

City of Newburyport Zoning Board of Appeals Application for a 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): _____

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

- Dimensional Controls (VI)
 - ___ Lot Area ___ Front Yard
 - ___ Open Space ___ Side Yard
 - ___ Lot Coverage ___ Rear Yard
 - ___ Height ___ Lot Width
 - ___ Frontage

- Parking (VII)
- PIOD (XXI)
 - ___ FAR
 - ___ 2 ½ stories
 - ___ Footprint expansion

- Modification of existing variance (please attach)
- Other: _____

Request:

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			
Frontage			
Height*			
Lot Coverage (%)**			
Open Space (%)***			
Front Setback			
Side A Setback			
Side B Setback			
Rear Setback			
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.

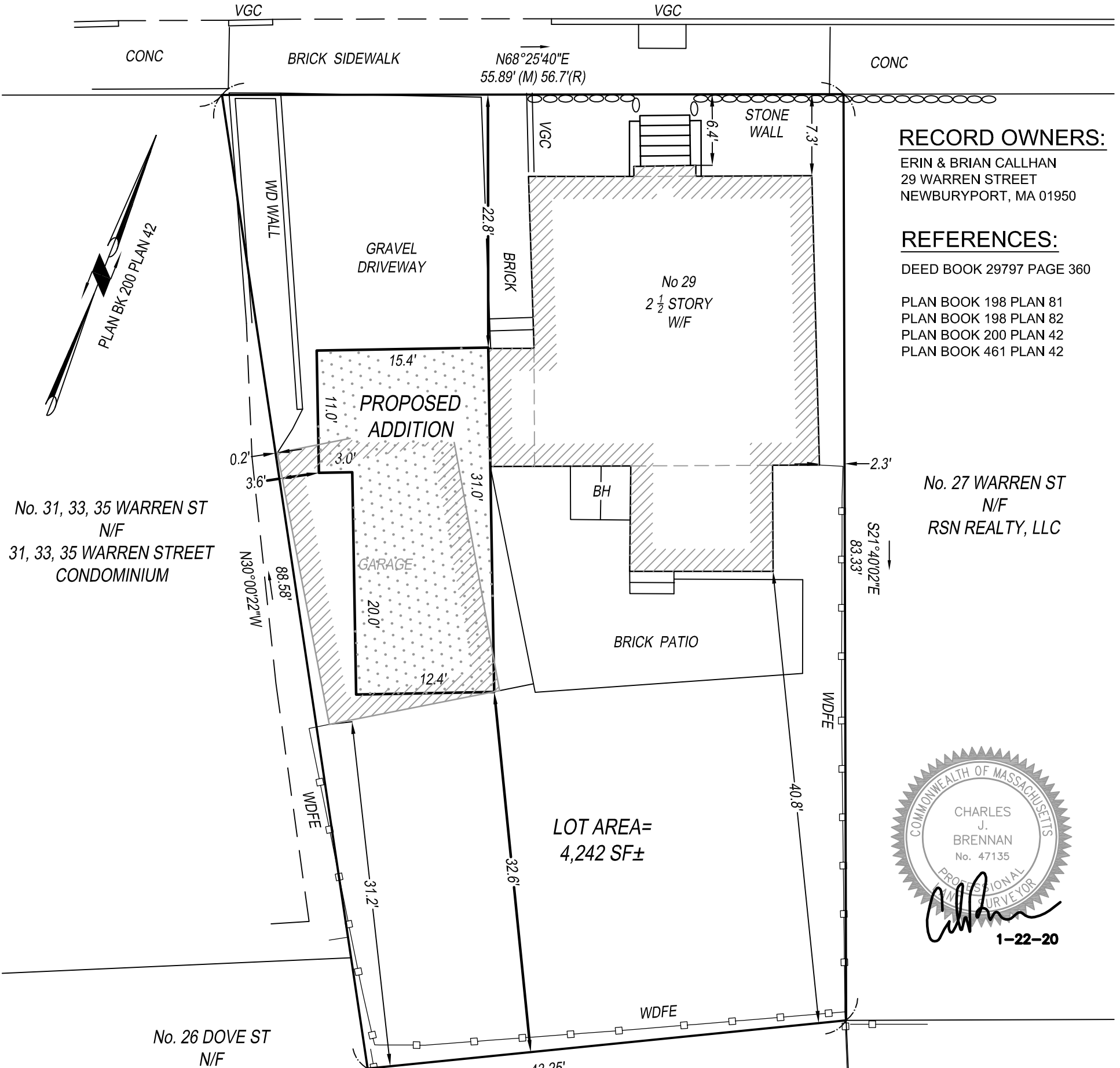
****FAR is only applicable in the Plum Island Overlay District (PIOD).

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.

