# 3 Lunt Street, Newburyport

#### Application for

## **Special Permit for Non-Conformities**

**January 26, 2021** 



# 3 Lunt Street, Newburyport Application Summary

## **Application Summary**

- Change in roof pitch of porch/sunroom located at rear of structure.
- Constitutes "upward expansion" of side yard setback requiring a Special Permit.
- No change to existing footprint of structure.
- Porch/sunroom is not historic: built in 2004 with Special Permit.
- Side yard nonconformity is 4.7' where 10' are required.
- Set back distance not changing but converting roof of porch/sunroom to a flat roof results in median roof height increasing from 11'7.5" to 13'3".

# ZONING RESIDENTIAL (R-2) SINGLE-FAMILY (101)

	REQUIRED	EXISTING	PROPOSED
	(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	5,035 SQUARE FEET	5,035 SQUARE FEET
MINIMIUM LOT FRONTAGE	90 FEET	45.78 FEET	45.78 FEET
FRONT SETBACK	25 FEET	6.6 FEET	6.6 FEET
SIDE SETBACK (R)	10 FEET	4.7 FEET	4.7 FEET
SIDE SETBACK (L)	10 FEET	8.0 FEET	8.0 FEET
REAR SETBACK	25 FEET	57.4 FEET	57.4 FEET
MAXIMIUM LOT COVERAGE(%)	25.0%	28.2%	28.2%
MAXIMIUM HEIGHT	35 FEET	27 FEET	27 FEET
MINIMIUM OPEN SPACE	40.0%	62.1%	62.1%
MINIMIUM PARKING REQUIRED	2	2	2

ON-LINE ZONING ORDINANCES CITY OF NEWBURYPORT WEBSITE http://www.cityofnewburyport.com/Planning/Index.html PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

#### <u>NOTES</u>

THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED OCTOBER 15, 2020 BY THIS FIRM.

DESIGN INFORMATION HAS BEEN PROVIDED BY THE CLIENT'S ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYOPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

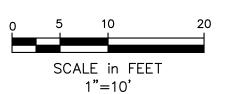
#### LOCUS TITLE INFORMATION

3 LUNT STREET

OWNER:

KENNETH A. & ALLISSA M. CHRISTIE

DEED REFERENCE: BK: 34989 PG: 216
ASSESSORS: MAP 25 LOT 16



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978-270-8626

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950

1		

					1
SCALE:					1
HORIZ:1"= 10'					
VERT:					
	NO.	DATE	BY	REVISIONS	

FIELD: CO CALCS: EC	ZONING PLAN
CHECKED: <u>EJC</u>	
APPROVED: <u>EJC</u>	3 LUNT STREET

7-9 LUNT
THE WELCH FAMILY REALTY TRUST
MAP 25 LOT 17
E.S.D.R.D. BK. 36005 PG. 492

MULCH/ \_LANDSCAPING

PROPOSED ROOF LINE ALTERATION

STONES

WOOD FENCE

DECK

WOOD FENCE

WOOD FENCE/WALL

> STONE PATIO

LANDSCAPING

S 89°38'52" E

112.37'

GRANITE

COBBLE— EDGE

/ MULCH/ 56.78, LANDSCAPING

N/F 56 PURCHASE STREET RTB AND ALJ TRUST MAP 25 LOT 14 E.S.D.R.D. BK. 36501 PG. 182

GRASS

SHED

MULCH/

LANDSCAPING

STONES

GRANITE COBBLE EDGE

3 LUNT STREET

54 PURCHASE STREET / 1 LUNT STREET
54 PURCHASE STREET CONDOMINIUM
MAP 25 LOT 15
MASTER DEED E.S.D.R.D. BK. 21194 PG. 91

COVERED

STEPS/-LANDING \_\_\_ MULCH/ LANDSCAPING

> N N

TREE

PLAN OF LAND IN

NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR

KENNETH & ALISSA CHRISTIE

PROJECT NO.
2020-3LUNT

DATE: DEC 22, 2020

SHEET NO.

1 OF 1





2 EXISTING LEFT ELEVATION
Scale: I/4" = I'-0"

THE CHRISTIE RESIDENC

REVISION & REISSUE NOTES

Project Manager

M.L.

**EXISTING** 

**ELEVATIONS** 

EC3

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Scale: AS NOTED

12/18/2020

No. Date Notes

Project #

2020-26

3 LUNT STREET. NEWBURYPORT. MA 01950

SCOTT BROWN

ESTD ARCHITECTS 2007

48 MARKET STREET

NEWBURYPORT, MA 01950

T. 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

CAD File Name Christie\_CD\_Phase\_2.vwx

0 2 4 6 7



PROPSOED FRONT ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
Scale: 1/4" = 1'-0"



	REVIS	SION & REISSUE N	OTES
No.	Date	Notes	
P	roject #	Project Manager	Date
20	020-26	M.L.	12/18/2020
	Scale	: AS NOTED	

PROPOSED **ELEVATIONS** 

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EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"



