



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

**AGENDA**  
**10/11/2022**  
**7:00 pm**

**Meeting Agenda**

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1. Roll Call
2. Public Hearings:

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Francesca and Ryan Burke c/o Lisa Mead, Mead, Talerman & Costa LLC  
26 Eagle Street

*Continued from 9/27/2022*

- ZNC-22-23 - *construct addition to structure extending primary front yard setback and adding more than 500 s.f. to a non conforming lot*

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Hale Business Park LLC, c/o Lisa Mead, Mead, Talerman & Costa LLC  
21 Hale Street (21 Malcolm Hoyt Rd.)

- VAR-22-5 - *construct industrial services building within front yard setback*

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Claudio Lilienfeld and Cornelia Urban  
11 Purchase Street

- ZNC-22-26 - *intensification/modification within a side yard setback, and addition greater than 500 square feet*

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Labarba Property Management, LLC  
2 White's Court

- VAR-22-6 - *modify existing variance for side and rear setbacks and lot coverage for a proposed 2-family*
- ZSP-22-6 - *modify existing Special Permit to reduce a three family residential use to a two family residential use*

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3. Business Meeting
    - a) Requests for minor modifications
      - 21 Walnut Street (MM-22-28)
    - b) Approval of minutes
      - 9/27/22
    - c) Request for Reconsideration per Section 5.5 of the Rules and Regulations
      - 2 Neptune Street (ZNC-22-22)
    - d) Review draft decisions
      - 2 Neptune Street (ZNC-22-22)
    - e) Other updates from the Chair or Planning Director