6'
REAR OFFSET:	32.6'
LOT COVERAGE:	30.1%
OPEN SPACE:	60.4%



PLOT PLAN IN NEWBURYPORT, MA

AT 29 WARREN STREET
PREPARED FOR

BRIAN CALLAHAN

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

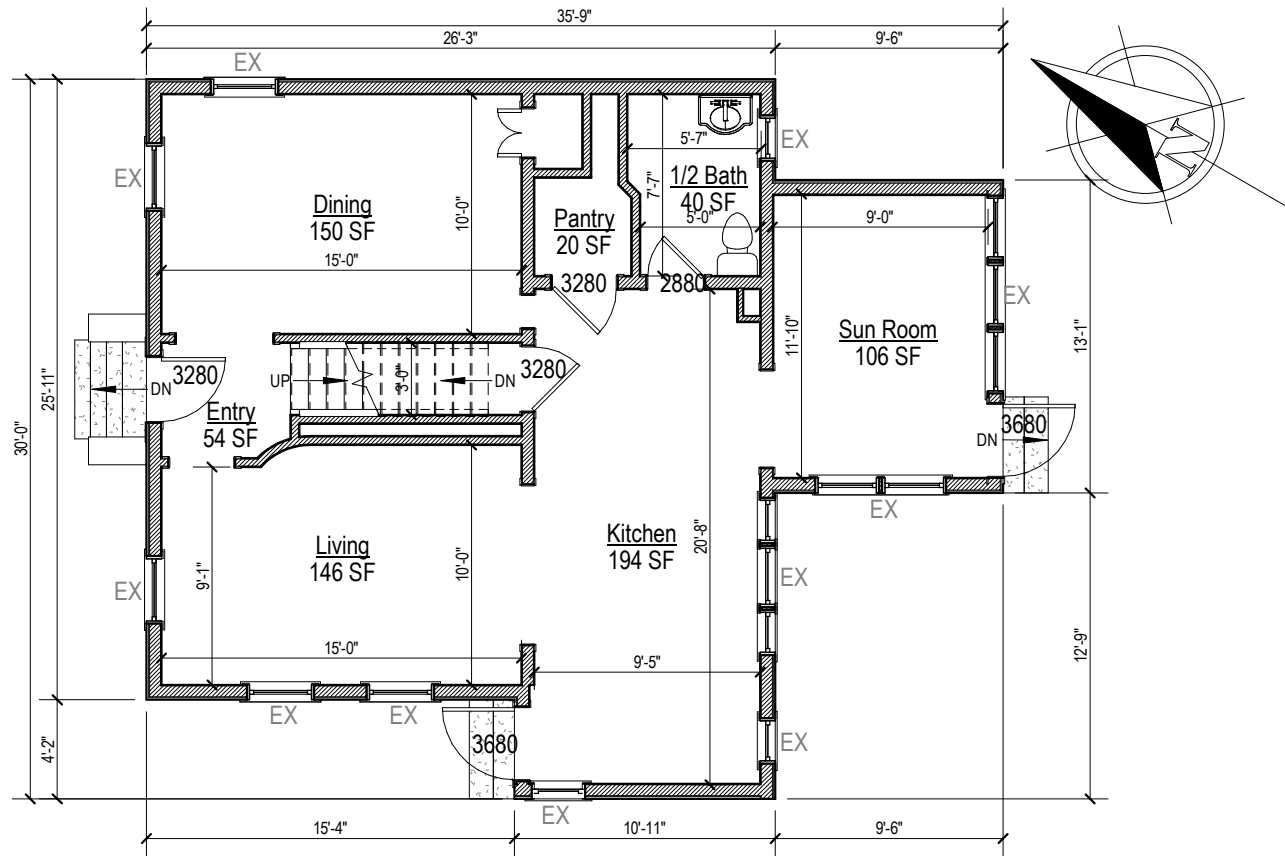
TEL. 978-692-7109

WWW.SUMMITSURVEYINGINC.COM

NOVEMBER 28, 2018

18-0185

REV: ADDITION, OFFSETS, ZONING TABLE BY: CJB DATE: 1-22-20

