

**City of Newburyport Planning Board  
Application for a SPECIAL PERMIT**

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Petitioner: Kenneth Woods

Address: 20 Temple Street, Newburyport, MA 01950

Phone: 978-985-6129

Owner: Kenneth Woods

Address: 29 Temple Street, Newburyport, MA 01950

Phone: 978-985-6129

Site Address: 20 Temple Street

Assessor's Map and Lot(s): 5-11 Zoning District: R3 / DOD

Book and Page #: 36300-215 or Certificate of Title: \_\_\_\_\_

**Ordinance section where relief is being requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Table of Permitted Uses (V-D)            | <input type="checkbox"/> Federal Street Overlay District (XXII)      |
| <input type="checkbox"/> Marijuana Overlay District (V-G)         | <input type="checkbox"/> Courts and Lanes (XXIII)                    |
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Waterfront West Overlay District (XXIV)     |
| <input type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redev. Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) |  |

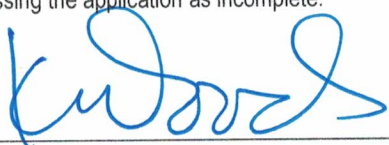
**X VI-F YARD REQUIREMENTS (SETBACKS)**

**Describe the Special Permit request:**

**UPWARD EXTENSION OF EXISTING NON-CONFORMING STRUCTURE  
(FRONT SETBACK)**

**Petitioner and Landowner signature(s):**

Every application for a Special Permit shall be made on this form, which is the official form of the Planning Board. 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 Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board dismissing the application as incomplete.

Signature of petitioner/owner: 

Print name(s) here: KENNETH WOODS

**City of Newburyport PLANNING BOARD**  
**Application for a SPECIAL PERMIT for NON-CONFORMITIES**

	Lot s.f.	Open Space %	Lot Coverage %	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	4300	55	45	27'-1"	80	2	0	5	3	20
Proposed	4300	55	45	27'-1"	80	2	0	5	3	20
Required	12,000	35	30	35	100	4	20	10	10	20

**Existing Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
1942	2	3600	102

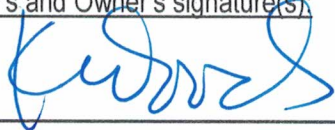
**Proposed Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
1942	2	3652	102

\*\*Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. – 101 = single family, 102 = two-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 Planning Board. Every application for a Planning Board Special Permit for Non-Conformities must be made on this form, which is the official form of the Planning Board. 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 Planning Board Rules and Regulations may result in the Planning Board dismissing the application as incomplete.

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



CITY OF NEWBURYPORT, MA  
ZONING REVIEW/BUILDING PERMIT DENIAL

APR# 2018-004Rev.

Name: KENNETH WOODS 978-985-6129

Address: 20 TEMPLE STREET Zoning District(s): R3/DOD

Request: 2ND FLOOR ADDITION, UPWARD EXTENSION OF NON CONF.

FRONT SETBACK (EXEMPT FROM DEMO DELAY PER 2 FAMILY/R3)

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
  - Lot Area
  - Open Space
  - Front Yard
  - Lot Frontage
  - Height
  - Side Yard
  - Lot Coverage
  - Lot Width
  - Rear Yard
- Parking (VII)
- PIOD (XXI)
  - FAR
  - 2 story limit
  - # of bedrooms

Sign Variance

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

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 \_\_\_\_\_

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 Increase
  - Setbacks
  - Open Space

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)

*Jennifer Blawie*  
Newburyport Zoning Administrator

3/1/18  
Date

20 Temple Street  
Newburyport, MA 01950  
Phone: 978-985-6129

**Kenneth A. Woods, P.E.**

March 5, 2018

City of Newburyport  
60 Pleasant Street  
Newburyport MA 01950

Re: Special permit for alteration to 20 Temple Street  
Ref: Site Plan, Existing & Proposed Elevations, Existing & Proposed Plans

To whom it may concern:

I request a permit / special permit to construct a small addition which does not encroach on the existing non-conforming setbacks. The purpose of the addition / alteration is to allow direct access to a bedroom versus having to pass through another bedroom to access the space. Please see the attached drawings.

