



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

AGENDA  
February 14, 2017  
7:00 pm  
Council Chambers

1. Roll Call
2. Business Meeting
  - a) Approval of Minutes
3. Public Hearings:

---

Raymond and Elizabeth Nippes  
24 Bromfield Street

- 2016-075 - Special Permit for Non-Conformities (Continued from 1/10/17)  
*construct a one-story kitchen addition in the rear of the existing home*

---

Ben Legare, Downeast Building and Development  
114-118 Merrimac Street

- 2016-090 - Parking Variance (Continued from 1/10/17)  
*variance for parking*
- 2016-091 - Special Permit (Continued from 1/10/17)  
*allow mixed use (#405) for two residential and one commercial unit*

---

David and Diane Lauze c/o Mark Griffin, Esq.  
7 Brooks Court

- 2017-014 - Dimensional Variance  
*construct a one-story addition in excess of required maximum lot coverage*
- 2017-015 - Special Permit for Non-Conformities  
*construct a one-story addition that will extend the pre-existing non-conforming front and rear setbacks*

---

Joppa Equity, LLC c/o Mark Griffin, Esq.  
26 Charles Street

- 2017-016 - Special Permit for Non-Conformities  
*construction of an additional dwelling unit over 500 s.f. attached to existing building, resulting in an extension of a pre-existing non-conforming side setback*
- 2017-017 - Special Permit  
*construction of an additional dwelling unit to an existing single family home creating a two-family use (#102)*

---

Feather Tree Real Estate Investor

10 Longfellow Drive

- 2017-018 - Dimensional Variance  
*allow a 15' side setback where 20' is required*
- 2017-019 - Special Permit for Non-Conformities  
*construct an attached garage and second floor addition resulting in an upward extension of pre-existing non-conforming front and side setbacks and an increase of over 500 s.f.*

---

Bergeron Technical Services LLC

40 Parker Street

- 2017-020 - Use Variance  
*convert about 19,400 s.f. of existing building to a brewery and allow a tap room (Use #501)*