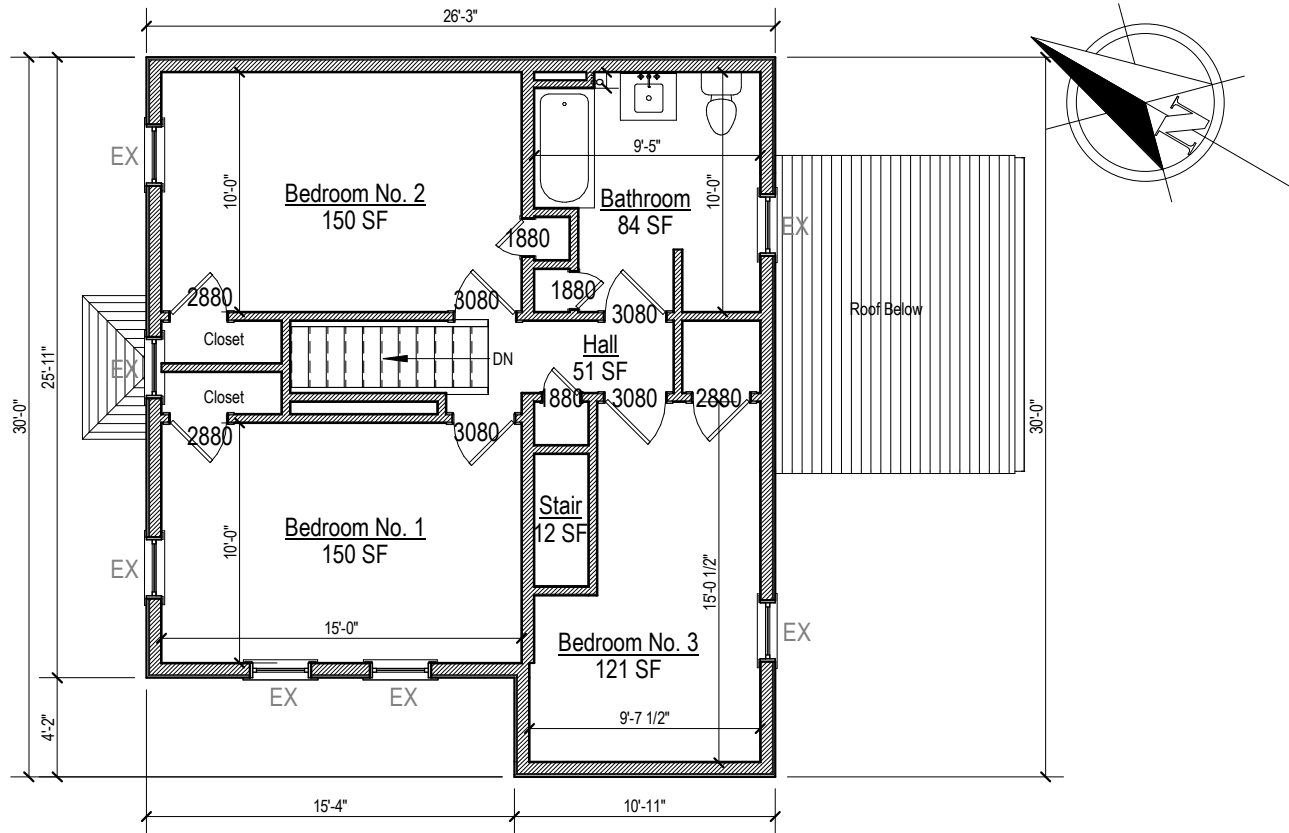


AB1

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

First Floor Plan - As-Built
 Scale: 1/8" = 1'-0"
 01.21.2020



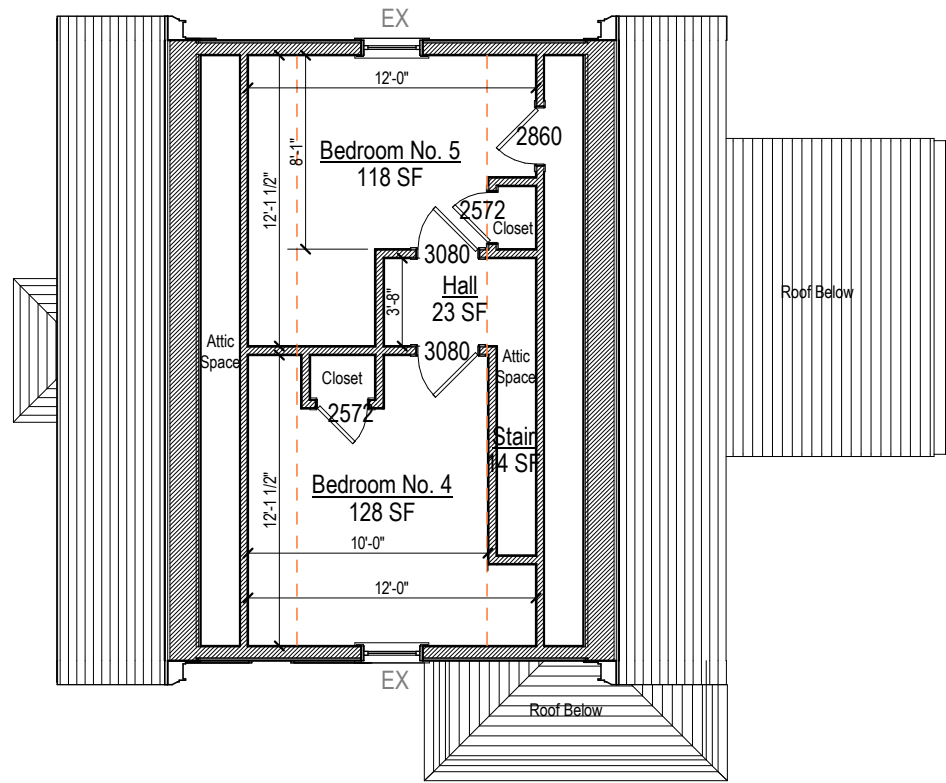


AB2

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

Second Floor Plan - As-Built
 Scale: 1/8" = 1'-0"
 01.21.2020





AB3

