

# City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: Thomas Connolly & Lucia Green, c/o Patrick Heffernan, Esq.

Mailing Address: Finneran & Nicholson, PC, 30 Green Street, Newburyport, MA 01950

Phone: 978-462-1514 Email: patrick@finnic.com

Property Address: 346 High Street

Map and Lot(s): 68-127A/B Zoning District: R-2

Book and Page(s): 30393/0417

Owner(s) Name: Thomas Connolly and Lucia Green

Mailing Address (if different): 346 High Street, Newburyport, MA

The petitioner is requesting a Variance from section(s):

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

Other: \_\_\_\_\_

Request:

Proposed lot split to divide existing lot that contains two single-family homes which are owned as condominium units to create two new lots where new lot for 346 High Street will have nonconformities for lot area, frontage, front yard and side yard setbacks.


**City of Newburyport Zoning Board of Appeals**  
**Application for a VARIANCE**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	14,663 sf	6,735 sf	10,000 sf
Frontage	133.94 ft	61.87 ft	90 ft
Height	less than 35 ft	less than 35 ft	35 ft
Lot Coverage (%)	25%	27.5%	25%
Open Space (%)	60.7%	58.2%	40%
Front Setback	7 ft	61.87 ft	25 ft
Side A Setback	5 ft	5 ft	10 ft
Side B Setback	20.3 ft	15.5 ft	10 ft
Rear Setback	45.3 ft	45.3 ft	25 ft
Parking Spaces	2 per Unit	2	2 per single family
FAR*		<b>SEE EXHIBIT A FOR ACCESSORY GARAGE SETBACKS</b>	

\*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. Every application for a Variance shall 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, publishing, 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 of this application as incomplete.

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



Patrick Heffernan, Esq for Petitioners Thomas Connolly and Lucia Green

Exhibit A

Zoning Table – Detached Accessory Buildings

	Existing Dimensions	Proposed Dimensional Controls-346 High Street	Required Dimensional Controls
Front Setback	Greater than 25 ft	Greater than 25 ft	25 ft
Side A Setback	Greater than 6 ft	Greater than 6 ft	6 ft
Side B Setback	Greater than 6 ft	.45 ft	6 ft
Rear Setback	8 ft	8 ft	6 ft
Distance from Principal Structures	Greater than 10 ft	Greater than 10 ft	10 ft
Dimensions	15 ft x 20 ft	15 ft x 20 ft	22 ft x 24 ft (max)

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2019-003

Name: Thomas Connolly & Lucia Green/Patrick Hefferman of Finneran and Nicholson P.C.

Address: 346 High Street Zoning District(s): DCOC/R2

Request: Lot split of property with 2 single family homes in to 2 seperate parcels. The parcel containing 346 High Street proposes non conforming lot area, frontage, front setback, side setback and accessory structure side setback and lot coverage. This existing condition of two residences on one parcel was created in 2004 via a V1C Special Permit by the Planning Board

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
  - Lot Area      \_\_\_ Open Space       Front Yard
  - Lot Frontage      \_\_\_ Height       Side Yard
  - Lot Coverage      \_\_\_ Lot Width      \_\_\_ Rear Yard
- Parking (VII)

Sign Variance

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

Special Permit

- Table of Use Regulations (V.D) #: \_\_\_\_\_
- 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      \_\_\_ Rear Yard
  - \_\_\_ Upward Extension      \_\_\_ Lot Coverage
  - \_\_\_ Open Space      \_\_\_ Side Yard
  - \_\_\_ Height      \_\_\_ Lot Frontage
  - \_\_\_ Lot Area      \_\_\_ Front Yard
  - \_\_\_ Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - \_\_\_ FAR      \_\_\_ Height
  - \_\_\_ Lot Coverage      \_\_\_ Setbacks
  - \_\_\_ Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # \_\_\_\_\_
- 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      \_\_\_ Rear Yard
  - \_\_\_ Upward Extension      \_\_\_ Lot Coverage
  - \_\_\_ Open Space      \_\_\_ Side Yard
  - \_\_\_ Height      \_\_\_ Lot Frontage
  - \_\_\_ Lot Area      \_\_\_ Front Yard
  - \_\_\_ Use
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major       Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay       \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

  
Newburyport Zoning Administrator      01/11/2019  
Date

# City of Newburyport Zoning Board of Appeals Application for a VARIANCE

Petitioner: Ronald St. Pierre, c/o Patrick Heffernan, Esq.

