

Rita Stogryn, 66 Clinton Street

Special Permit for In-Law Apartment

Zoning Section XI.2

January 20, 2024

Narrative

The purpose of this application is to construct an In-Law apartment at 66 Clinton Street for my sister Rita Stogryn. She is handicapped and her husband recently passed away in a car accident. She is currently living alone at 66 Clinton Street which is a single-family home. The existing home is a split entry raised ranch with a series of steps to enter the structure. The lower level has a garage with utility and storage space and an area dedicated to exercise equipment and games. The proposed addition will be a one-bedroom apartment at grade level with no steps to enter the unit. The new apartment will be attached to the existing structure and located to the rear. A bituminous walkway is proposed from the new apartment to the existing drive to give handicapped access to the unit. The utilities will be connected to the existing structure's utilities. No new utilities will be connected to the existing municipal utilities in Clinton Street. There are four parking spaces existing outside on a paved surface. There is one parking space in the existing garage. A total of five existing parking spaces.

The entire building, including the In-Law apartment will be sold to Rita Stogryn's daughter once the additions and renovations are complete. Rita Stogryn will live in the In-Law Apartment and her daughter and family will live in the existing building. As part of this building project, the upper level of the existing building will be renovated to increase the size of the existing bedrooms and add a Media/Game room and add a master bedroom suite. No additional bedrooms will be added to the existing building. The master bedroom suite and the Media/Game room will be constructed over the In-Law apartment.

The gross floor area of the existing building including the addition over the In-Law apartment, is a total 2,151 SF. The breakdown of the separate areas is as follows.

- Upper level currently existing – $42' \times 26' - 2' \times 6.5' = 1079$ SF
- Upper-level addition over In-law apartment - $21' \times 28' + 8' \times 12' = 684$ SF
- Lower level of existing building – Exercise and game areas – $22 \times 10' + 14' \times 10' = 388$ SF
Note: Remainder of lower level is storage, utilities, and a one car garage.
The Total gross floor area of the primary unit is - 1079 SF + 684 SF + 388 SF = 2151 SF

The gross floor area of the In-Law apartment is 704 SF. The breakdown is as follows.

- $21' \times 28' + 2' \times 10' + 9' \times 12' = 704$ SF in total.
The In-Law apartment is 32.7% of the Primary unit.

See the attached plot plan and building plans for more details of the In-Law apartment and the renovation and addition of the primary unit.

The existing building was constructed in 1986. At that time the Zoning District was R-8 for this parcel of land. The Zoning has since been changed to R-20. The existing building was conforming to the Zoning at that time. Currently, the existing building does not meet all the Zoning dimensional requirements. The In-law apartment and the renovations/addition to the existing structure do meet the current Zoning Dimensional requirements for the R-20 Zone.

The property is shown on Assessors Map 26 Parcel 90. The site slopes towards the street from the front of the existing home. From the rear of the home, the site gently slopes to the back of the lot. A Bordering Vegetated Wetlands (BVW) is located at the rear of the property approximately 75 feet beyond the existing building. The wetland boundary was delineated by Michael Seekamp of Seekamp Environmental Services Inc. on September 1, 2023. The wetland flags have been located by Denis Hamel.

A Notice of Intent has been submitted to the Amesbury Conservation Commission because the addition is within the 100-foot Buffer Zone. A hearing has been scheduled for February 5, 2024.

I am Rita Stogryn's representative for this project. See attached Letter of Authorization.

Sincerely,

Denis M. Hamel_____

Denis M. Hamel