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

Third Floor Plan - As-Built
 Scale: 1/8" = 1'-0"
 01.21.2020





AB4

Callahan Residence
29 Warren Street
Newburyport MA 01950

North Elevation - As-Built
Scale: 1/8" = 1'-0"
01.21.2020





AB5

Callahan Residence
29 Warren Street
Newburyport MA 01950

West Elevation - As-Built
Scale: 1/8" = 1'-0"
01.21.2020



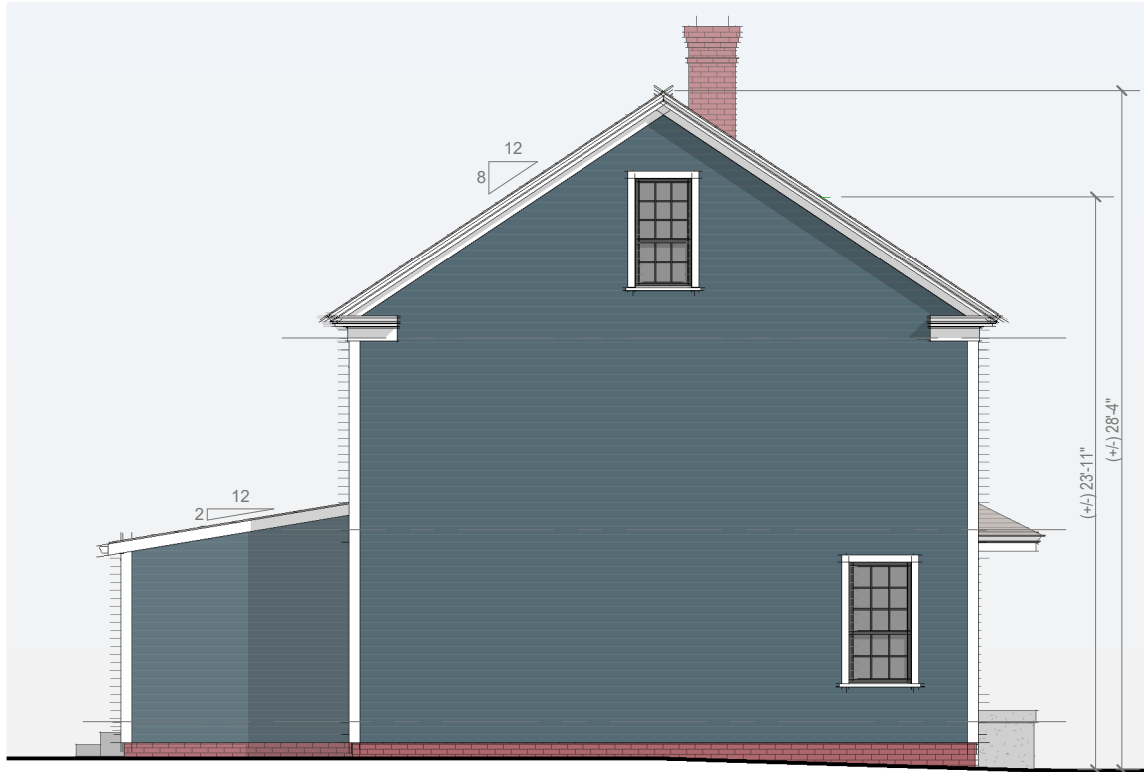