The use requested is listed in the table of use regulations.

The use is desirable to the public convenience or welfare.

The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

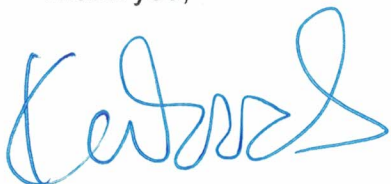
Any special regulations for the use set forth in the special permit table, if any, are fulfilled.

The requested use will not, by its addition to the neighborhood, cause an excess of said use that could be detrimental to the character of the neighborhood.

The proposed use is in harmony with the purpose and intent of this ordinance.

The proposed use shall not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

Thank you,



Kenneth Woods  
20 Temple Street  
Newburyport MA 01950

Cell 978-985-6129

## 20 TEMPLE ST

**Location** 20 TEMPLE ST

**Mblu** 5/ 11/A //

**Owner** WOODS KENNETH

**Assessment** \$470,900

**PID** 170

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$470,900	\$0	\$470,900

### Owner of Record

**Owner** WOODS KENNETH  
**Co-Owner** LAUREN JEUCK WOODS T/E  
**Address** 20 TEMPLE ST  
 NEWBURYPORT, MA 01950

**Sale Price** \$206,250  
**Certificate**  
**Book & Page** 16108/0125  
**Sale Date** 12/17/1999  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOODS KENNETH	\$206,250		16108/0125	00	12/17/1999
LINCOLN WILLIAM A	\$0		11882/0373	1A	05/14/1993
LINCOLN WILLIAM A	\$139,900		08929/0597	00	04/30/1987
O'NEILL WM E & LUCINDA M J/T	\$1		08552/0534	1A	10/06/1986
LINCOLN WILLIAM A	\$0				

### Building Information

#### Building 1 : Section 1

**Year Built:** 1780

**Living Area:** 1,512

#### Building Photo

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2 Stories
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	Drywall/Sheet

Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Kitchen Grd	
Grade	Average +10
Stories:	2
Residential Units:	2
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gambrel
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\23\62.jpg>)

### Building Layout

BAS[846]
FUS[666]
UAT[612]
UBM[213]

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	846	846
FUS	Upper Story, Finished	666	666
UAT	Attic	612	0
UBM	Basement, Unfinished	213	0
		2,337	1,512

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,100	1
FPO	EXTRA FPL OPEN	4 UNITS	\$2,800	1