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



WARREN STREET (PUBLIC - VARIABLE WIDTH)



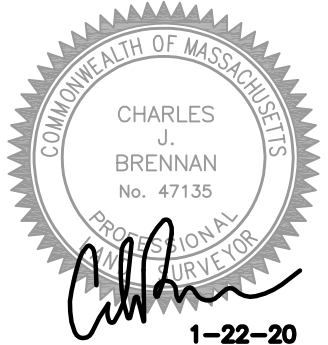
RECORD OWNERS:

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



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

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

LOT AREA=
4,242 SF±

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

ZONING:

R2 (SINGLE FAMILY)
(DCOD OVERLAY)

(REQUIRED)

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

(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%

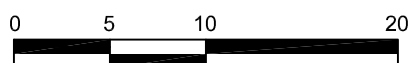
NOTES:

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.



SCALE: 1" = 10'

PLOT PLAN
IN
NEWBURYPORT, MA

AT 29 WARREN STREET
PREPARED FOR

BRIAN CALLAHAN

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

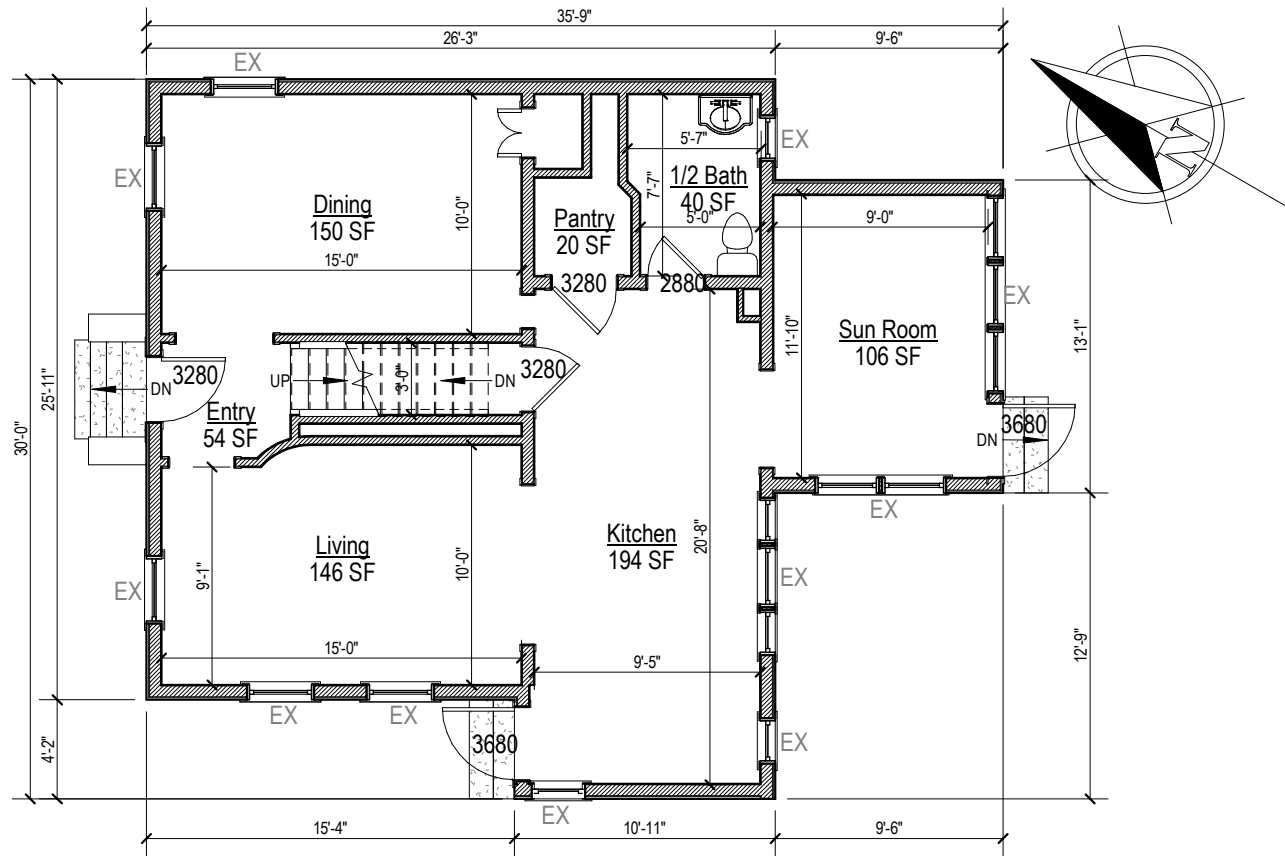
TEL. 978-692-7109

WWW.SUMMITSURVEYINGINC.COM

NOVEMBER 28, 2018

18-0185

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

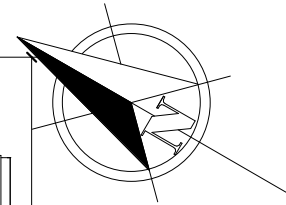
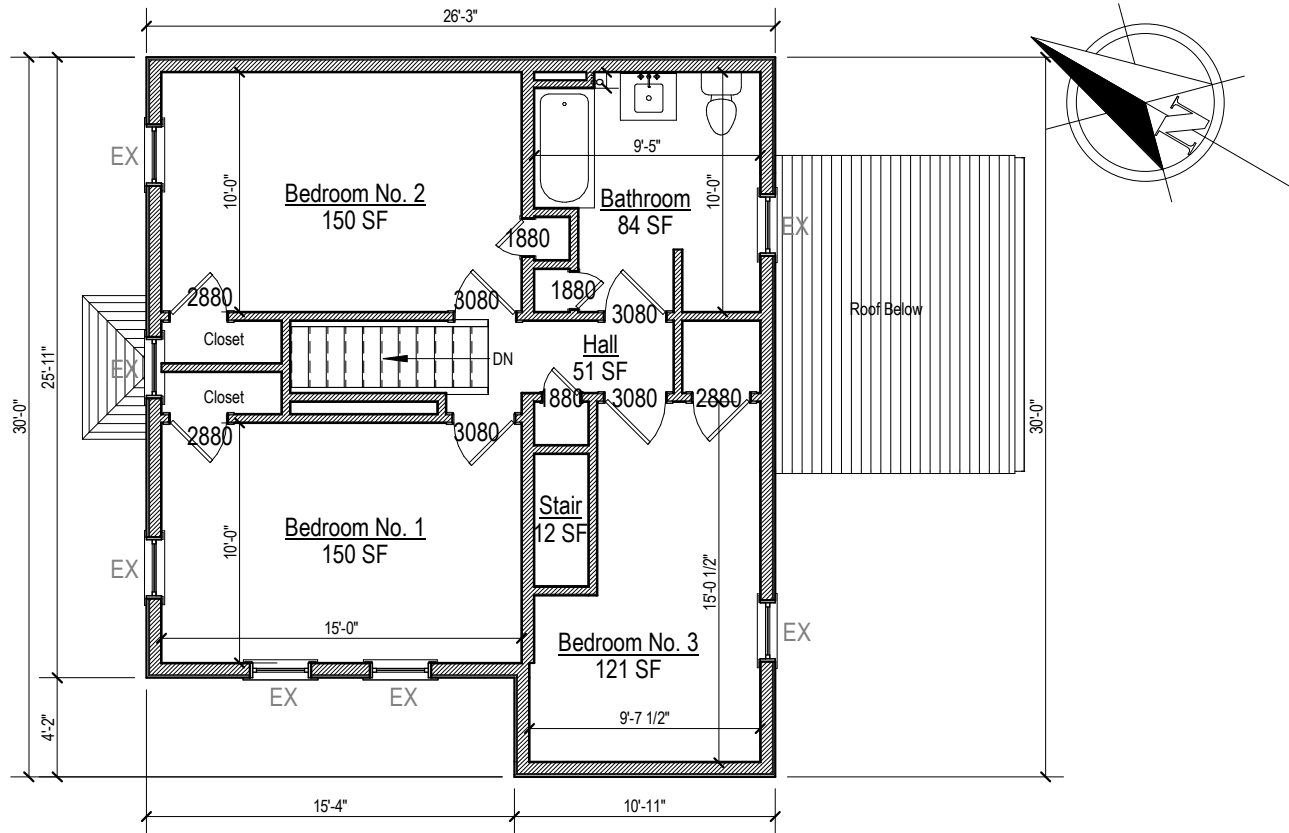