AB6

Callahan Residence
29 Warren Street
Newburyport MA 01950

South Elevation - As-Built
Scale: 1/8" = 1'-0"
01.21.2020



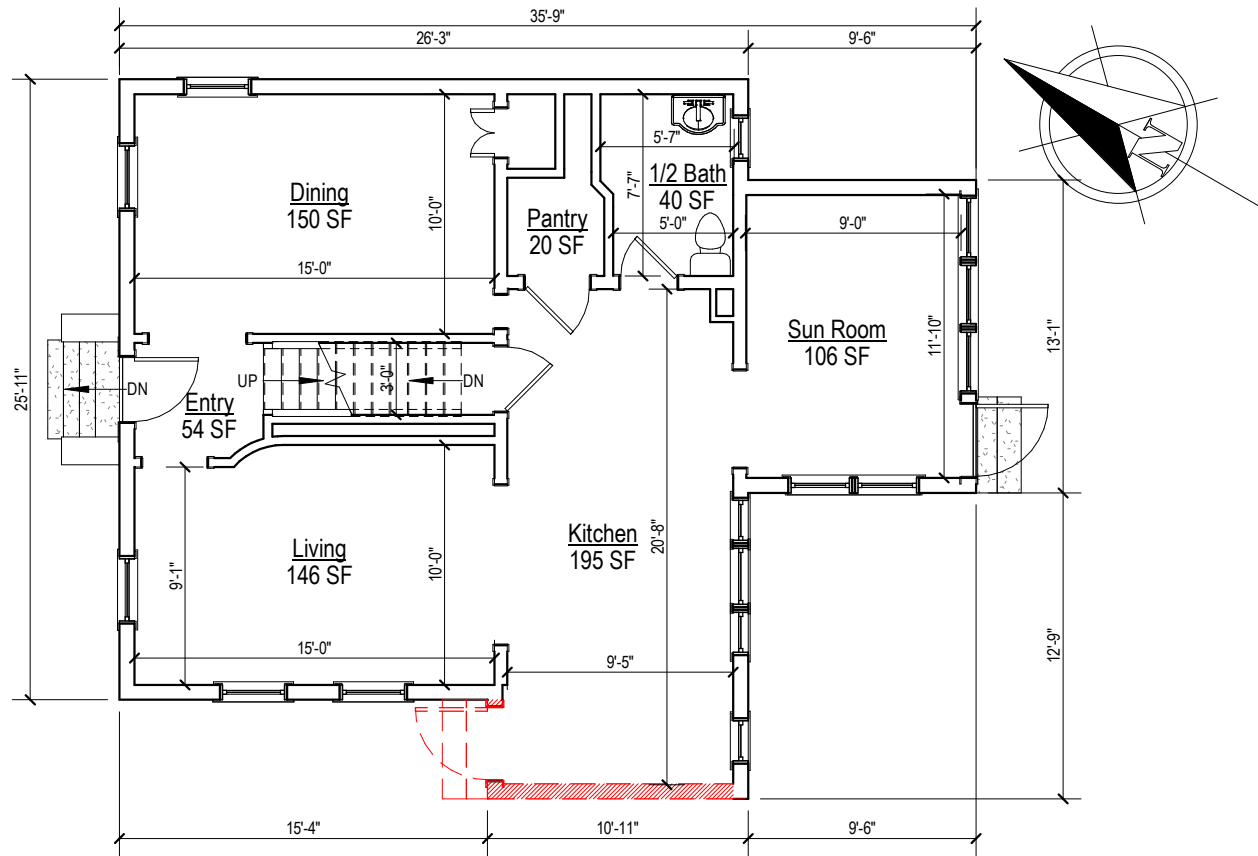


AB7

Callahan Residence
29 Warren Street
Newburyport MA 01950

East Elevation - As-Built
Scale: 1/8" = 1'-0"
01.21.2020





AD1

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