Mailing Address: Finneran & Nicholson, PC, 30 Green Street, Newburyport, MA 01950

Phone: 978-462-1514 Email: patrick@finnic.com

Property Address: 346A High Street

Map and Lot(s): 68-127A/B Zoning District: R-2

Book and Page(s): 34983/0599

Owner(s) Name: Ronald St. Pierre

Mailing Address (if different): 346A High Street, Newburyport, MA

The petitioner is requesting a Variance from section(s):

- |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Dimensional Controls (VI)                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> Parking (VII)                                                                                                                      |
| <input checked="" type="checkbox"/> Lot Area <input checked="" type="checkbox"/> Front Yard<br><input type="checkbox"/> Open Space <input checked="" type="checkbox"/> Side Yard<br><input type="checkbox"/> Lot Coverage <input type="checkbox"/> Rear Yard<br><input type="checkbox"/> Height <input type="checkbox"/> Lot Width<br><input checked="" type="checkbox"/> Frontage | <input type="checkbox"/> PIOD (XXI)<br><input type="checkbox"/> FAR<br><input type="checkbox"/> 2 ½ stories<br><input type="checkbox"/> Footprint expansion |

Other: \_\_\_\_\_

**Request:**

Proposed lot split to divide existing lot that contains two single-family homes which are owned as condominium units to create two new lots where new lot for 346A High Street will have nonconformities for lot are, lot coverage, frontage and front yard setback.

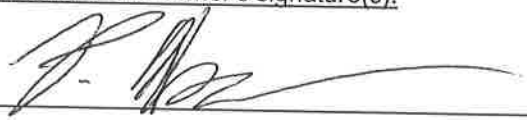
**City of Newburyport Zoning Board of Appeals  
Application for a VARIANCE**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	14,663 sf	7,928 sf	10,000 sf
Frontage	133.94 ft	72.07 ft	90 ft
Height	less than 35 ft	less than 35 ft	35 ft
Lot Coverage (%)	25%	23%	25%
Open Space (%)	60.7%	62.9%	40%
Front Setback	7 ft	70.07 ft	25 ft
Side A Setback	5 ft	24.0 ft	10 ft
Side B Setback	20.3 ft	20.3 ft	10 ft
Rear Setback	45.3 ft	48.8 ft	25 ft
Parking Spaces	2 per Unit	2	2 per single family
FAR*		<b>SEE EXHIBIT A FOR ACCESSORY GARAGE SETBACKS</b>	

\*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. Every application for a Variance shall 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, publishing, 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 of this application as incomplete.

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

  
\_\_\_\_\_

Patrick Heffernan, Esq for Petitioner Ronald St. Pierre

Exhibit A

Zoning Table – Detached Accessory Buildings

	Existing Dimensions	Proposed Dimensional Controls-346 High Street	Required Dimensional Controls
Front Setback	Greater than 2.5 ft	Greater than 2.5 ft	2.5 ft
Side A Setback	Greater than 6 ft	3.9 ft	6 ft
Side B Setback	Greater than 6 ft	Greater than 6 ft	6 ft
Rear Setback	8 ft	8 ft	6 ft
Distance from Principal Structures	Greater than 10 ft	Greater than 10 ft	10 ft
Dimensions	20 ft x 20 ft	20 ft x 20 ft	22 ft x 24 ft (max)

ZONING DETERMINATION

Name: Ronald St Pierre /Patrick Heffernan of Finneran and Nicholson P.C.