### Land

#### Land Use

Use Code 1021  
Description CONDO  
Zone R3

#### Land Line Valuation

Size (Acres) 0  
Depth 0  
Assessed Value \$0

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$450,200	\$0	\$450,200

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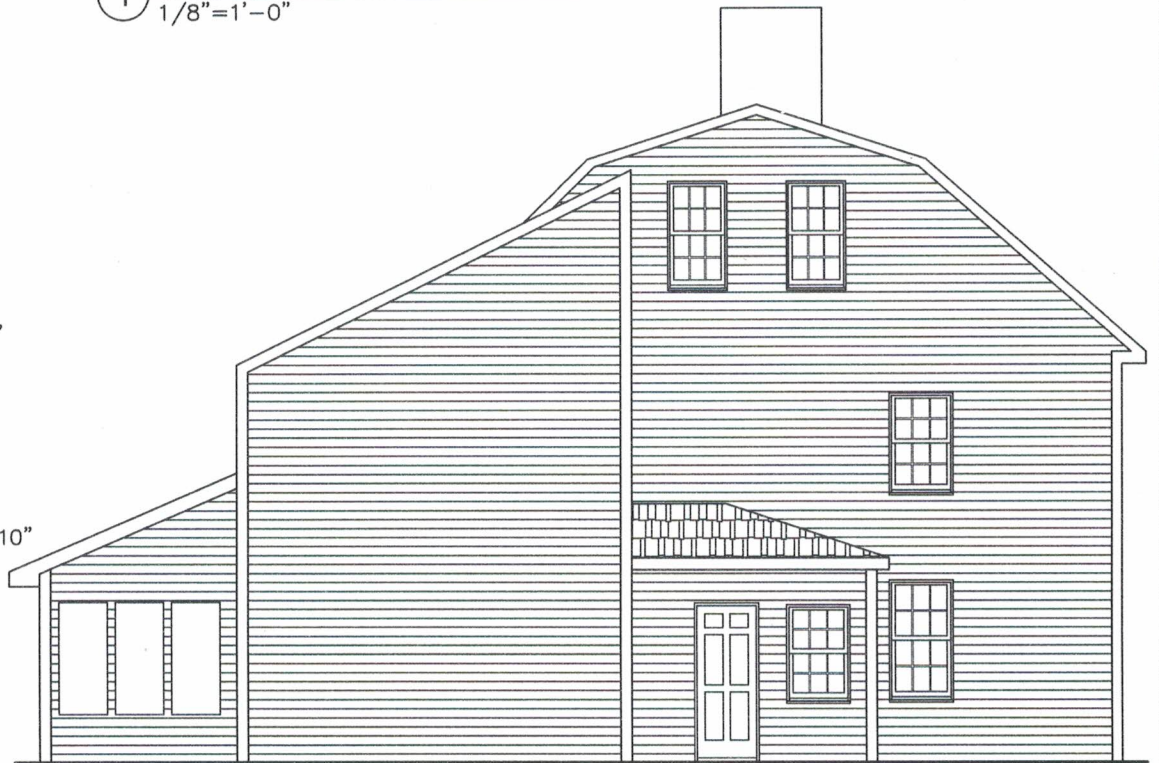


① EXIST. NORTH ELEVATION  
 1/8" = 1'-0"

ATTIC FLOOR EL = 17'-3"

SECOND FLOOR EL = 8'-10"

FIRST FLOOR EL = 0'-0"



② EXIST. EAST ELEVATION  
 1/8" = 1'-0"