Demolition Plan
 Scale: 1/8" = 1'-0"
 01.21.2020





AD2

Callahan Residence
29 Warren Street
Newburyport MA 01950

North Elevation - Demolition
Scale: 1/8" = 1'-0"
01.21.2020





AD3

Callahan Residence
29 Warren Street
Newburyport MA 01950

West Elevation - Demolition
Scale: 1/8" = 1'-0"
01.21.2020



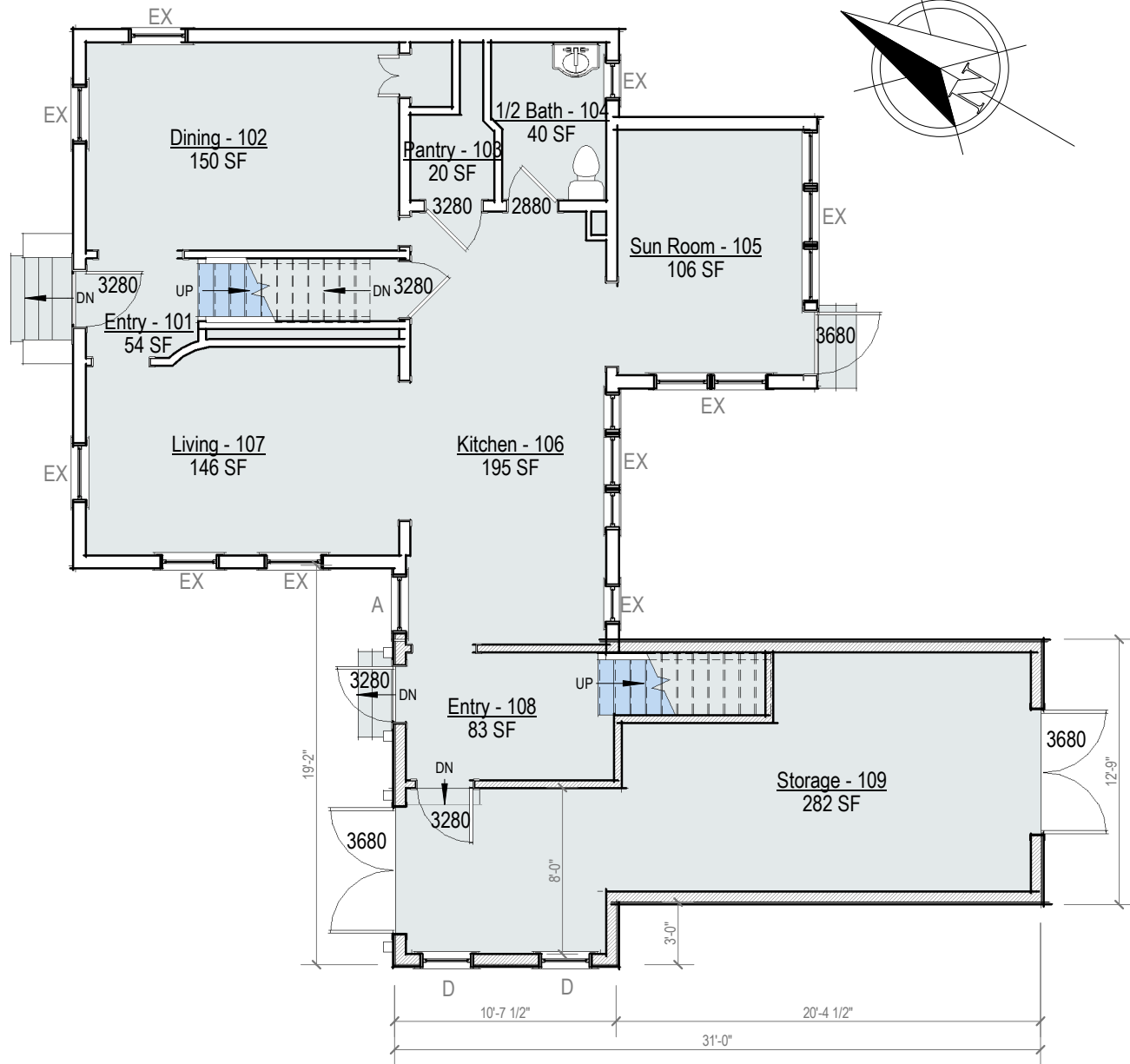


AD4

Callahan Residence
