



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS

AGENDA
02/13/2024
7:00 pm

Meeting Agenda

1. Roll Call
2. Request for minor modification:
 - a. 22 Market Street (MM-24-1)
3. Public Hearings:

John Padden and Julie Christie c/o Lisa Mead, Mead, Talerman & Costa LLC
14 Payson Street

Continued from 1/9/2024

- ZNC-23-22 - Special Permit for Non-Conformities - *renovations to single family house including removal of existing second floor bay window and addition of second story to the west side porch and a second floor deck to rear of structure*

Max and Ashley Pilsmaker c/o Lisa Mead, Mead, Talerman & Costa LLC
42 Moulton Street

- ZNC-24-1 - Special Permit for Non-Conformities - *reconstruct and raise roof line on the front portion of single family home constituting upward extension of front yard setback nonconformity*

Daniel & Audrey McCarthy
13 Laurel Rd

- VAR-24-2 - Variance - *convert single-family to two-family resulting in a new non-conformity at the side yard and requiring a variance for frontage*
- ZSP-23-8 - Special Permit - *allow a two-family (Use #102)*

Patrick Delaney c/o Lisa Mead, Mead, Talerman & Costa LLC
3 Frances Drive

- VAR-24-1 - Variance - *allow an in-law apartment that is connected only by garage and mudroom*
- ZNC-24-3 - Special Permit for Non-Conformities - *construct an addition over 500sf on a lot with non-conforming frontage to be used as an in-law apartment (Use #109), connected only by garage and mudroom space*
- ZSP-24-1 - Special Permit - *allow an in-law apartment (Use #109)*

Joel and Meredith Luebcke c/o Lisa Mead, Mead, Talerman & Costa LLC
8 Jefferson Court

- VAR-24-3 - Variance - *variance for front yard setback for an addition of an attached garage with a new front entry and mudroom*
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4. Business Meeting
 - a) Approval of minutes
 - 1/23/2024
 - b) Other updates from the Chair or Planning Director