AB1

Callahan Residence
 29 Warren Street
 Newburyport MA 01950

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



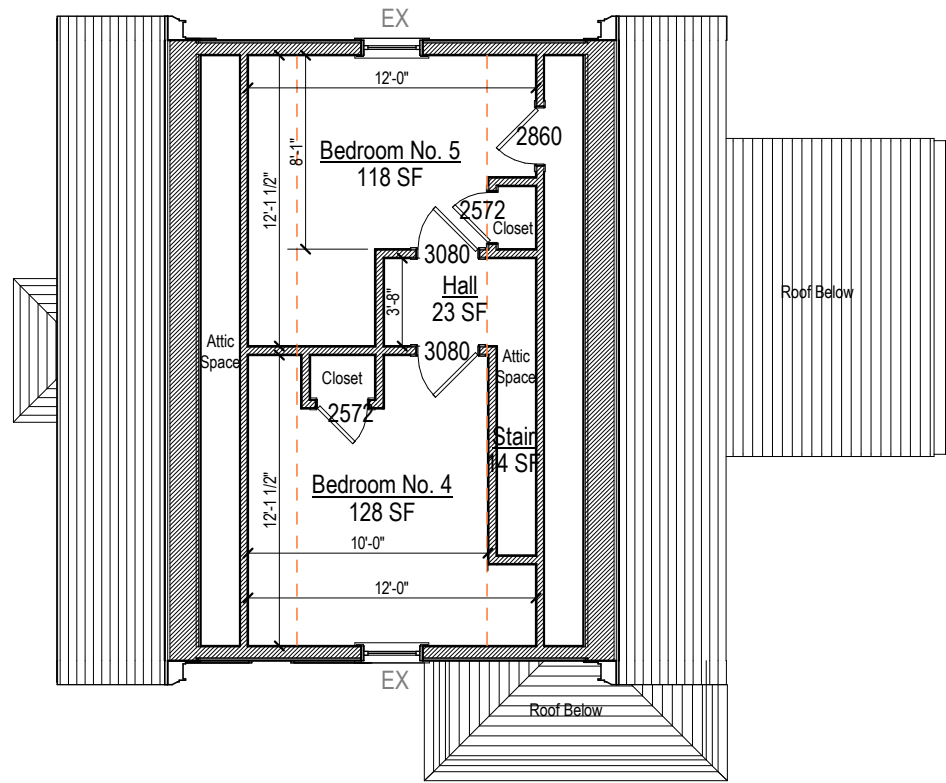


AB2