29 Warren Street
Newburyport MA 01950

South Elevation - Demolition
Scale: 1/8" = 1'-0"
01.21.2020

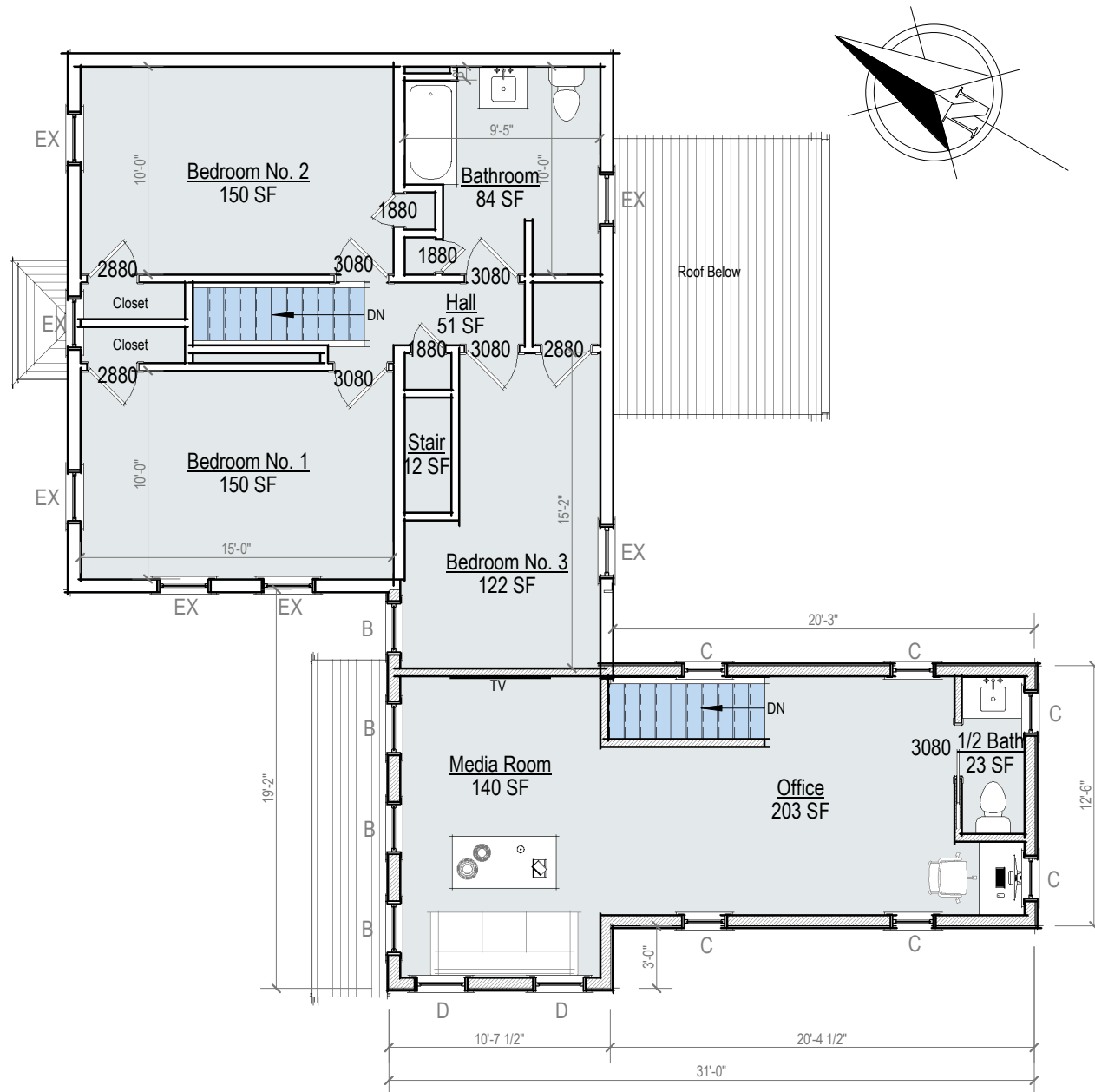




SK1 *Callahan Residence*
 29 Warren Street
 Newburyport MA 01950

First Floor Plan - Proposed
 Scale: 1/8" = 1'-0"
 01.21.2020

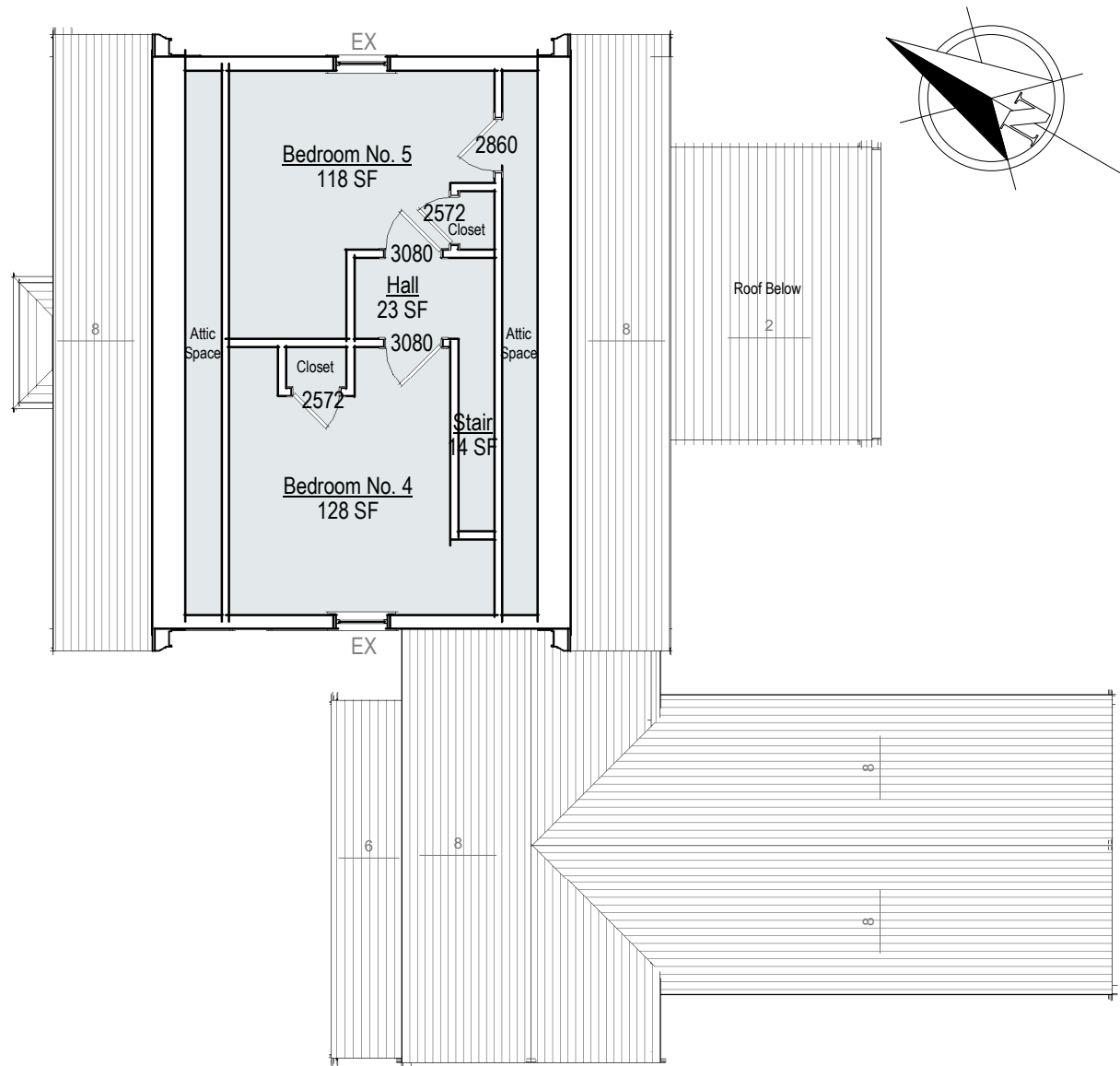




SK2 *Callahan Residence*
 29 Warren Street
 Newburyport MA 01950