  
**KAW**  
 KENNETH A. WOODS P.E.  
 20 TEMPLE STREET  
 NEWBURYPORT, MA. 01950  
 TELEPHONE 978-985-6129

DATE: 1/16/2018  
 SCALE: 1/8" = 1'-0"  
 DRAWN: KAW

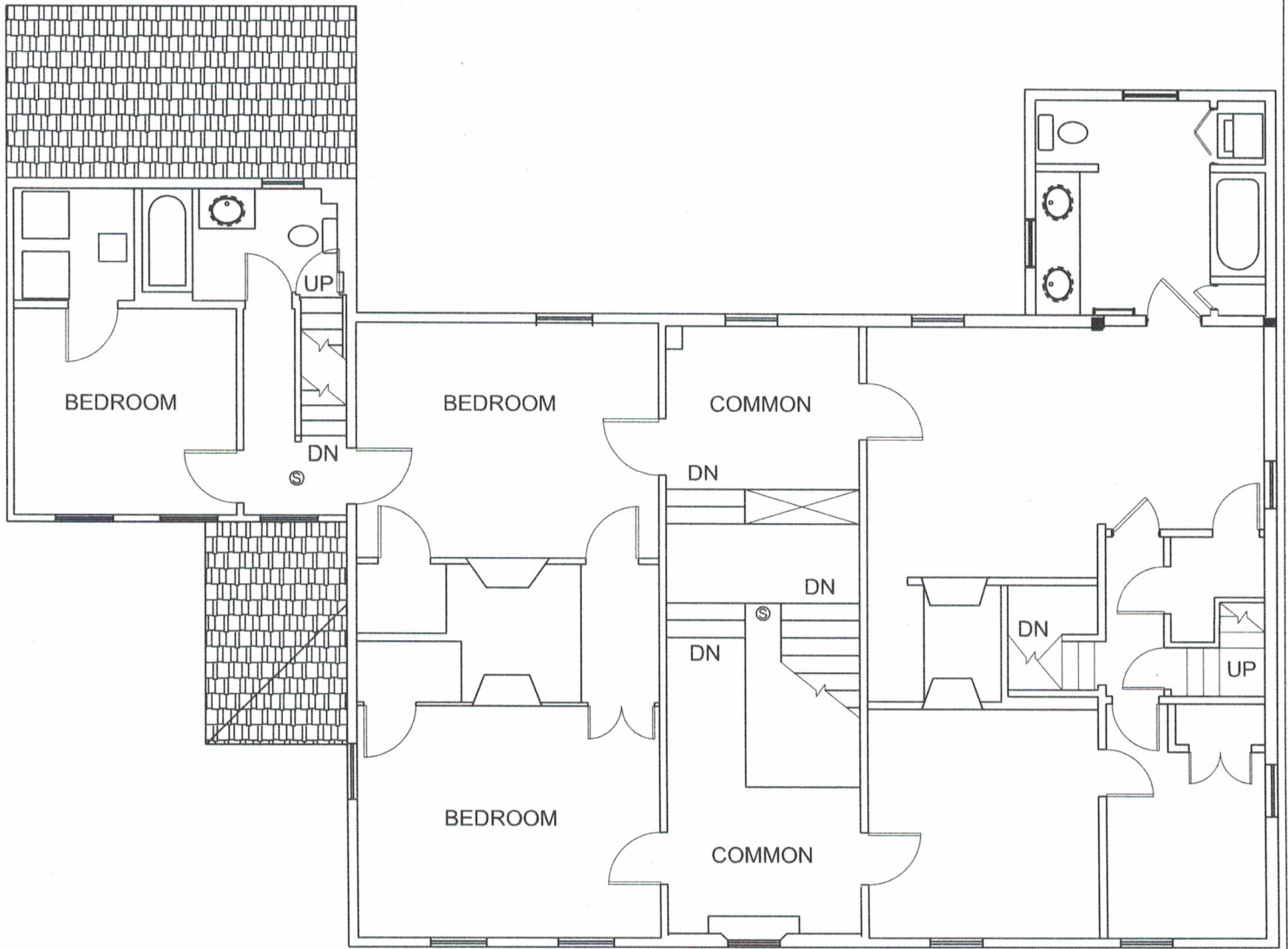
PROJECT:  
 Woods Residence Alterations  
 20 Temple Street  
 Newburyport, MA 01950

DRAWING:  
 Existing Elevations

DRAWING:

**SK-1**

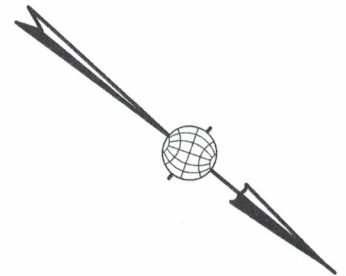
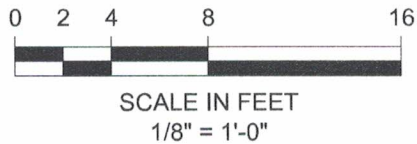




20 TEMPLE

18 TEMPLE

① EXIST. 2ND FLOOR PLAN  
 1/8" = 1'-0"



**KAW**  
 KENNETH A. WOODS P.E.  
 20 TEMPLE STREET  
 NEWBURYPORT, MA. 01950  
 TELEPHONE 978-985-6129

DATE: 1/16/2018  
 SCALE: 1/8" = 1'-0"  
 DRAWN: KAW

PROJECT:  
 Woods Residence Alterations  
 20 Temple Street  
 Newburyport, MA 01950