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



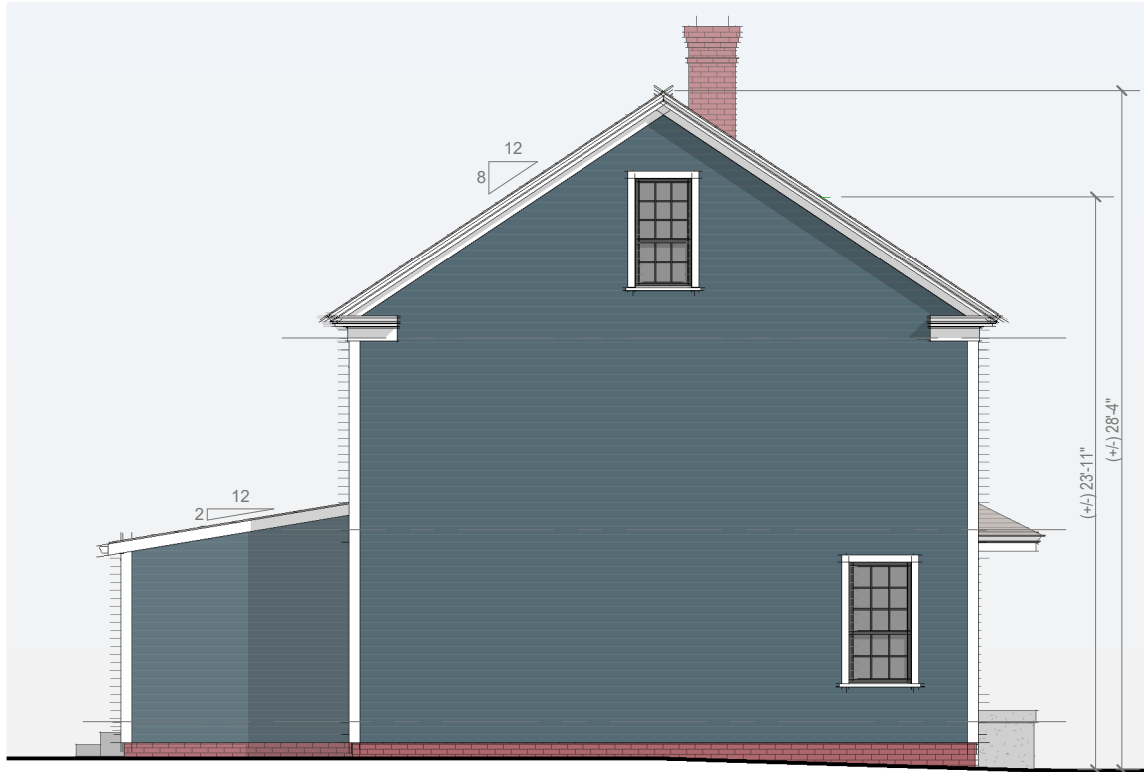


AB6

Callahan Residence
29 Warren Street
Newburyport MA 01950

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



