

City of Newburyport Zoning Board of Appeals

Instructions for an Application for a SPECIAL PERMIT for NON-CONFORMITIES

1. The petitioner shall submit two (2) copies of the following information:
- a. _____ A completed Application for a Special Permit for Non-Conformities form.
 - b. _____ Zoning Determination form from the Zoning Administrator indicating the need for a Special Permit for Non-Conformities.
 - c. _____ A written memo addressing the following Special Permit for Non-Conformities criteria:
 - 1) Please identify the particular use existing or proposed for the land or structure.
 - 2) Please identify the particular respect or respects in which the existing structure or use does not conform to the requirements of the present zoning.
 - 3) Please identify whether the proposed use, extension, alteration, or addition would intensify the existing non-conformities or result in additional ones.
 - 4) Please identify the facts relied upon to support the Special Permit for Non-Conformities that the proposed use, extension, alteration or addition shall not be more detrimental than the existing.
 - d. _____ Assessor's Card available from the Assessor's Office or from <http://gis.vgsi.com/newburyportma/>
 - e. _____ Site plans and elevation drawings clearly showing existing and proposed conditions. Existing/proposed elevations of each affected facade must be included. All measurements shall be noted on the plan. An architectural scale or ruler should not be required. Plans shall include the following:
 - North point, Date of Plan; Title of Plan, Location Address; Graphic Scale
 - Zoning district(s) and dimensional control requirements;
 - Wetlands (if applicable);
 - Property boundaries; locations of buildings on adjacent properties and dimensional setbacks from property lines;
 - Indicate the proposed dimensional setbacks of the proposed structure with the existing structure(s) dimensional controls;
 - Deed restrictions, easements, etc.;
 - Proposed features in solid lines; Features that are to be removed in dashed lines;
 - Name, address, and phone numbers of the Applicant, Owner, Designer, Engineer, or Surveyor.
 - f. _____ Any other supplemental information such as letters of support, photos, etc.
2. The petitioner shall submit **.pdf files** of the above information to planning@cityofnewburyport.com.
3. An administrative fee of \$200.00 per application is required at the time of application, plus a publication/abutters notification fee of \$350 per project. Checks may be combined and made payable to the "City of Newburyport."

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) |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G) |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of 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 SPECIAL PERMIT for NON-CONFORMITIES

	Required Dimensional Controls	Existing Dimensional Controls	Proposed 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.

By checking this box and typing my name below, I am electronically signing this application.

 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

 Owner (if different)

City of Newburyport Zoning Board of Appeals

Application for a SPECIAL PERMIT for NON-CONFORMITIES

	Required Dimensional Controls	Existing Dimensional Controls	Proposed Dimensional Controls
Lot Area	10,000 sq. ft.	8125 sq. ft.	NO CHANGE
Frontage	90 ft	100.77' ft.	NO CHANGE
Height*	35'	15.8' +/-	24.8' +/-
Lot Coverage (%)**	25	17.99	19.14
Open Space (%)***	40	76.0	74.9
Front Setback	25 ft.	19.5' +/-	17.0' +/-
Side A Setback	10 ft.	27.3' +/-	NO CHANGE
Side B Setback	25 ft.	19.7' +/-	19.5' +/-
Rear Setback	25 ft.	30.1' +/-	NO CHANGE
Parking Spaces	2	2 DRIVEWAY	NO CHANGE
FAR****	N/A	N/A	N/A

*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.

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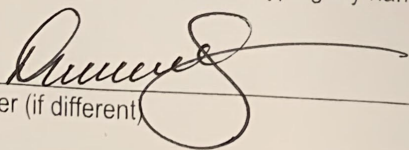
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By checking this box and typing my name below, I am electronically signing this application.

Benjamin Becker

Petitioner

By checking this box and typing my name below, I am electronically signing this application.


Owner (if different)