

SPECIAL PERMIT

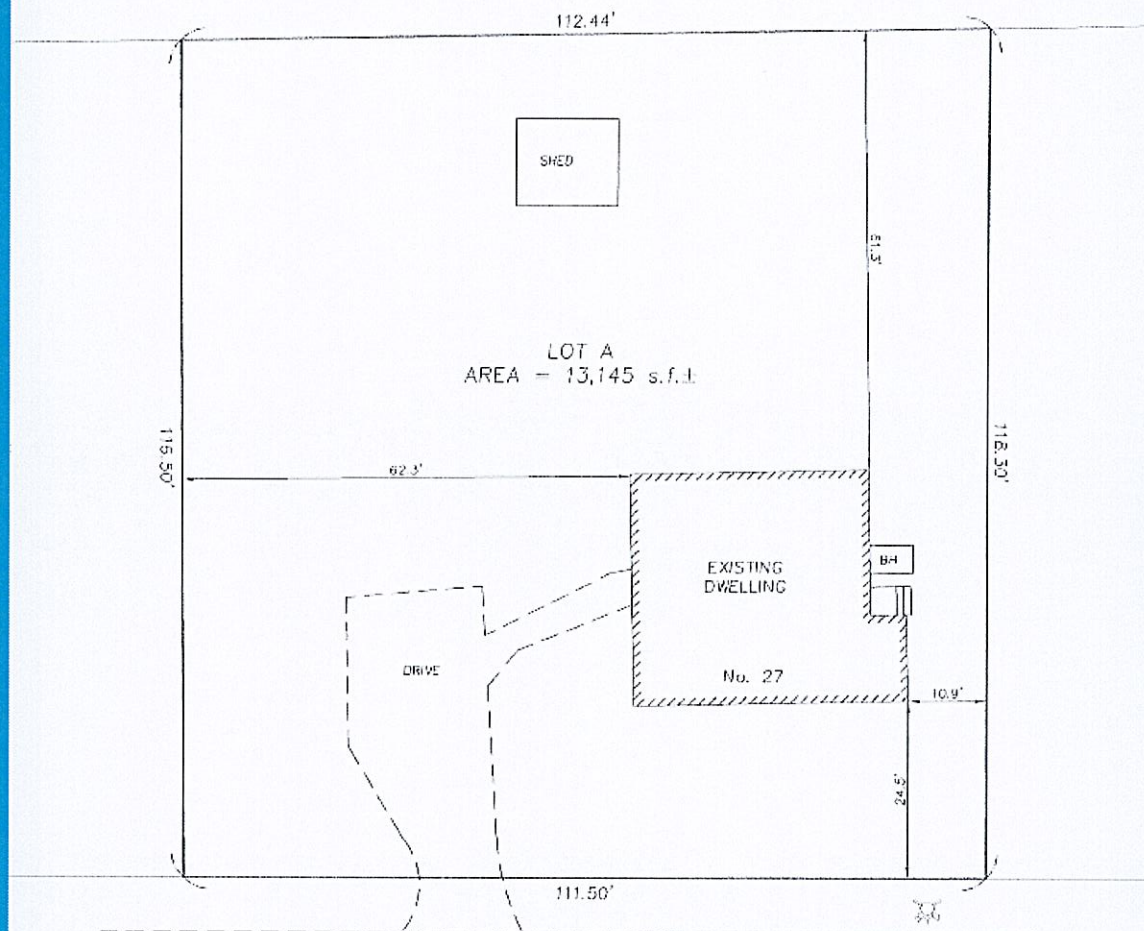
27 Marshland Street



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BACKGROUND

- The Applicant seeks a special permit to build a three-family, townhome style residential project at 27 Marshland Street (the “Project” and the “Property”).
- The Property is located in the the “RH” high density residential that allow one- and two-family residential by right and three-family residential by special permit.
- The Applicant plans to reorganize the Property as a three-unit condominium, with owner-occupied units.
- The Project meets all dimensional zoning requirements except for driveway spacing and front yard coverage due to having separate driveways and garages for each row house.