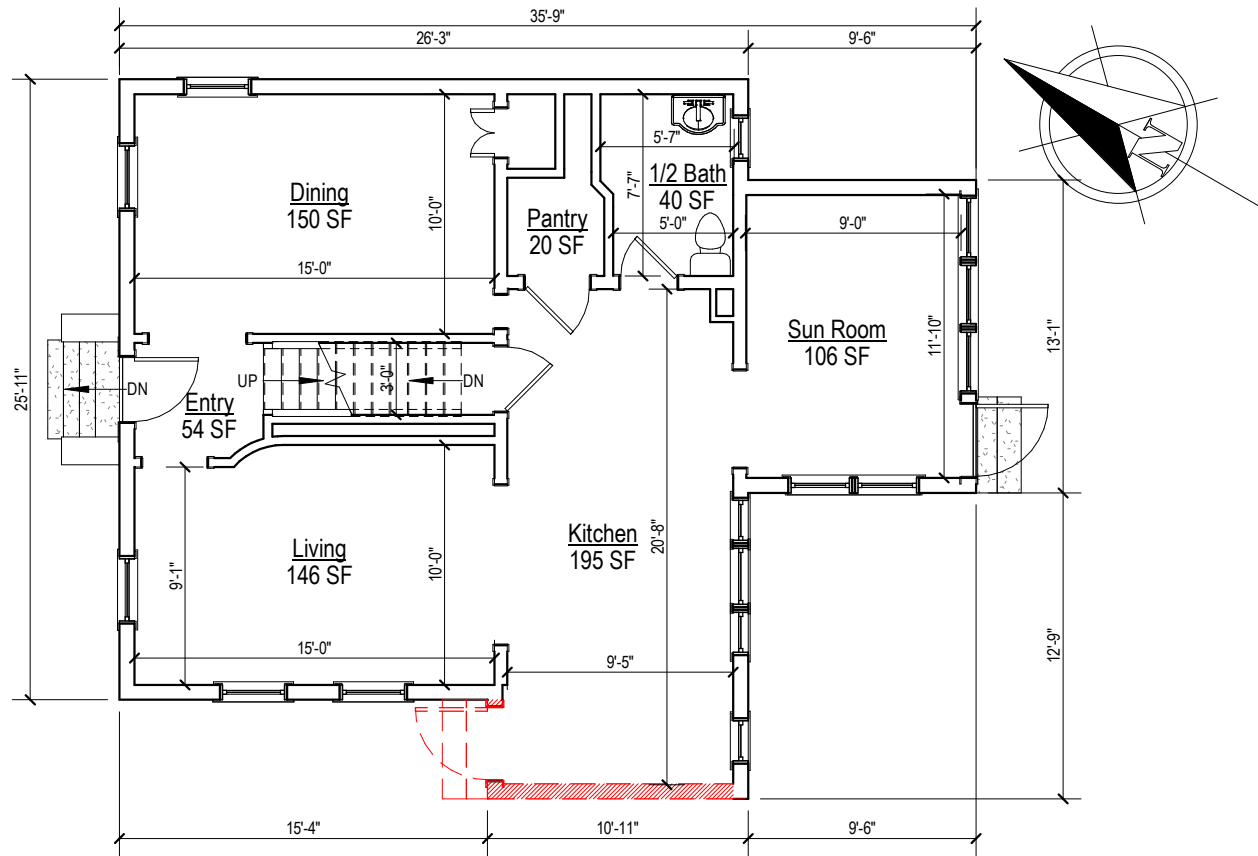


AB7

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

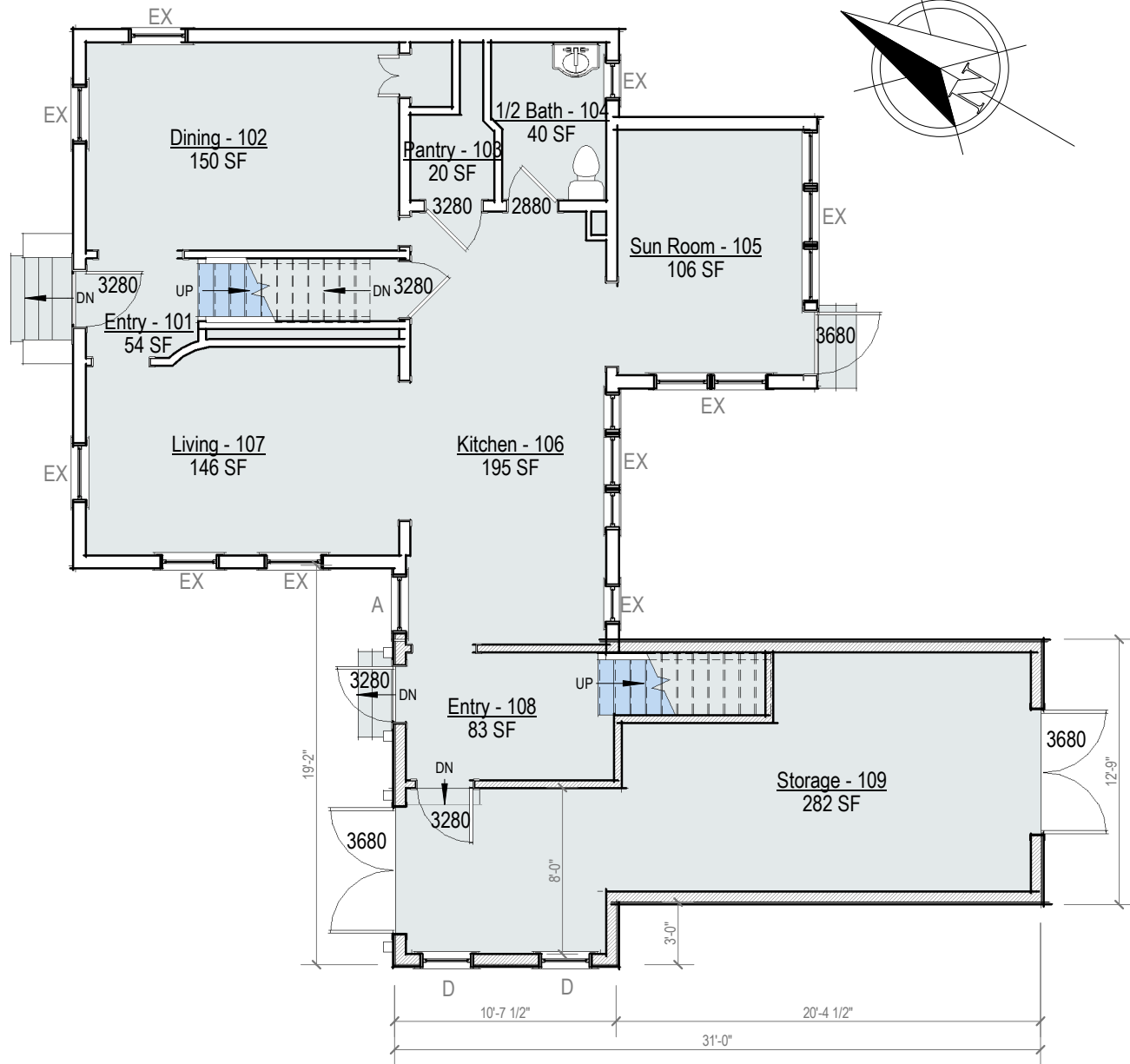
South Elevation - Demolition

Scale: 1/8" = 1'-0"

