



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

AGENDA  
April 11, 2017  
7:00 pm  
Council Chambers

1. Roll Call
2. Business Meeting
  - a) Approval of Minutes
  - b) Request for minor modification – 2 Storey Avenue (2014-079 and 2014-080)
  - c) Request for minor modification – 7 School Street (2015-028)
3. Public Hearings:

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Riverfront Realty Trust c/o Mark Griffin, Esq.  
146-148 Merrimac Street

- 2017-010 - Dimensional Variance *(Continued from 2/28/17)*  
*construct a four-unit residential building on a lot with an existing office building requiring variances for open space, height, and front- and rear-yard setbacks*
- 2017-011 - Special Permit *(Continued from 2/28/17)*  
*allow a four-unit residential building (#Use #103)*

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Jonathan Young  
7 Butler Street

- 2017-021 - Special Permit for Non-Conformities *(Continued from 2/28/17)*  
*construct second story addition in rear and increase height of existing roof*

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The Daly Group c/o Lisa L. Mead, Mead, Talerman & Costa, LLC  
26 Tyng Street

- 2017-022 - Dimensional Variance *(Continued from 3/28/17)*  
*modify existing single family and create a two-family on a lot with insufficient area*
- 2017-023 - Special Permit  
*permit a two-family use (#102) (Continued from 3/28/17)*
- 2017-024 - Special Permit for Non-Conformities *(Continued from 3/28/17)*  
*modify pre-existing non-conforming structure by renovating interior, removing a portion of the rear and constructing an addition and converting to a two-family use*

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Janis Smallman  
20 Highland Avenue

- 2017-030 - Special Permit for Non-Conformities  
*construct a second story addition resulting in an upward extension of a pre-existing non-conforming side setback*

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FeatherTree Real Estate Investors

114-118 Merrimac Street

- 2017-031 - Parking Variance  
*allow two parking spaces where four are required*
- 2017-032 - Special Permit  
*allow a two-family use (#102)*

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Kevin Kennelly

5 Neptune Street

- 2017-033 - Special Permit for Non-Conformities  
*demolish an existing 12'x18' garage and rebuild a new 16'x20 garage with guest room above*