DRAWING:  
 Existing 2nd Floor Plan

DRAWING:  
**SK-2**

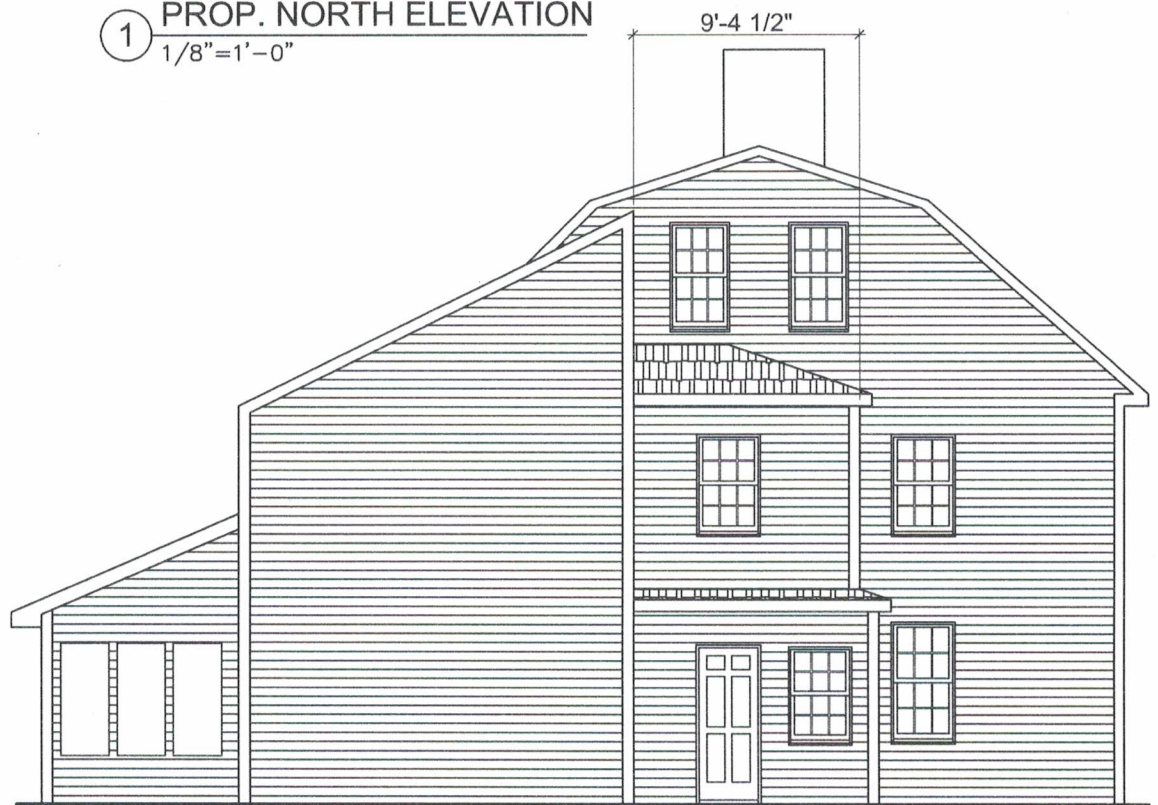


① PROP. NORTH ELEVATION  
1/8" = 1'-0"

ATTIC FLOOR EL = 17'-3"

SECOND FLOOR EL = 8'-10"

FIRST FLOOR EL = 0'-0"



② PROP. EAST ELEVATION  
1/8" = 1'-0"

