



CITY OF NEWBURYPORT ZONING BOARD OF APPEALS

AGENDA June 28, 2016 7:00 pm Council Chambers

1. Roll Call
2. Business Meeting
 - a) Approval of Minutes
 - b) Request for extension of Use Variance at 3 New Pasture Road (2015-029)
3. Public Hearings:

Hillside Living LLC *Request to continue to July 12, 2016*
4 Hillside Avenue and 15, 16, 17, 18, and 19 Cottage Court

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

Hillside Living LLC *Request to continue to July 12, 2016*
12-14 Cottage Court

- 2016-006 - Special Permit
construct a private parking lot

Hillside Living LLC *Request to continue to July 12, 2016*
18 Cottage Court

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

Missy and Britt McLoy
49 Marlboro Street

- 2016-048 - Dimensional Variance
construct a 22'x28' garage with storage above within the required setback

Ramon & Lisa Matas Navarro
9 Washington Street

- 2016-049 - Special Permit
allow a two-family use (Use #102)
- 2016-050 - Special Permit for Non-Conformities
convert a pre-existing non-conforming structure to a two-family

Ray and Elizabeth Andrews
40 Forrester Street

Request to continue to August 23, 2016

- 2016-051 - Dimensional Variance
split existing lot into two lots having insufficient frontage and lot width

Doris J. Glykys
7 Farrell Street

- 2016-052 - Special Permit for Non-Conformities
demolish pre-existing non-conforming single family house and rebuild, attaching the new home to the existing garage with a sunroom
- 2016-054 - Dimensional Variance
increase lot coverage to 29.7%

John Edward Whitcomb
56 Liberty Street

- 2016-053 - Special Permit for Non-Conformities
demolish existing garage, porch, and two-story addition and replace with new addition to match building