01.21.2020



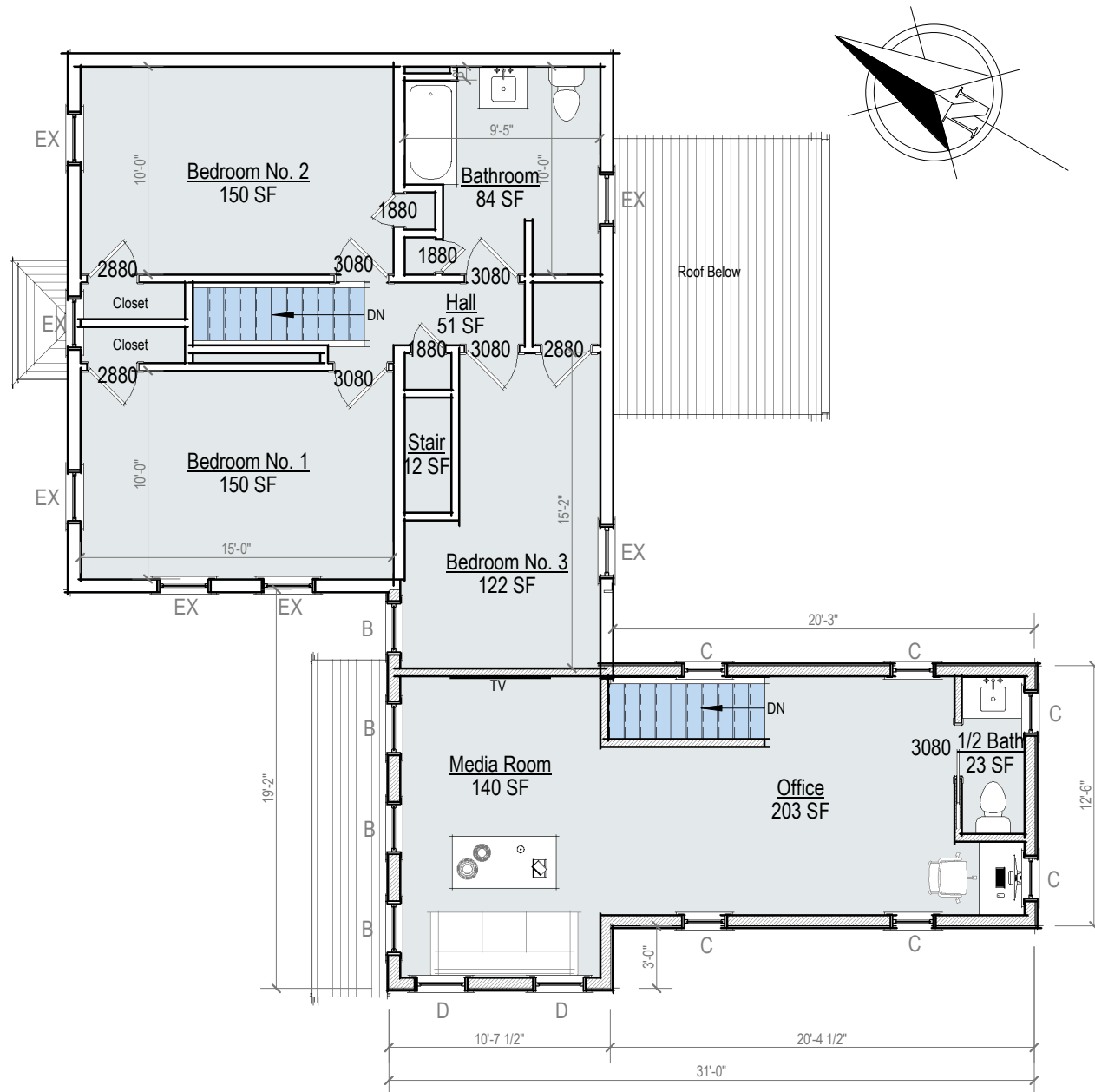
e m e r i t u s



SK1 *Callahan Residence*
 29 Warren Street
 Newburyport MA 01950

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

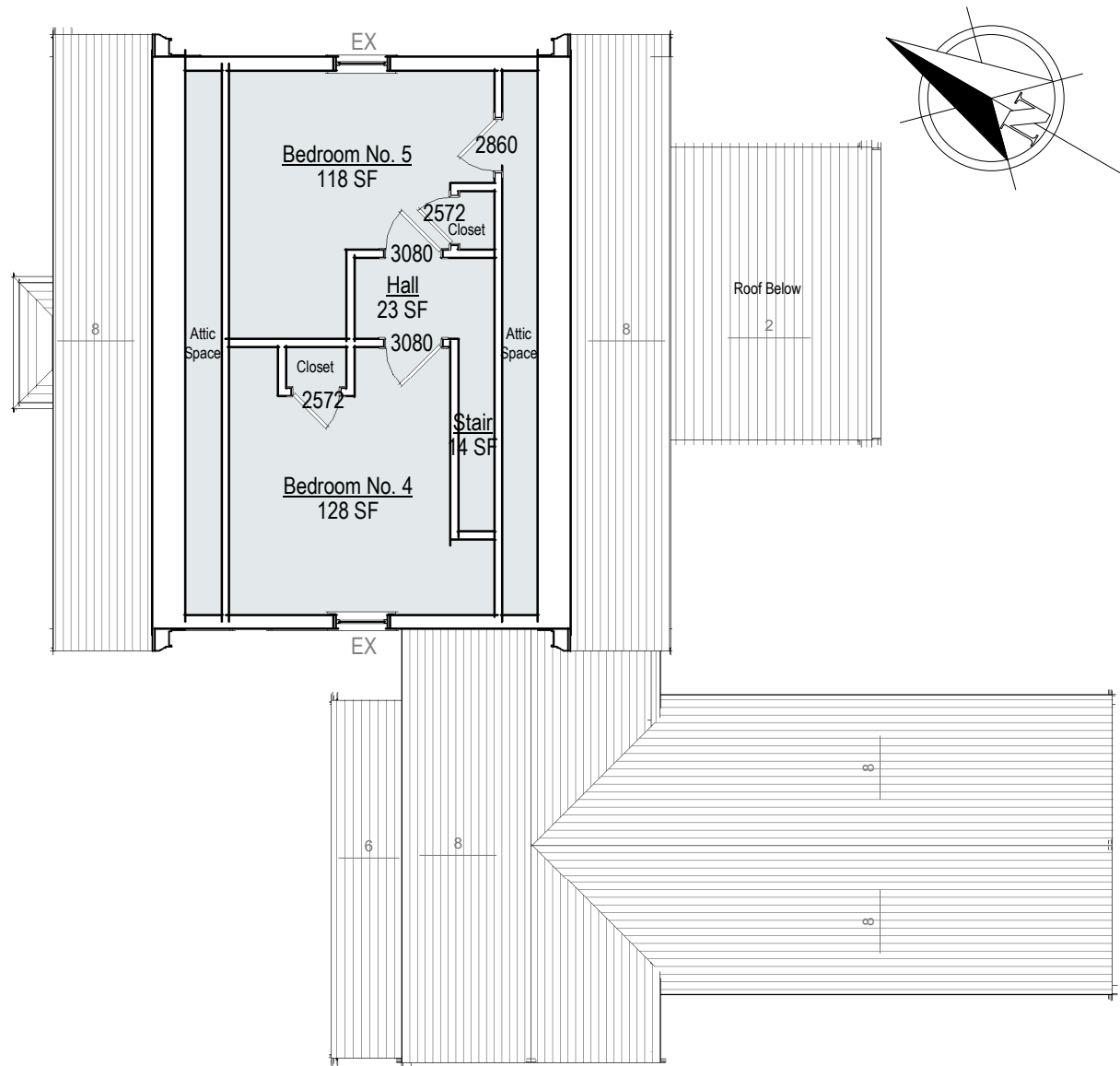




