



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

**AGENDA**  
**4/23/2024**  
**7:00 pm**

**Meeting Agenda**

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1. Roll Call
2. Public Hearings:

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

*Continued from 3/26/2024*

- 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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Ben Becker  
5 Wilson Way

- ZNC-24-6 - Special Permit for Non-Conformities - *construct an addition over 500sf on a non-conforming lot and extend a non-conforming side-yard setback*

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Michael and Debra Shepard, c/o Lisa Mead, Mead, Talerman & Costa LLC  
8 Lincoln Street

- ZNC-24-7 - Special Permit for Non-Conformities - *construct addition greater than 500 SF to rear of existing structure on a property that is non-conforming for lot area and frontage*

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Steven Marshall, Manager, 9-56th Street LLC, c/o Lisa Mead, Mead, Talerman & Costa LLC  
9 56th Street

- ZNC-24-8 - Special Permit for Non-Conformities - *reconstruct single family home with new in-law apartment*
- ZSP-24-3 - Special Permit - *reconstruct single family home with new in-law apartment*

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Timothy Swierzbins and Alexandra Rada c/o Lisa Mead, Mead, Talerman & Costa  
311 Merrimac Street

- ZSP-24-6 - Special Permit - *remove several areas of exterior walls as well as construct small additions on the rear westerly side of the structure*

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3. Business Meeting
    - a) Approval of minutes
      - 4/9/2024
    - b) Discussion re: Short-Term Rental Unit (STRU) Special Permits
    - c) Other updates from the Chair or Planning Director