Address: 346A High Street Zoning District(s): DCOC/R2

Request: Lot split of property with 2 single family homes in to 2 seperate parcels. The parcel containing 346A High Street proposes non conforming lot area, frontage, front setback, and accessory structure side setback. This existing condition of two residences on one parcel was created in 2004 via a V1C Special Permit by the Planning Board

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Special Permit

- Table of Use Regulations (V.D) #, 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, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, 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, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, 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 signature and date 01/11/2019



**FINNERAN & NICHOLSON, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
30 GREEN STREET  
NEWBURYPORT, MASSACHUSETTS 01950  
(978) 462-1514  
FACSIMILE (978) 465-2584  
E-MAIL: [cases@finnic.com](mailto:cases@finnic.com)

January 15, 2019

Newburyport Zoning Board of Appeals  
Attn: Edward Ramsdell, Chairman  
60 Pleasant Street  
Newburyport, MA 01950

Re: 346 & 346A High Street; Letter in Support of Dimensional Variance for Proposed Lot Split

Dear Mr. Ramsdell:

I represent Ronald St. Pierre, Thomas Connolly and Lucia Green (“Petitioners”) in connection with obtaining a lot split in the above-referenced matter. The existing lot contains two (2) single-family homes which are owned as condominium units (the “Units”). The proposed lot split will divide the existing lot to create two new lots. This letter is provided in support of the Petitioners’ application for a Dimensional Variance with respect to nonconformities created by the lot split.

Existing Conditions

The Units were constructed pursuant to a previously obtained Section VI-C Special Permit. Unit 346 is owned by Thomas Connolly and Lucia Green and Unit 346A is owned by Ronald St. Pierre. Unit 346 was built in or around 1780 and Unit 346A was built in or around 2005. The property is located in the R-2 Zoning District and within the Demolition Control Overlay District. The structures on the lot are pre-existing legally nonconforming for front setback (7 ft) and left side setback (5 ft). The lot is also nonconforming with respect to lot area as it has 14,663sf where 15,000 sf are required for two units in the R-2 District.

Proposed Lot Split

Petitioners are proposing to split the existing lot creating two new lots, each lot containing a single-family home and one-car garage. Both newly created lots will be nonconforming with respect to the following conditions:

346 High Street – Single Family Structure

1. Lot Area: 6,735 sf (10,000 required);
2. Frontage: 61.87 ft (90 ft required);
3. Lot coverage: 27.5% (25% maximum)
4. Front Setback: 8.8 ft (25 ft required); and
5. Left Side Setback: 5 ft (10 ft required)

346 High Street – One Car Garage

1. Right Side Setback: .45 ft (6 ft required)

346A High Street – Single Family Structure

1. Lot Area: 7,928 sf (10,000 required);
2. Frontage: 72.07 ft (90 ft required); and
3. Front Setback: 7 ft (25 ft required);

346A High Street – One Car Garage

1. Left Side Setback: 3.9 ft (6 ft required)

The proposed lot split involves no construction or demolition at all and will merely consist of delineating a new lot line between the two existing units. Indeed, the delineation will be exactly where the exclusive use areas are currently defined on the condominium site plan. (See attached Exhibit A)

Variance

Pursuant to Section X-H(6) of the Zoning Ordinance, the Board has the power to grant a variance provided that the desired relief “may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this ordinance.” Here, the grant of a variance by the Board is consistent with this standard. The following conditions pursuant to Section X-H(6)(C) are present which are required for the grant of a variance:

The proposed use is single family use for the land and the structures.

The existing use is single family (use #101) for each Unit but the use of the lot is two family (use #102). The proposed lot split will not alter the use of the Units but will create a single-family use for each new lot.

Conditions and circumstances are unique to the applicant's lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district

Section VI-C of the Zoning Ordinance prohibits more than one residential building per lot. The existing lot is unusual to the district in that it is the only lot in the surrounding neighborhood with two single-family structures on it.

Strict application of the ordinance would deprive the applicant of reasonable use of the lot, structure, or building in a manner equivalent to the use permitted by other owners of neighboring properties in the same district.