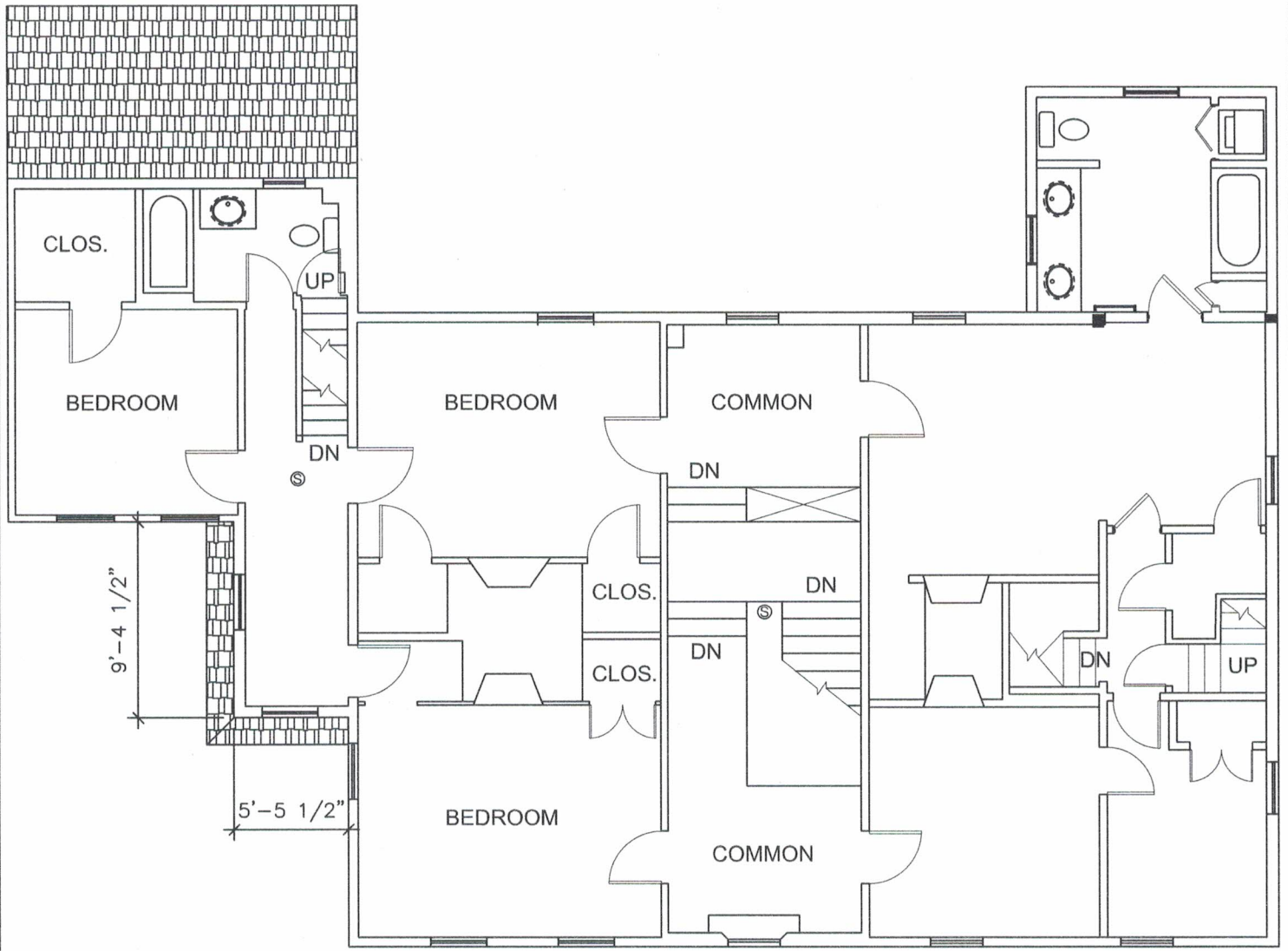
  
**KAW**  
 KENNETH A. WOODS P.E.  
 20 TEMPLE STREET  
 NEWBURYPORT, MA. 01950  
 TELEPHONE 978-985-6129

DATE: 1/16/2018  
 SCALE: 1/8" = 1'-0"  
 DRAWN: KAW

PROJECT:  
 Woods Residence Alterations  
 20 Temple Street  
 Newburyport, MA 01950

