32 Forrester Street, Newburyport

Special Permit for Non-Conformities

Application for

June 8, 2021



32 Forrester Street, Newburyport Existing Conditions

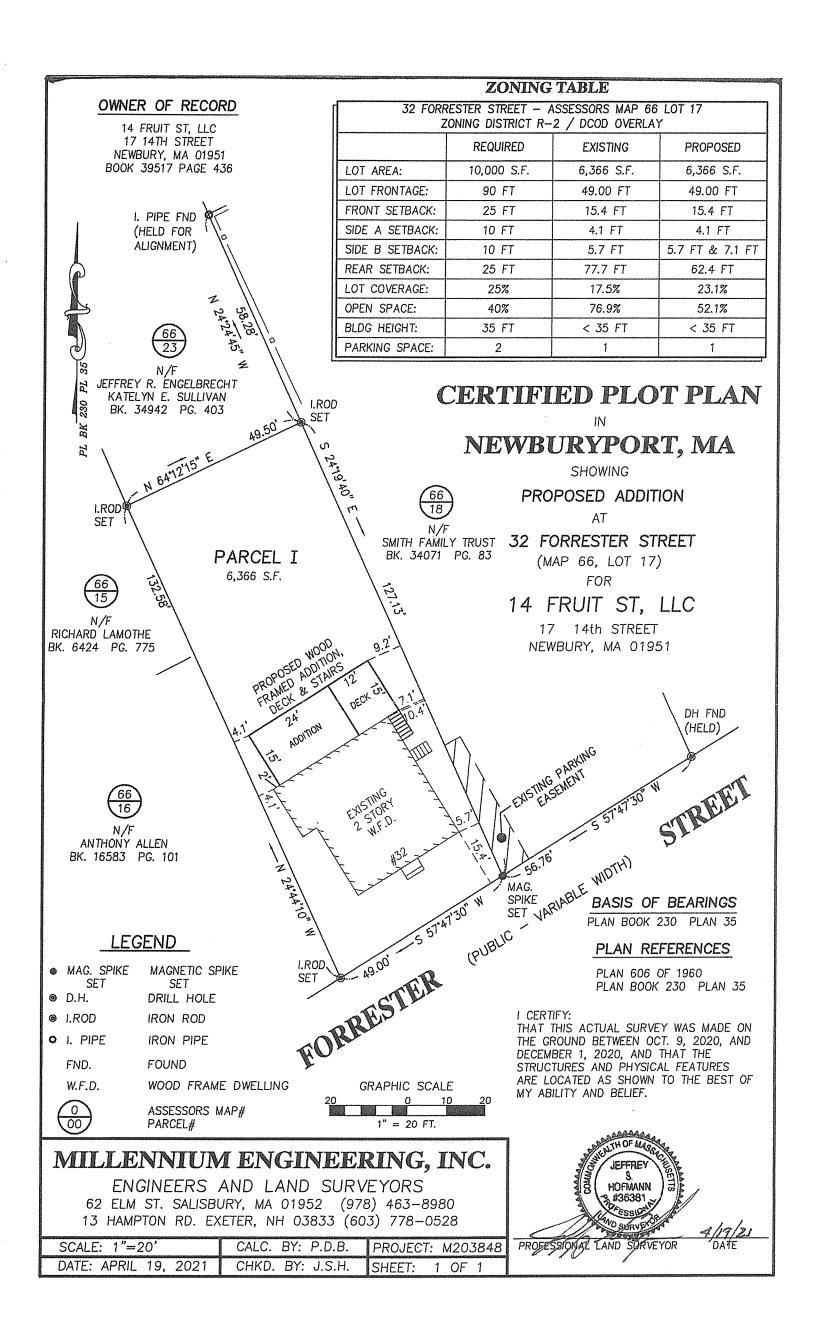
Existing Conditions

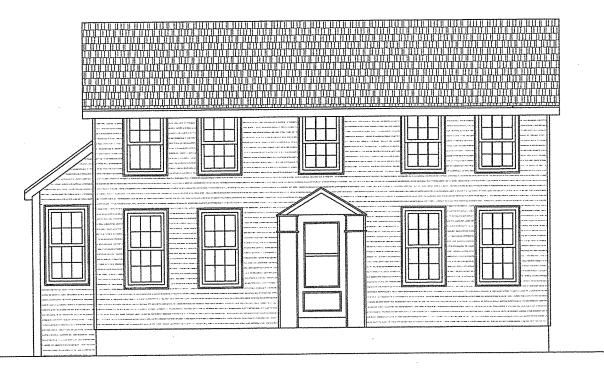
- Located in R-2 and DCOD District.
- Proposing to build rear addition and make renovations to existing home.
- Existing nonconformities:
 - Frontage: Requires 90 feet where lot has 49 feet.
 - Lot Size: Requires 10,000 Sq. Ft. where the Lot has 6,366 Sq. Ft.
 - Front Yard Setback: 25 feet required where currently is 15.4 feet.
 - Side Yard Setbacks: 10 feet required where west side setback is 4.1 feet and east side setback is 5.7 feet.
- DCOD not triggered: removing less than 25% of existing walls.