As previously mentioned, the surrounding lots are in a single form of ownership with respect to structures thereon. A reasonable use which is consistent with most uses is to have a stand-alone single-family dwelling unit sit on a lot which is wholly owned by its owner. This is the most complete and “clean” form of ownership and avoids the potential downsides of a condominium form of ownership where there is a clear potential for disputes between owners with respect to common charges, usage of exclusive areas and maintenance and repair of what appear to be independent units. Additionally, there are hurdles to obtaining financing on such developments as lenders are not as used to condominiums where the dwellings are not within one structure.

The unique conditions are not the result of actions taken by the applicant subsequent to the adoption of the ordinance.

The Petitioners did not choose to create the condition of a preexisting non-conforming lot. This development and condominium conversion took place in or about 2006 by an original owner unrelated to the parties.

The relief will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district.

The proposed lot split will not create any inconsistencies with surrounding properties. The neighborhood is already accustomed to one single or multi-family structure on undersized lots that have similar existing garage structures on their properties. The Petitioners’ proposed lot split will fit in with the character of the neighborhood. While the Unit 346 and Unit 346A currently exist on the same lot, Unit 346A was built over two hundred years after Unit 346 so separation of the structures to their own lots will have no impact on the historic characteristics of surrounding neighborhood. Additionally, the creation of two new lots will not alter either existing structure or have any visual impact on High Street as the proposed lot split will not change any of the existing structures.

The relief sought will be desirable and without substantial detriment to the public good. The requested relief may be given without nullifying or substantially derogating from the intent or purpose of the ordinance for all of the same reasons previously indicated. By splitting the existing lot, the Petitioners would have better use of the lot. All of this is consistent with the intent and purpose of the zoning ordinance.

For the foregoing reasons the Petitioner respectfully requests that the ZBA approve the Petitioners application for a variance from the above-referenced nonconformities.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Heffernan', with a long horizontal flourish extending to the right.

Patrick Heffernan, Esq.

Enclosures.

F:\Cases\18-346\Memo in Support of Variance 1.15.19.docx

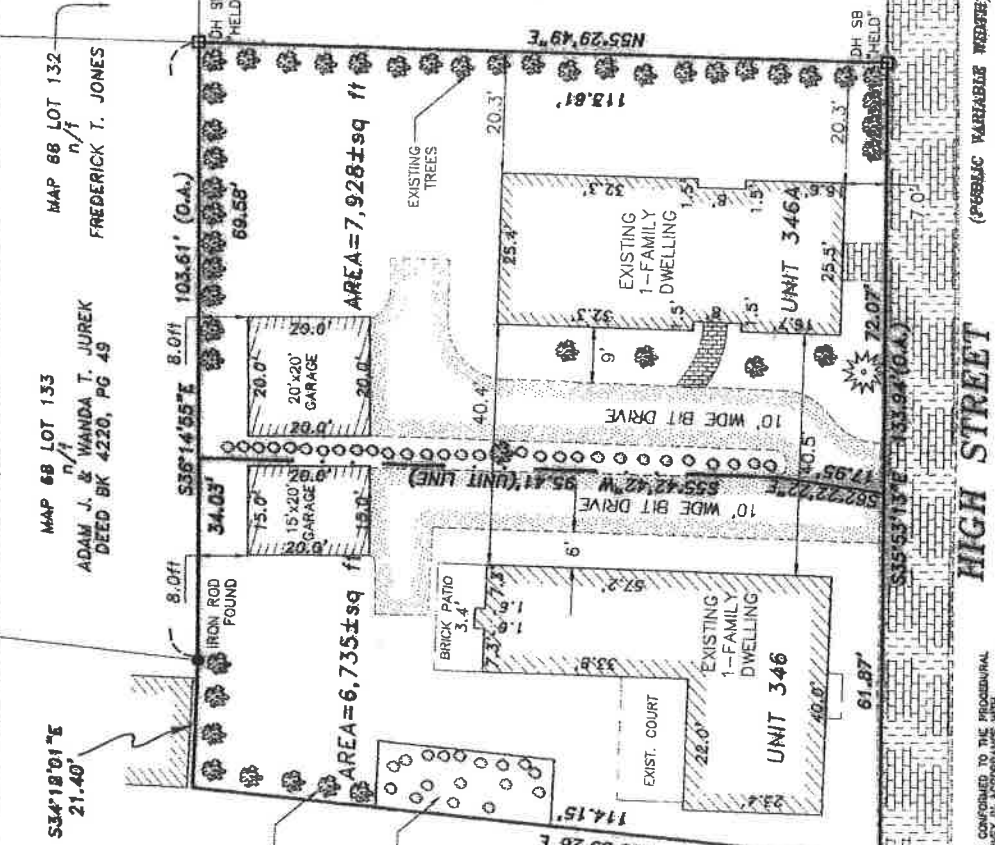
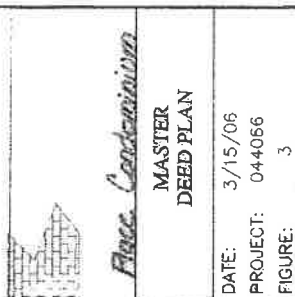
Exhibit A