DRAWING:  
 Proposed Elevations

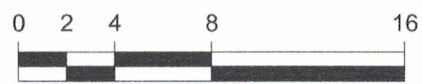
DRAWING:  
**SK-3**



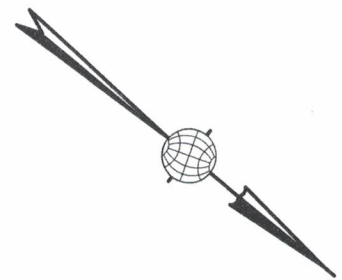
20 TEMPLE

18 TEMPLE

1 PROP. 2ND FLOOR PLAN  
 1/8" = 1'-0"

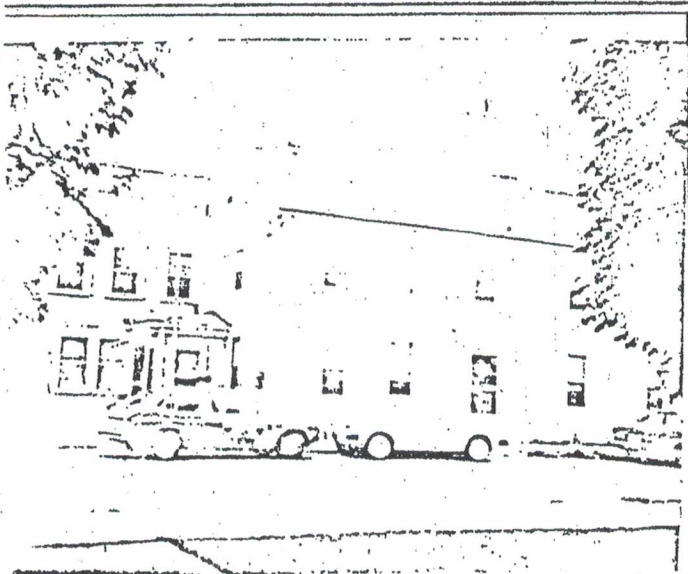
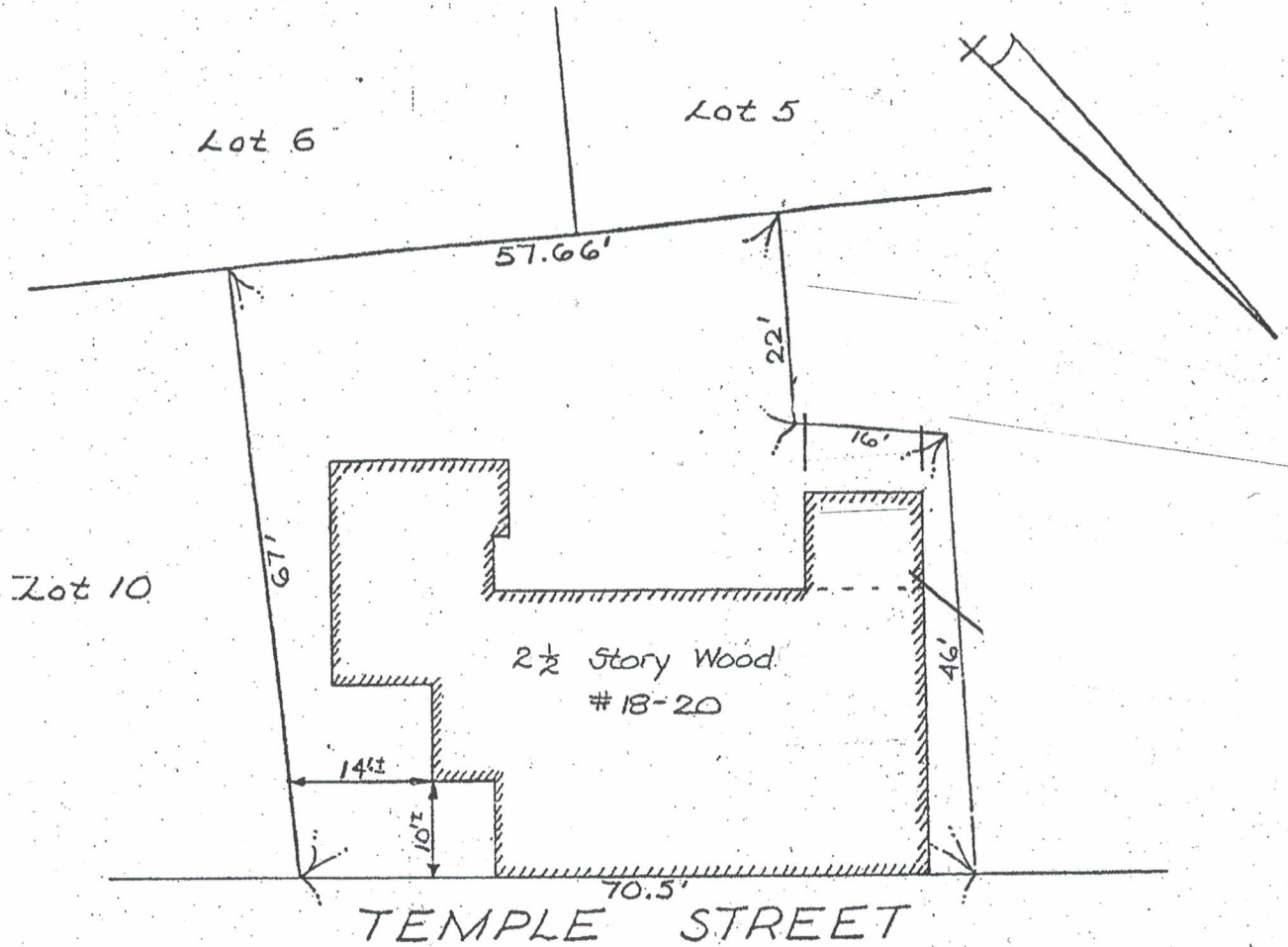