SK2 *Callahan Residence*
 29 Warren Street
 Newburyport MA 01950

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



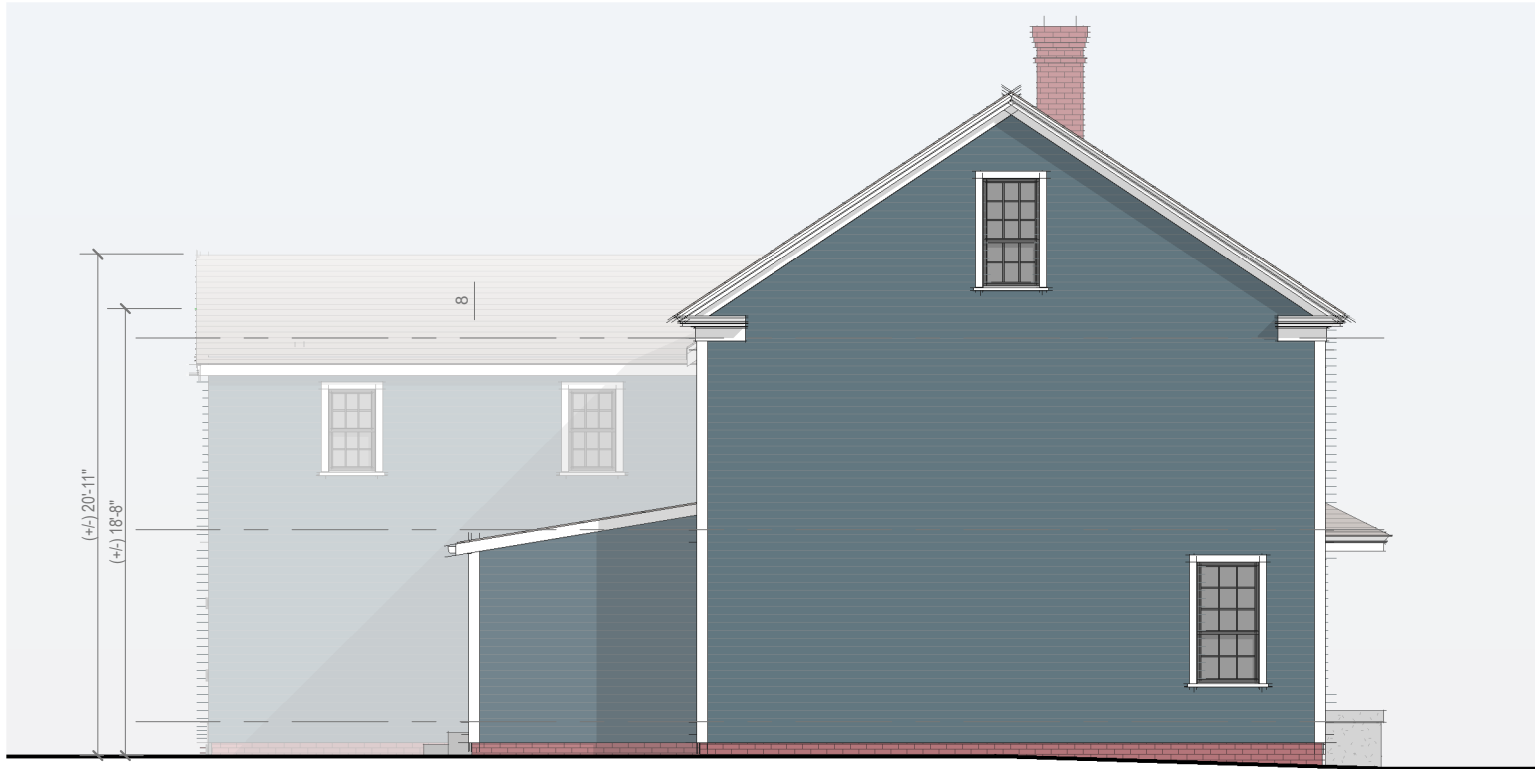


SKG

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