Condominium Site Plan

**PLAN BOOK 400 PLANO**  
**REGISTERED AS DEVELOPER'S RECORD**  
 Received July 11, 2006  
 With Master Deed  
 Bullard Place Condominium  
 Rec. Bk. 57237, P. 3  
*J. G. B. B. B.*  
 Registrar of Deeds

FOR REGISTRY USE

MAP 68 LOT 128  
 n/f  
 MARTIN A. & YOLANDA A. VERNON  
 DEED BK 18034, PG 367



**MASTER DEED PLAN**

Brown's Wharf  
 Newburyport, MA 01950  
 (978) 465-9877

**SITE: 346 HIGH STREET NEWBURYPORT, MA**

**OAK ENGINEERS**  
 PREPARED FOR:  
 EQUITY REAL ESTATE GROUP, LLC  
 354 HIGH STREET  
 NEWBURYPORT, MA

DATE: 3/15/06  
 PROJECT: 044066  
 FIGURE: 3

**PROPERTY DATA**

n/f EQUITY REAL ESTATE GROUP, LLC  
 (DEED BK. 23,486, PG 524)

346 HIGH STREET  
 MAP 68, LOT 127  
 14,740± S.F., 0.338 AC

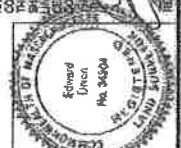
MAP 68 LOT 126  
 n/f  
 KIMBERLY S. ADSIT  
 DEED BK 10546, PG 330

**NOTES:**

THE DRIVEWAYS, PARKING AREAS AND GARAGES WITHIN THE RESPECTIVE PARCELS AS SHOWN HEREON ARE EXCLUSIVE USE AREAS FOR THE RESPECTIVE UNIT.

I CERTIFY THAT THE SURVEY RESPONDED TO PREPARE THIS PLAN CONFORMS TO THE PROFESSIONAL AND TECHNICAL STANDARDS FOR AN "ON-THE-GROUND" SURVEY IN ACCORDANCE WITH THE MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR ACT AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES TRACING EXISTING OWNERSHIP AND THE LINES OF THE EXISTENT AND NEW UNITS. THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT REPRESENT A GUARANTEE OF EXACT BOUNDARIES FOR THE NEW UNITS. THE ENGINEER HAS MADE A REASONABLE INVESTIGATION OF THE EXISTENT SURVEY AND HAS INCORPORATED IN THIS PLAN ALL INFORMATION THAT THE ENGINEER HAS BEEN ADVISED OF BY THE REGISTER OF DEEDS. THE REGISTER OF DEEDS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLAN AS BUILT.

