

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

Petitioner: John E. Connolly

Mailing Address: 14 Nashua Rd. Pelham N.H. 03076

Phone: 978-618-0314 Email: JecConstruction@Comcast.net

Property Address: 20 Walnut Steet Newburyport, M.a.

Map and Lot(s): Map 60 , Lot 28 Zoning District: R-2

Book and Page(s): 32762 , 0595

Owner(s) Name: Richard Morse

Mailing Address (if different): _____

This request for a Special Permit for Non-Conformities is made under section(s):

- | | |
|---|---|
| <input type="checkbox"/> Extension or Alteration (IX.B.2) | <input checked="" 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 | |
| ___ Rear Yard | |
| ___ Lot Coverage | |
| ___ Side Yard | |
| ___ Lot Frontage | |
| ___ Front Yard | |

(Refer to the Zoning Review form as supplied by the Zoning Administrator)

Description of request:

To Construct a two Story addition with a finished walk-out basement. First floor Family-room, second floor Master Bedroom with a full bathroom.

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

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	5,822	79.7	20.3		29'	57'-5"	1	9'-4"	15'-6"	17'-0"	53'-2"
Proposed	5,822	75.1	24.9		30'-6"	57'-5"	1	9'-4"	17'-0"	16'-9"	41'-2"
Required	10,000	40	25		35'	90'	2	25'	10'	10'	25'

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

Existing Buildings:

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
912	3	2,089	101-Sng Fam
_____	_____	_____	_____
_____	_____	_____	_____

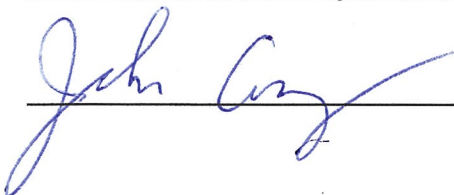
Proposed Buildings:


Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
264	3	792	101- Sng Fam
_____	_____	_____	_____
_____	_____	_____	_____

**Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. – 101 = single family, etc.)

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. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. 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 REVIEW/BUILDING PERMIT DENIAL

APR# 2018-028

Name: JOHN CONNOLLY 978-618-0314

Address: 20 WALNUT ST. Zoning District(s): R-2 / OCOD

Request: 3 FLOOR ADDITION AT REAR ON NON CONFORMING LOT.

REMOVE EXISTING SHED. EXEMPT FROM EXTENDING NON-CONF AS SINGLE FAM.

ZONING BOARD REVIEW REQUIRED NO CHANGE TO EXISTING HIST. ROOFLINE.

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
 - ___ Lot Area
 - ___ Lot Frontage
 - ___ Lot Coverage
- Open Space
- Height
- Lot Width
- Front Yard
- Side Yard
- Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
 - ___ Type
 - ___ Lighting
- Size
- Location

→ Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - ___ Parking
 - ___ Upward Extension
 - ___ Open Space
 - ___ Height
 - ___ Lot Area
- 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

Special Permit

- Special Permit for Use (V.D) Use #: _____
- 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 _____

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Permitted Uses (V-D)
- Marijuana Overlay District (V-G)
- 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
- Rear Yard
- Lot Coverage
- Side Yard
- Lot Frontage
- Front Yard
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

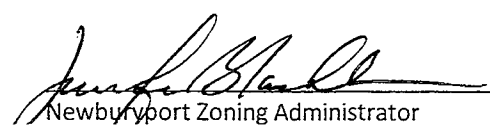
- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)


Newburyport Zoning Administrator
4/25/18
Date

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City of Newburyport Zoning Board of Appeals

Special Permit For Non-Conformities Memo

This Memo is for the proposed addition Located at 20 Walnut Street, Newburyport.

- A) To add a Living-room, and Bedroom to an existing residential structure.
- B) The current zoning deems this lot to be undersized, with a total square footage of 5,822 sq ft. Denial of the permit was stated to be due to the over all square footage of the addition being greater than 500 sq ft. With a proposed 792 sq ft. of combined living space. (all three floors)
- C) The Addition does not intensify nor does it create additional non-conformities, by maintaining the maximum allowable lot coverage space of 25%.
- D) Existing Home and proposed addition meet all required setbacks and height elevation requirements, along with not exceeding the 25% lot coverage threshold.