SCALE IN FEET  
 1/8" = 1'-0"



 <b>KAW</b> KENNETH A. WOODS P.E. 20 TEMPLE STREET NEWBURYPORT, MA. 01950 TELEPHONE 978-985-6129	DATE: 1/16/2018	PROJECT: Woods Residence Alterations 20 Temple Street Newburyport, MA 01950	DRAWING:  <b>SK-4</b>
	SCALE: 1/8" = 1'-0"		
	DRAWN: KAW	DRAWING: Proposed 2nd Floor Plan	

NOTE: This plan was drawn for mortgage purposes only and is not to be recorded, or construed as an instrument survey.



### MORTGAGE PLOT PLAN OF PROPERTY

in Newburyport Essex County, Mass.

Owned by William & Lucinda O'Neil

Scale: 1"=20' Date: 9/17/79

Book No. 3883 Page No. 33

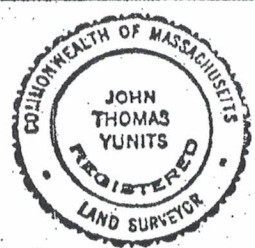
L.C. Cert. No. \_\_\_\_\_

I hereby certify that the building and lot lines shown on this plan are approximately located on the ground as shown hereon and that they have conformed to the Zoning Laws of the City of Newburyport

On this date 9-17-79 I certify that to the best of my knowledge and belief the parcel as shown does not fall within the Flood Plain as shown on the F.I.A. Flood Hazard Boundary Maps dated 2-15-79

By: John R. Yunits

YUNITS ENGINEERING CO. INC.





VI-A - General regulations.

Any structure hereafter altered, constructed, erected, placed, or converted for any use in any district shall be located on a lot only in conformance with the minimum requirements listed on the dimensional controls table and regulations in section VI-B unless specifically allowed by the special permit granting authority under a variance procedure or, in the case of nonconforming uses, structures or lots, in accordance with the provisions of M.G.L.A. c. 40A, § 6 and Section IX of the ordinance.

Minimum lot area, street frontage, setbacks, heights, lot coverage, and useable open space shall be as set forth in Table of Dimensional Requirements, which is hereby made part of this ordinance.

No lot upon which any building or structure stands in conformance with this ordinance shall be changed for any reason in size or shape so as to violate the provisions of this ordinance.

*Table of Dimensional Requirements*

1. RESIDENTIAL										
								Yard Requirements		
Use	Num.	District	Lot Area	Street Frontage	Height	% Lot Cov.	Open Space	Front	Side	Rear
Single-family	101	Ag/Con	400,000	300	30	3	NA	50	50	50
	101	R-1	20,000	125	30	20	50%	30	20	30
	101	R-2	10,000	90	35	25	40%	25	10	25
	101	R-3/B-3	8,000	80	35	30	35%	20	10	20
	101	WMD	10,000	90	25	25	40%	25	10	25
Two-family	102	R-2	15,000	120	35	25	40%	25	20	25
	102	R-3/B-3	12,000	100	35	30	35%	20	10	20
	102	WMD	15,000	120	25	25	40%	25	20	25
Multifamily	103		20,000 (a)	120	35	40	40% (b)	20	10	20

