

CITY OF NEWBURYPORT, MA  
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-044

Name: MICHAEL REARDON / HAPPY VALLEY MASSACHUSETTS, INC.

Address: 2 OPPORTUNITY WAY Zoning District(s): I1

Request: SPECIAL PERMIT FOR USE 802 ~~INDOOR~~ MARIJUANA ESTABLISHMENT W/OUT RETAIL SALES WITHIN EXISTING BUILDING. + USING EXISTING PARKING.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
  - \_\_\_ Lot Area      \_\_\_ Open Space      \_\_\_ Front Yard
  - \_\_\_ Lot Frontage      \_\_\_ Height      \_\_\_ Side Yard
  - \_\_\_ Lot Coverage      \_\_\_ Lot Width      \_\_\_ Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
  - \_\_\_ Type      \_\_\_ Size
  - \_\_\_ Lighting      \_\_\_ Location

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
  - \_\_\_ Parking      \_\_\_ Rear Yard
  - \_\_\_ Upward Extension      \_\_\_ Lot Coverage
  - \_\_\_ Open Space      \_\_\_ Side Yard
  - \_\_\_ Height      \_\_\_ Lot Frontage
  - \_\_\_ Lot Area      \_\_\_ Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - \_\_\_ FAR      \_\_\_ Height
  - \_\_\_ Lot Coverage      \_\_\_ Setbacks
  - \_\_\_ Open Space

Special Permit

- Table of Use Regulations (V.D) #: \_\_\_\_\_
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)\*
- Wind Energy Conversion Facilities (XXVI)
- Other \_\_\_\_\_

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # 802
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)\*
- Other \_\_\_\_\_

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
  - \_\_\_ Parking      \_\_\_ Rear Yard
  - \_\_\_ Upward Extension      \_\_\_ Lot Coverage
  - \_\_\_ Open Space      \_\_\_ Side Yard
  - \_\_\_ Height      \_\_\_ Lot Frontage
  - \_\_\_ Lot Area      \_\_\_ Front Yard
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

  
Newburyport Zoning Administrator

6/20/2018  
Date