20 WALNUT ST

Location 20 WALNUT ST

Mblu 60/ 28/ / /

Owner MORSE RICHARD F

Assessment \$442,200

PID 4074

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$230,100	\$212,100	\$442,200

Owner of Record

Owner MORSE RICHARD F

Sale Price \$0

Co-Owner SEIKO OHTA MORSE T/E

Certificate

Address 20 WALNUT ST

Book & Page 32762/0595

NEWBURYPORT, MA 01950

Sale Date 08/22/2013

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORSE RICHARD F	\$0		32762/0595	1F	08/22/2013
MORSE RICHARD F	\$490,000		32517/0364	00	05/31/2013
MARTINS F JOSEPH	\$0		20817/0205	1F	05/15/2003
MARTINS, F. JOSEPH	\$0		12619/0505	1A	06/15/1994
MARTINS, F. JOSEPH	\$154,000		12462/0462	00	03/04/1994

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 1,417

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	1.75
Occupancy	1

4

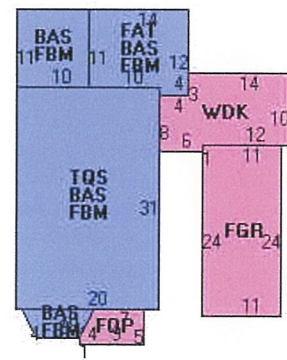
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



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

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	920	920
TQS	Three Quarter Story	620	465
FAT	Attic	158	32
FBM	Basement, Finished	920	0
FGR	Garage, Attached	264	0
FOP	Porch, Open	41	0
WDK	Deck, Wood	174	0
		3,097	1,417

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	1 UNITS	\$1,400	1

Land Use

Use Code 1010
Description SINGLE FAM
Zone R3

Land Line Valuation

Size (Acres) 0.14
Depth 0
Assessed Value \$212,100

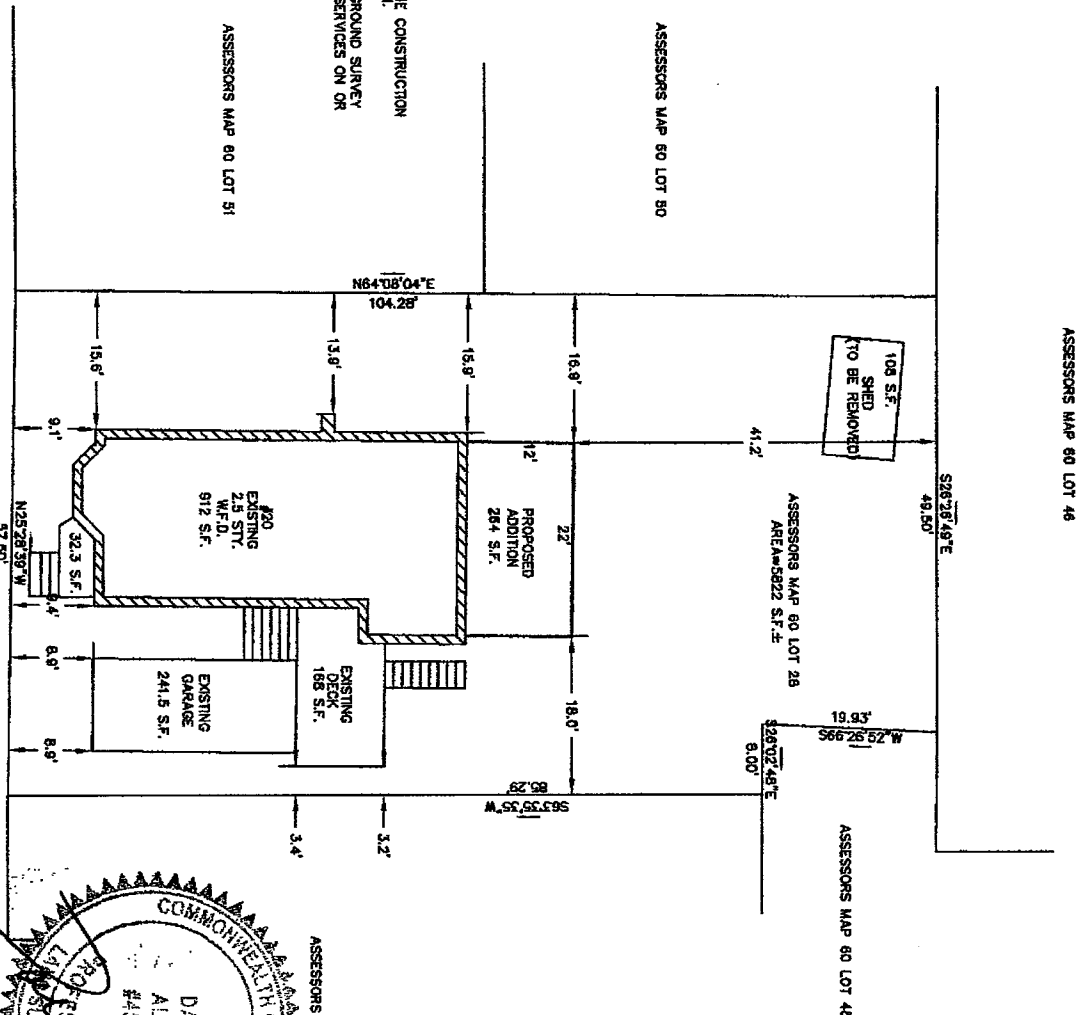
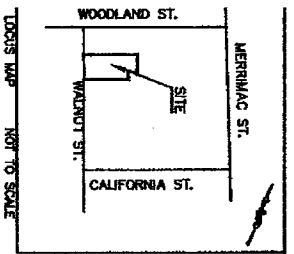
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$223,300	\$202,000	\$425,300