MARSHLAND STREET



EXISTING CONDITIONS

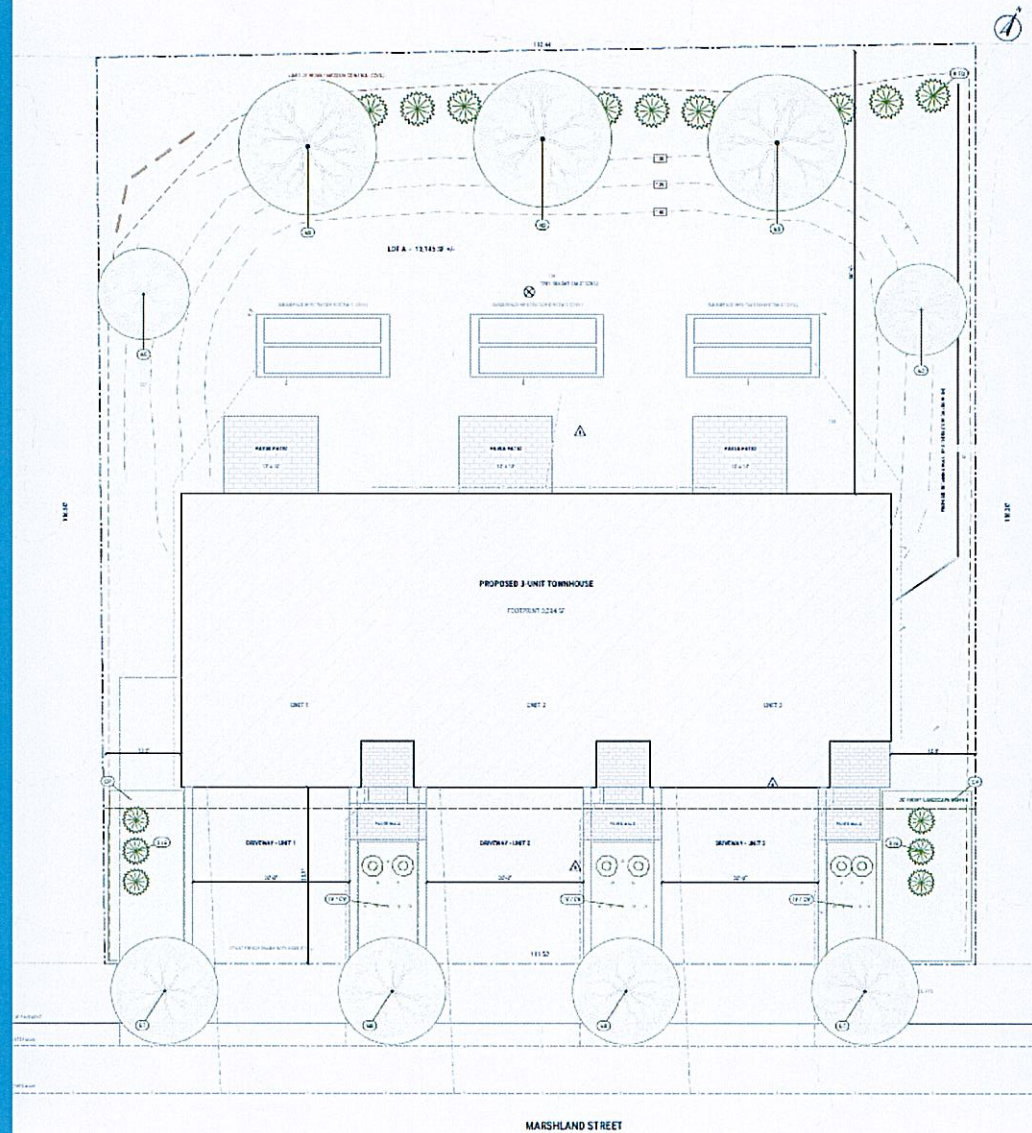
- The Property currently contains a small, single-story, single-family home containing approximately 880 square feet of living area.
- The Property itself contains 13,145 square feet, which is approximately twice the lot area required for the current, single-family use, and approximately 2,000 square feet in excess of the lot area requirement for a three-family home.
- The Property is also one of the largest in the immediate area. A survey of lots on the south side of Marshland Street in the immediate vicinity showed an average of around 0.2 Acres or approximately 8700 square feet.
- The current use of this Property severely underutilizes its size during an era where additional housing units are desperately needed.

MARSHLAND STREET - BY LOT AREA and FINISHED AREA

Street #	Street	Property ID	Lot Size	Finished Area (sq. ft.)	Year Built	# of BRs
7	Marshland	623-540-12	0.21	1918	2000	4
19	Marshland	623-540-14	0.47	2047	1951	3
27	Marshland	623-540-15	0.31	882	1900	2
33	Marshland	623-540-16	0.20	2102	1912	4
37	Marshland	623-540-17	0.13	1872	2018	3
43	Marshland	624-547-12	0.20	2716	1920	5
45	Marshland	624-547-12A	0.13	2584	1916	4
49	Marshland	624-547-13	0.13	2909	1910	5
57	Marshland	624-547-14A	0.13	2732	1920	4
61	Marshland	624-547-15	0.13	3142	1920	7
		Average	0.20	2290		

PROJECT OVERVIEW

- Each unit within the Project would contain approximately 1,700 square feet of living area, have its own driveway and 2-car garage, patio, and utilities.
- The Project includes a landscape buffer and street trees, and each unit will be served by its own stormwater management system per the Haverhill Zoning Ordinance and consistent with comments made by City staff.
- The design of the structure presents differentiated roof-lines and facades to present a more attractive design for owner-occupied units and consistency with the neighborhood rather than a more imposing stacked layout.
- The condominium association will be organized to fund exterior maintenance, landscaping, stormwater facilities, garbage collection, snow removal, and other common area expenses.





APPLICATION OF PERMIT CRITERIA

- The Planning Department has recommended that the Council grant the special permit with standard development conditions, consistent with the special permit criteria.
- Community needs – The Project would provide the paramount community need of additional housing, providing three new owner-occupied homes on an amply sized, but underutilized lot.
- Traffic and parking – The Project will provide ample off-street parking for the three homes with each having their own two-car garage and guest parking in the driveway so as not to contribute to on-street parking demand. New sidewalk will be added fronting the street.
- Adequacy of utilities and other public services – The three homes will be served by City water and sewer, with any necessary impact fees being paid, and maintenance of utilities and trash and snow removal guaranteed by the condominium association.

APPLICATION OF PERMIT CRITERIA

- Neighborhood character and social structures – The Project has been designed to resemble three, side-by-side single family homes to fit alongside the existing single- and two-family homes, and will be owner-occupied.
- Impacts on the natural environment – No adverse impacts are expected as no wetlands are located on or near the Property, and stormwater will be managed on-site. The Project would contribute additional street trees and attractive vegetated landscaping.
- Potential fiscal impact – The additional housing units will allow three new families to put down lasting roots in Haverhill and contribute significantly more the city's tax base than the small existing home.