SCOTT MBROWN

ESTD ARCHITECTS 2007

48 MARKET STREET

NEWBURYPORT, MA 01950

T. 978.465.3535

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Scale: AS NOTED

EXISTING
ELEVATIONS

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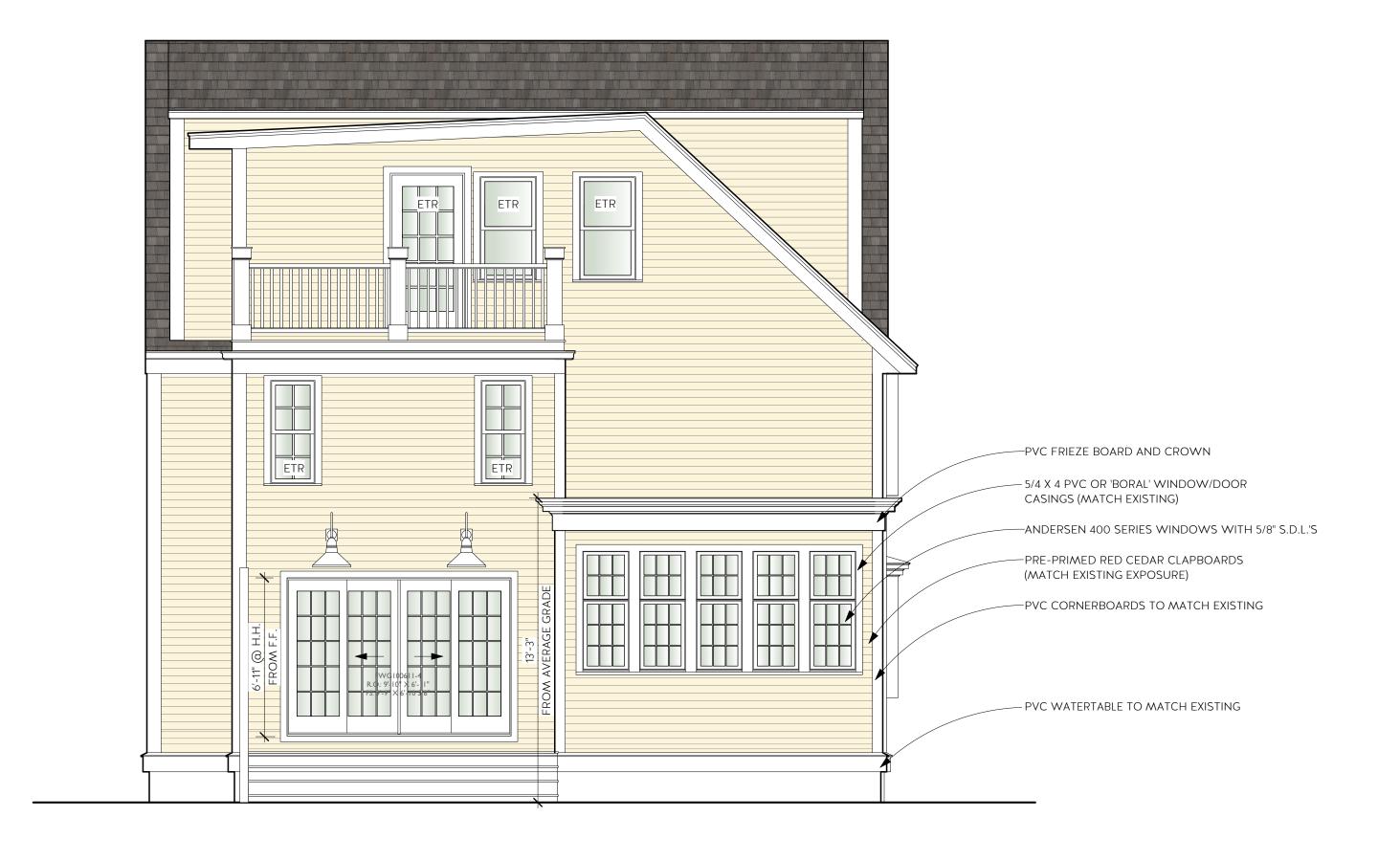
Project Manager

REVISION & REISSUE NOTES

No. Date Notes

Project #

0 2 4 6 7 10 1



REAR ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: I/4" = I'-0"



# DICTE DECIDENT

REVISION & REISSUE NOTES

No. Date Notes

Project # Project Manager Date
2020-26 M.L. 12/18/2020

Scale: AS NOTED

PROPOSED ELEVATIONS

A2.2

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3 EXISTING RIGHT CORNER ELEVATION

2 EXISTING REAR ELEVATION



No. Date Notes

**REVISION & REISSUE NOTES** 

Project Manager Project # 2020-26 12/18/2020 Scale: AS NOTED

**EXISTING PHOTOS** 

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# Criteria for Special Permit for Nonconformities for Single and Two Family Residential Structures and Uses:

- 1. That there will be no addition of a new nonconformity; and
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.

The board of appeals may consider, among other relevant factors, the size, scale, massing, volume, and location of the proposed structure, extension or alteration as compared to:

- (a) The existing structure and lot;
- (b) Other structures and lots in the neighborhood; and
- (c) Reasonable alternatives to the proposal, including alternatives that may require planning board approval under section VI-C of the ordinance.

# **Application of Special Permit Criteria:**

- 1. There will be no addition of a new nonconformity.
  - The proposed roof change will not create any new nonconformities.
  - Footprint of structure not changing.
  - While upward expansion "intensifies" nonconforming side yard setback it does not create a new nonconformity. Height of 13'3" remains well below 35' allowed in R-2 District.

### **Application of Special Permit Criteria Continued:**

- 2. The proposed changes will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use:
  - Proposed addition within existing structure's footprint.
  - Use of room will remain as porch/sunroom.
  - Minor increase in height of room's roof is less than two feet.
  - Rear porch/sunroom is minimally visible from the street.