*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 7-11-06  
 DATE



# 346 HIGH ST

**Location** 346 HIGH ST

**MBLU** 68/ 127/A / /

**Owner** CONNOLLY THOMAS G

**Assessment** \$889,100

**PID** 103364

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$889,100	\$0	\$889,100

## Owner of Record

<b>Owner</b>	CONNOLLY THOMAS G	<b>Sale Price</b>	\$855,000
<b>Co-Owner</b>	LUCIA GREENE CONNOLLY T/E	<b>Certificate</b>	
<b>Address</b>	346 HIGH ST NEWBURYPORT, MA 01950	<b>Book &amp; Page</b>	30393/0417
		<b>Sale Date</b>	05/06/2011
		<b>Instrument</b>	00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONNOLLY THOMAS G	\$855,000		30393/0417	00	05/06/2011
BUESCHEL STACEY L	\$884,900		26340/0340	00	11/30/2006
EQUITY REAL ESTATE GROUP LLC	\$0		23629/0283		11/15/2004

## Building Information

### Building 1 : Section 1

**Year Built:** 1780  
**Living Area:** 3,240

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2.5
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	

Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Hardwood
Heat Fuel:	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Ttl Bedrms:	4 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	8
Bath Style:	
Kitchen Style:	
Kitchen Grd	
Grade	Average +20
Stories:	2.75
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	

### Building Photo



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

### Building Layout

UBM[1234]

BAS[1484]

FUS[1484]

FHS[543]

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,484	1,484	
FUS	Upper Story, Finished	1,484	1,484	
FHS	Half Story, Finished	543	272	
UBM	Basement, Unfinished	1,234	0	
		4,745	3,240	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,300	1
FPO	EXTRA FPL OPEN	1 UNITS	\$1,100	1

### Land



**Land Use**

**Use Code** 1021  
**Description** CONDO  
**Zone**

**Land Line Valuation**

**Size (Acres)** 0  
**Depth**  
**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>
2018	\$862,200	\$0	\$862,200

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# 346A HIGH ST

**Location** 346A HIGH ST

**MBLU** 68/ 127/B / /

**Owner** ST PIERRE RONALD

**Assessment** \$1,032,600

**PID** 103365

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,032,600	\$0	\$1,032,600

## Owner of Record

**Owner** ST PIERRE RONALD

**Sale Price** \$1,020,000

**Co-Owner**

**Certificate**

**Address** 346A HIGH ST

**Book & Page** 34983/0599

NEWBURYPORT, MA 01950

**Sale Date** 06/07/2016

**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ST PIERRE RONALD	\$1,020,000		34983/0599	00	06/07/2016
MARCHIBRODA DEBBIE M	\$965,000		27741/0194	00	04/30/2008
CIAMPITTI ROBERT A SR	\$1,300,000		26691/0131	1A	03/30/2007
EQUITY REAL ESTATE GROUP LLC	\$0		23629/0283		11/15/2004

## Building Information

### Building 1 : Section 1

**Year Built:** 2005

**Living Area:** 3,527

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2.75
Occupancy	1
Interior Wall 1:	Drywall/Sheet

Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	5 Bedrooms
Ttl Bathrms:	3 Full
Ttl Half Bths:	2
Xtra Fixtres	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +20
Stories:	2.75
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	

### Building Photo



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

### Building Layout

FBM[720]

BAS[1415]

FUS[1415]

TQS[929]

UBM[721]

WDK[70]

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,415	1,415	
FUS	Upper Story, Finished	1,415	1,415	
TQS	Three Quarter Story	929	697	
FBM	Basement, Finished	720	0	
UBM	Basement, Unfinished	721	0	
WDK	Deck, Wood	70	0	
		5,270	3,527	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	1 UNITS	\$1,700	1

### Land

**Land Use**

Use Code 1021  
 Description CONDO  
 Zone

**Land Line Valuation**

Size (Acres) 0  
 Depth  
 Assessed Value \$0

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			420 S.F.	\$12,000	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,002,000	\$0	\$1,002,000

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# City of Newburyport



Notes

- Legend**
- Municipal Boundary
  - Parcel Label
  - Roads
    - Interstate
    - Major Road
    - Local Road
  - Parcels
  - Driveways
  - Road Right of Way
  - Paved
  - Unpaved
  - Hydrographic Features
    - Streams
    - Stream
    - Intermittent Stream



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Amesbury & MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF AMESBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF AMESBURY DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

221 Feet  
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 1/11/2019  
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