



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS

AGENDA
April 12, 2016
7:00 pm
Council Chambers

1. Roll Call
2. Business Meeting
 - a) Approval of Minutes
 - b) 9 School Street (2015-028) – Amend decision for scrivener's error
3. Public Hearings:

David Lauze c/o Mark W. Griffin, Esq.
15 Howard Street

- Special Permit (2016-023): *demolish existing single family home to allow for construction of a new single family home*
- Special Permit for Non-Conformities (2016-030): *rebuild pre-existing non-conforming home where the construction will exceed 500 s.f.*

Hillside Living LLC
4 Hillside Avenue and 15, 16, 17, 18, and 19 Cottage Court

- Special Permit (2016-005): *construct multi-family homes with bonus units and with reduced separation between buildings; and construct a private parking lot*
- Dimensional Variance (2016-040): *variance from front yard setback where front porch encroaches on Cottage Court and Hillside Ave.*

Hillside Living LLC
12-14 Cottage Court

- Special Permit (2016-006): *construct a private parking lot*

Hillside Living LLC
18 Cottage Court

- Dimensional Variance (2016-007): *construct a lodging house with insufficient lot area, side, and front setback*
- Special Permit (2016-008): *permit a ten room lodging house (Use #106)*

Lime Dev. LLC c/o Blatman, Bobrowski, Mead & Talerman, LLC
77 Lime Street

- Special Permit for Non-Conformities (2016-013): *modify existing Special Permit for Non-Conformities to allow a building height with front and side elevations of 127' 5 1/4" instead of 126' 10" as shown on the approved plans*

Craig Pessina, Chart House Development, LLC
300-302R Merrimac Street

- Dimensional Variance (2016-018): *split existing lot and construct three residential buildings requiring variances for lot area, open space, height, frontage, and side yard setbacks*
- Special Permit (2016-019): *allow multi-family use (#103) for eleven residential units*