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NOTES

1.) THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF THE PROPOSED ADDITION AS SHOWN.

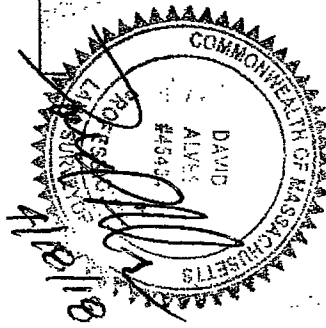
2.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES ON OR AROUND MARCH 25, 2014.

WALNUT STREET (PUBLIC)

ZONING TABLE

REQUIRED	PROPOSED	EXISTING
MIN. LOT AREA	10,000 S.F.	5922 S.F.±
MIN. FRONT YD.	90'	N/A
MIN. SIDE YD.	25'	15.9'
MIN. REAR YD.	10'	41.2'
MIN. REAR YD.	25'	

LOT COVERAGE = 24.9%
 MAX COVERAGE FOR R2 ZONE = 25%
 TOTAL BLDG COVERAGE INCLUDING PROPOSED CONSTRUCTION = 1449.8 S.F.
 NOTE: BUILDING COVERAGE CALCULATIONS EXCLUDE THE SHED AND THE DECK AS SHOWN.



PROPOSED PLOT PLAN
 20 WALNUT STREET
 NEWBURYPORT, MASSACHUSETTS
 ASSESSORS MAP 60 LOT 28

PREPARED FOR:
 RICHARD MORSE

DATE: OCTOBER 6, 2017

REVISION	DATE	DESCRIPTION
BLDG COVERAGE ADDITION EXPANSION	3/28/18	
SHED REMOVAL, COVERAGE CALCS, ZONE CHANGE	4/9/18	
MISC.	4/18/18	

WAYPOINT SURVEYING SERVICES 141 BRIDGE ROAD, SUITE 202-5 SALISBURY, MASSACHUSETTS 01962 (978) 506-5261	DESIGN BY: D.A.
DATE: OCTOBER 6, 2017	DESIGN BY: D.A.