Second Floor Plan - Proposed
 Scale: 1/8" = 1'-0"
 01.21.2020





SK3

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

Third Floor Plan - Proposed
 Scale: 1/8" = 1'-0"
 01.21.2020





SK4

Callahan Residence
29 Warren Street
Newburyport MA 01950

Elevation - North Proposed
Scale: 1/8" = 1'-0"
01.21.2020





SK5

Callahan Residence
29 Warren Street
Newburyport MA 01950

Elevation - West Proposed
Scale: 1/8" = 1'-0"
01.21.2020



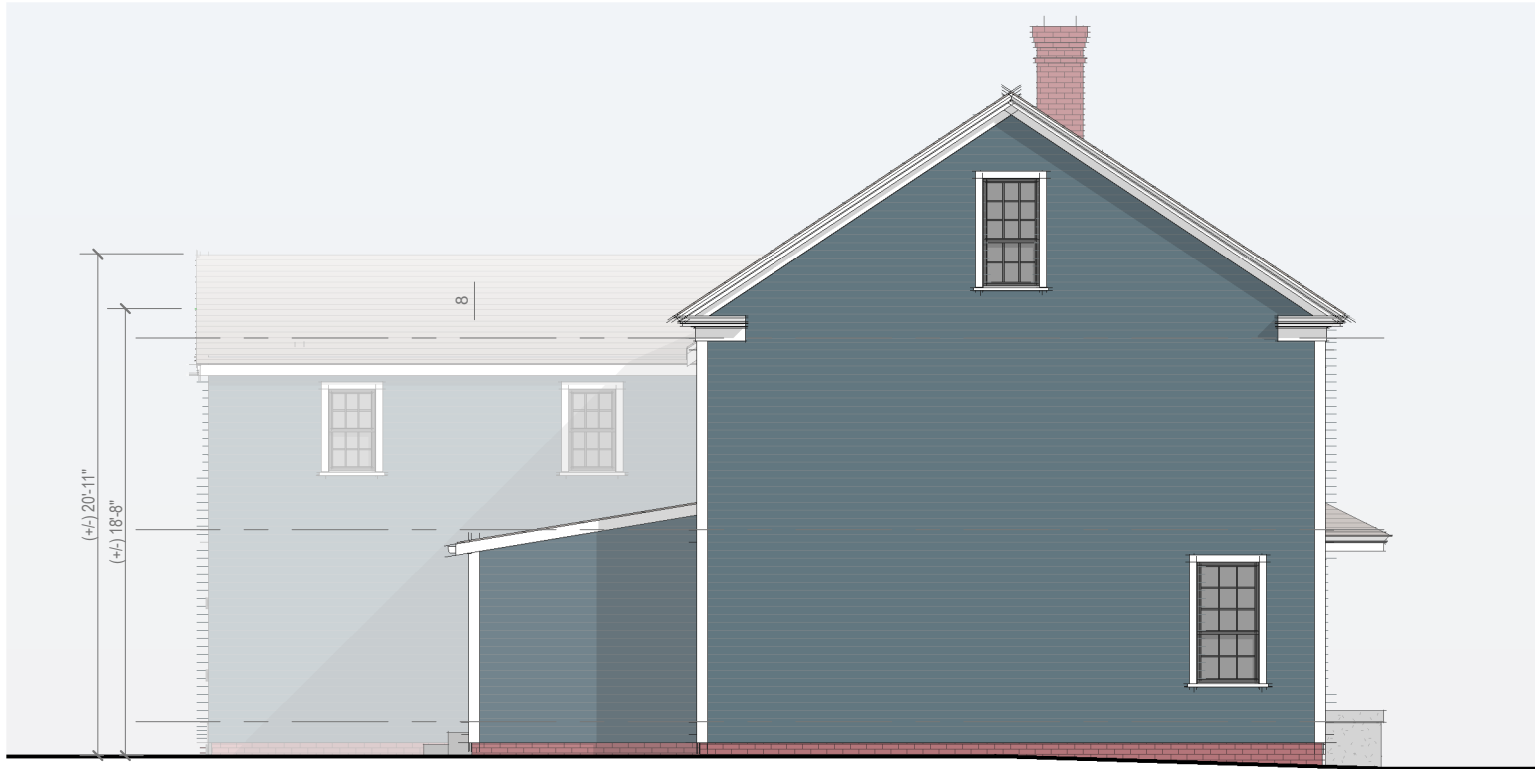


SKG

Callahan Residence
29 Warren Street
Newburyport MA 01950

Elevation - South Proposed
Scale: 1/8" = 1'-0"
01.21.2020





SK7

Callahan Residence
29 Warren Street
Newburyport MA 01950

Elevation - East Proposed
Scale: 1/8" = 1'-0"
01.21.2020

