



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS

AGENDA
August 22, 2017
7:00 pm
Council Chambers

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

Andrea and John Vaughan c/o Lisa L. Mead, Mead, Talerman & Costa LLC

15 Farrell Street

(Continued from 8/8/17, to be continued to 8/24/17)

- 2017-064 - Special Permit for Non-Conformities
renovate and add living space on second floor of pre-existing non-conforming home to allow in-law unit on first floor
- 2017-065 - Special Permit
allow in-law apartment (Use #109)

Chris Horan, c/o Lisa L. Mead, Mead, Talerman & Costa, LLC

10 Ashland Street

(Continued from 8/8/17, to be continued to 8/24/17)

- 2017-066 - Special Permit for Non-Conformities
modify pre-existing non-conforming structure for a two-family
- 2017-067 - Special Permit
allow two-family use (#102)

Diane and Greg Chorebanian c/o Lisa L. Mead, Mead, Talerman & Costa, LLC

55 Washington Street

(Continued from 8/8/17, to be continued to 8/24/17)

- 2017-068 - Variance
construct an in-law apartment not connected to the main residential structure and greater than 15' tall
- 2017-069 - Special Permit for Non-Conformities
reconstruct pre-existing non-conforming accessory structure for new use and improve setbacks
- 2017-070 - Special Permit
allow an in-law apartment (Use #109)

James and Kristen Gillespie c/o Mark Griffin, Esq.

19-21 Merrill Street

(Continued from 8/8/17, to be continued to 8/24/17)

- 2017-071 - Dimensional Variance
construct an addition exceeding allowable lot coverage
- 2017-072 - Special Permit for Non-Conformities
construct a three-story addition extending the pre-existing non-conforming side setback and exceeding 500 s.f.

Doris M. Allen Trust c/o Lisa Mead - Mead, Talerman & Costa, LLC

25 Moseley Avenue

(Continued from 7/25/17, Request to withdraw)

- 2017-046 - Dimensional Variance
variance for front yard setback
- 2017-047 - Special Permit for Non-Conformities
modify a pre-existing non-conforming structure by constructing an additional living unit and garage
- 2017-048 - Special Permit
allow a two-family use (#102)

Minco Development Corporation

92R Merrimac Street

(Continued from 6/27/17, request to continue to 9/26/17)

- 2017-054 - Dimensional Variance
construct a multi-family building requiring variances for lot area, open space, height, and front- and rear-yard setbacks

Michael Kent

36 Elmira Avenue

(Continued from 7/25/17, request to continue to 9/26/17)

- 2017-061 - Variance
allow a second residential unit on the lot
- 2017-062 - Special Permit for Non-Conformities
rebuild two-car detached garage intensifying the pre-existing non-conforming rear yard setback
- 2017-063 - Special Permit
allow a two-family use (#102)

Atria Management Company, LLC c/o Michael Waleryszak, Atria Senior Living, Inc.

77R, 85, 85R & 81 Storey Avenue

(To be continued to 9/7/17)

- 2017-073 - Dimensional Variance
modify existing frontage variance to allow for the construction of an addition
- 2017-074 - Special Permit
modify existing special permit for Congregate Elderly Housing (Use #108) to allow for the construction of an addition
- 2017-075 - Use Variance
allow Congregate Elderly Housing (Use #108) to extend into a portion of the B1 district

Richard E. Kaplan & David E. Kaplan, Trustees, Plaza Realty Development Trust

29-35 Storey Avenue

(To be continued to 9/7/17)

- 2017-076 - Sign Variance
install free-standing pylon sign at entrance and wall signs on east elevation of structure in excess of dimensional requirements