32 Forrester Street, Newburyport Proposed Application

Proposed Application

- Construct 24'x15' addition and 12'x15' deck to rear of the existing structure.
- "Extend" existing nonconformities but create no new ones, nor move any closer to the boundaries:
 - Front setback not changing.
 - Portion of the addition on west side is stepping in from existing structure and does not increase current west side setback distance.
 - Portion of addition on east side is located further away from side boundary than existing structure.
 - No new nonconformities created.





EXISTING FRONT ELEVATION

1/4'=1'-0"

32 FORRESTER ST ARCHITECTURAL NEWBURYPORT MA DESIGNER RONALD VORDEN 1 DF 6 PROPOSED ADDITION 4/21/2021



EXISTING LEFT ELEVATION

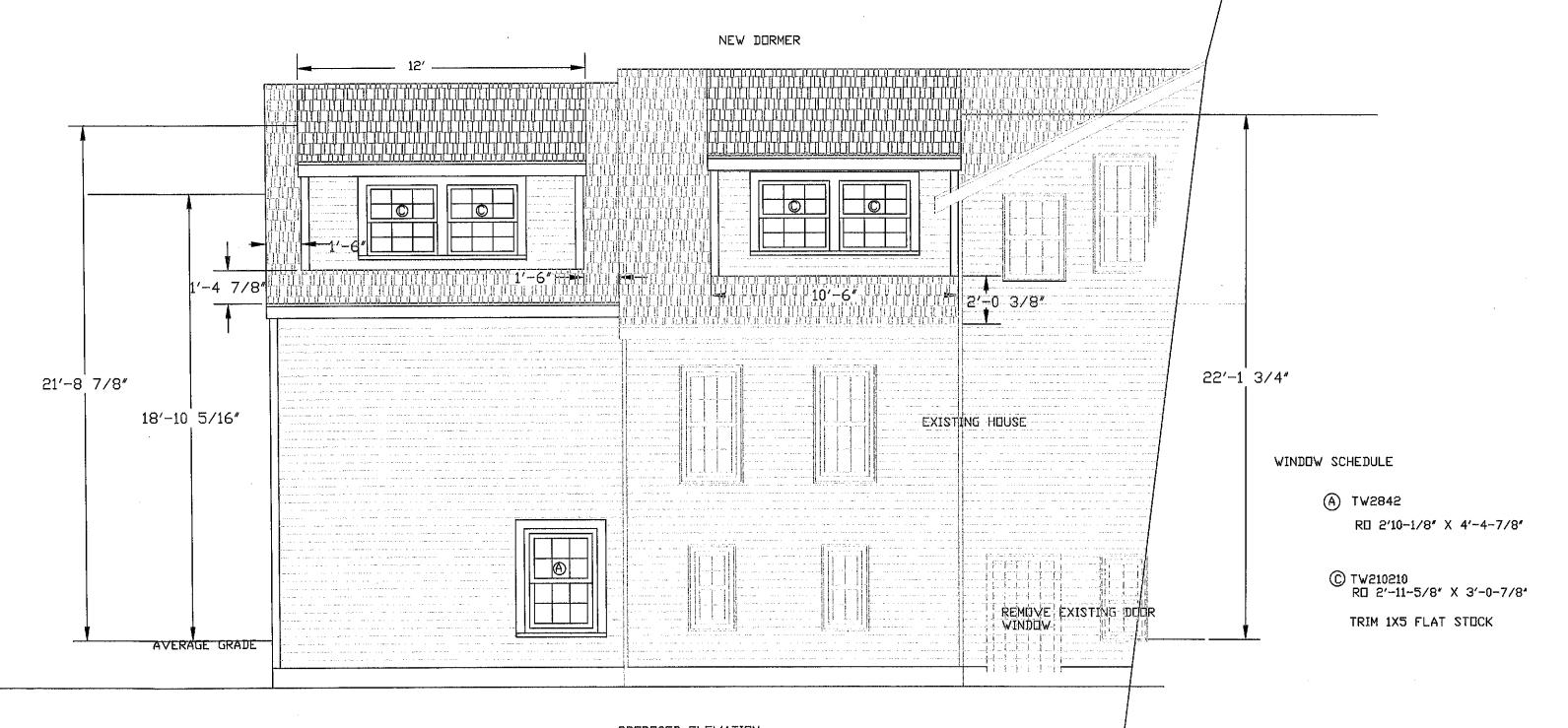
1/4"=1'-0"





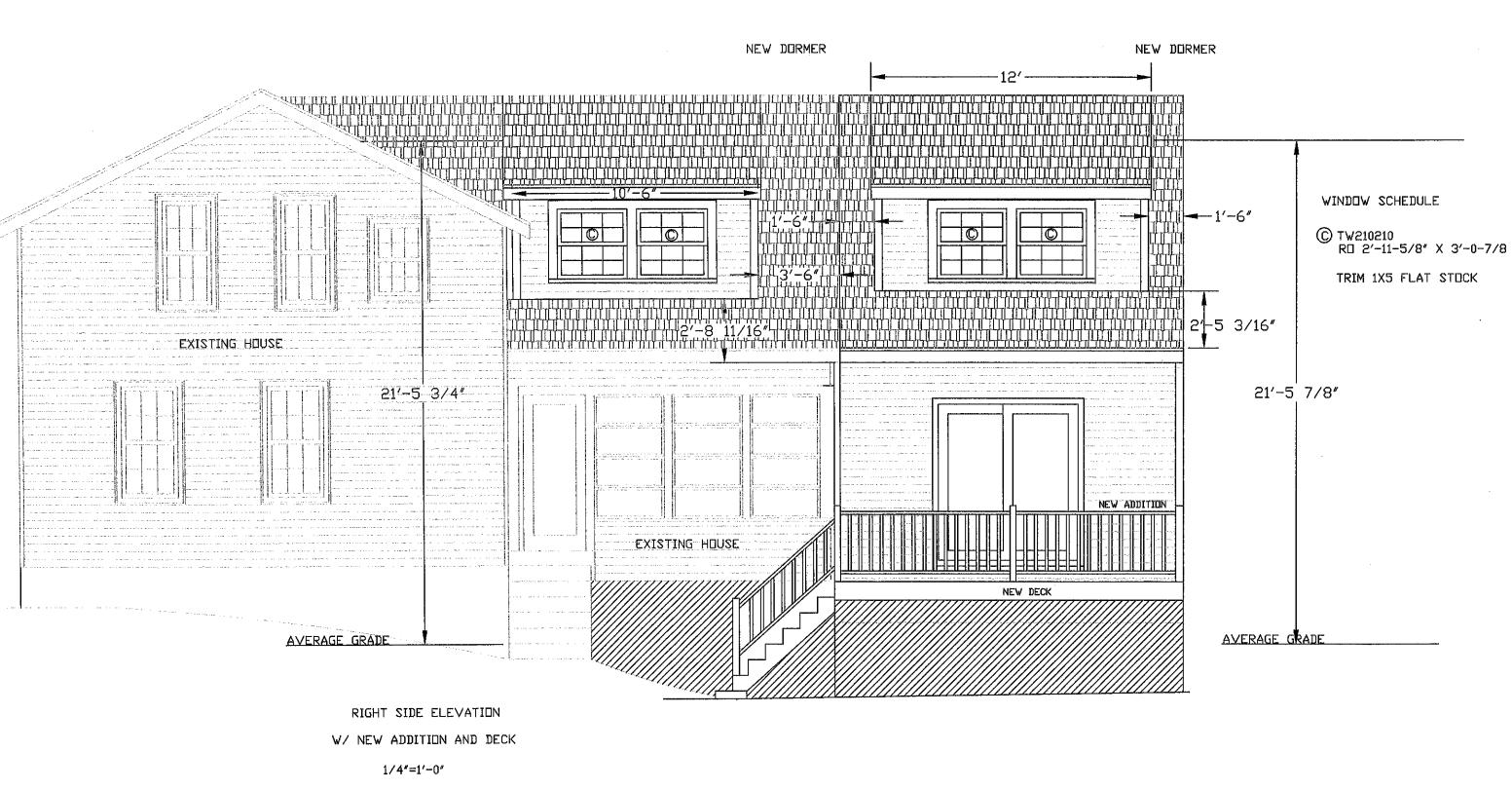
EXISTING REAR ELEVATION

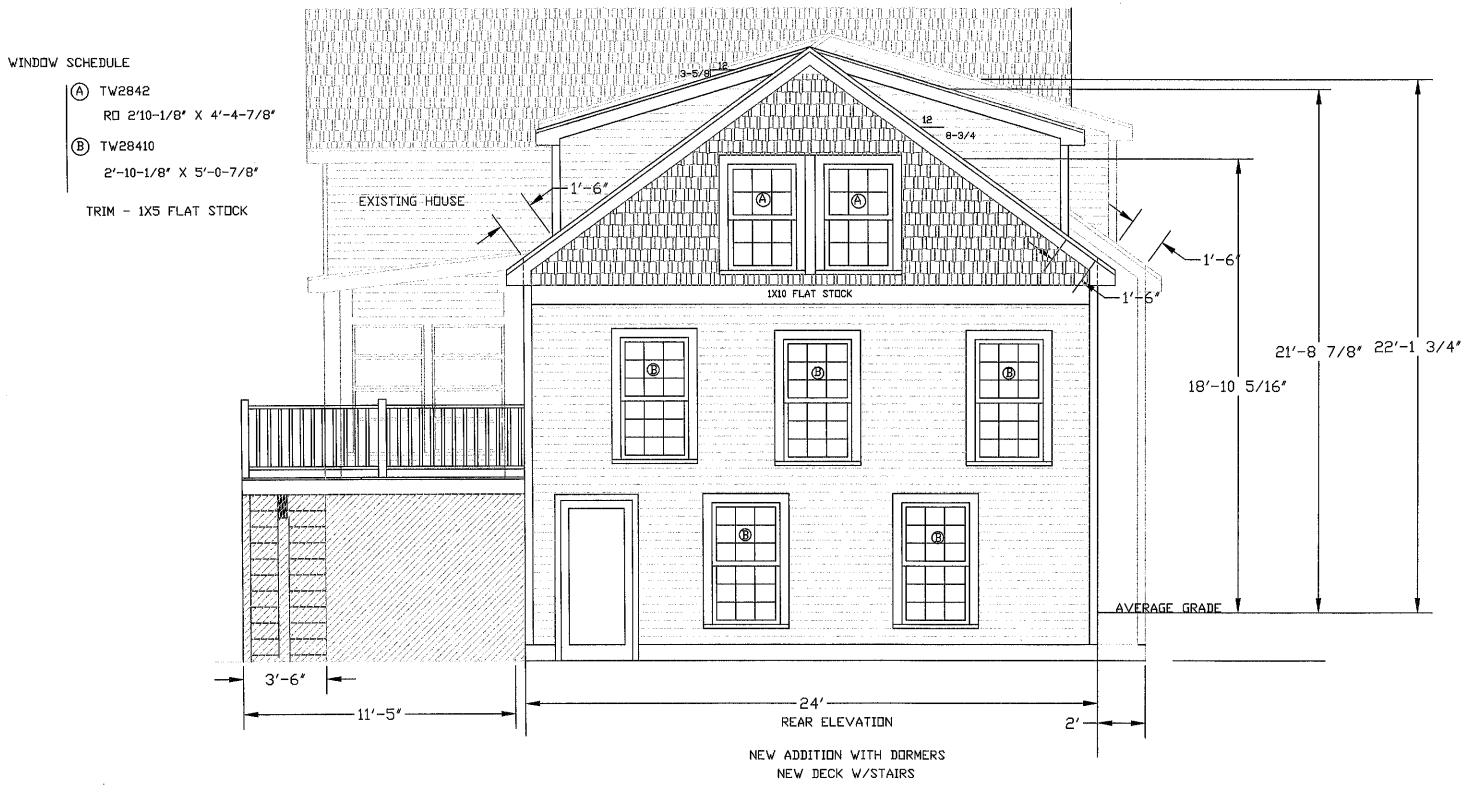
1/4"=1'-0"



PROPOSED ELEVATION

1/4″=1'-0″





1/4″=1′-0″ 6











City of Newburyport



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;
 - Here, there are no new conformities being created. No existing nonconformities being worsened.
- 2. That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use.
 - Addition is modest in size.
 - Addition to be completed in the same style and finishes as the original structure.
 - Addition designed to step in from original structure and will not be taller.
 - While "extending" nonconformities, not worsening any.
 - Nearby Forrester Street Lots have similar looking structures and long narrow lots.

Abutter Support:

- 2 Stanley Ave. (Direct Abutter)
- 30 Forrester St. (Direct Abutter)
- 29 Forrester St.
- 28 Forrester St.
- 40 Forrester St.
- 25 Forrester St.
- 27 Forrester St.
- 6 Butler St.