

**City of Newburyport
Zoning Board of Appeals
October 9, 2012
Minutes**

The meeting was called to order at 7:07 P.M.
A quorum was present.

1. Roll Call

In Attendance: Ed Ramsdell (Chair), Jamie Pennington, Howard Snyder, Jared Eigerman (Associate Member), Richard Goulet (Associate Member)

Absent: Duncan LaBay (Secretary), Robert Ciampitti (Vice-Chair)

2. Business Meeting

a) Approval of Minutes

Minutes of August 28, 2012 Meeting

Mr. Snyder made a motion to approve the minutes as submitted and Mr. Eigerman seconded the motion.

The motion passed unanimously.

Votes Cast:

Ed Ramsdell – abstain (not present at 8/28/2012 meeting)

Jamie Pennington – approve

Jared Eigerman – approve

Howard Snyder – approve

Richard Goulet – approve

2012 034

Address: 12 Myrtle Avenue

Special Permit for Non-Conformities

Add a second floor addition resulting in an upward extension of a preexisting non-conforming front setback.

The application was for a Special Permit for Non-Conformities for the property owned by Elizabeth and Daniel Urbanczyk. Mr. Urbanczyk spoke and indicated they are requesting permission to build a third bedroom on top of the existing structure. This addition in no way extends, alters, or is more detrimental than the existing structure as it will not alter any of the existing setbacks. The addition will be 12' x 18' and will be used as a bedroom. The height will be no higher than the existing structure. Ms. Urbanczyk indicated that when they bought the home, it had been advertised as a 3-bedroom home, but there was no heat in the bedroom on the first floor. As part of this project, they will be adding heat to this room. They will be changing

the roofline to a gambrel–style roof, and, though adding a bedroom, they will be using an existing bedroom for another purpose and this will remain a 3 bedroom home.

Chairman Ramsdell opened the hearing to public comment.

In favor:

Elizabeth and Daniel Urbanczyk, 12 Myrtle Avenue, Newburyport, Ma. These are the applicants and they are in favor of approving the special permit.

In Opposition:

None

Questions from the Board:

Mr. Pennington asked about the 3-D renderings provided. The entrance in the rendering looks different than the one on the existing home – he asked if they were doing anything to the entrance or if it was rendered incorrectly. The applicant indicated it was rendered incorrectly. Mr. Goulet asked if the siding would be the same as on the existing structure. The applicant indicated that the siding would match the existing siding and that the windows would match the existing windows.

Chairman Ramsdell asked if they had made the neighbors aware of what they are doing. The applicants said that they have made the neighbors whom they talk to aware of the proposed change and that these neighbors are supportive. The Urbanczyks have lived at 12 Myrtle Ave. for only 6 months and do not know everyone.

Deliberations:

Mr. Eigerman said that he had gone to the site. He indicated that their neighbor, the structure at 10 Myrtle Ave., was a pretty large structure. He said that what the applicant is proposing is a “non-issue”. It is not more detrimental. It improves the neighborhood. He said that it sounds like they have contacted the neighbors which is always a good thing to do before you start doing the work. He ended by saying it was an excellent project and that he is predisposed to support it. Mr. Goulet agreed with what Mr. Eigerman said and indicated that this represents an improvement to the area.

Mr. Ramsdell agreed.

Motion to approve the Special Permit for Non-Conformities made by Mr. Eigerman, seconded by Mr. Goulet.

The motion passed unanimously.

Votes Cast:

Ed Ramsdell – approve

Robert Ciampitti – approve

Jamie Pennington – approve

Jared Eigerman – approve

Howard Snyder – approve

Richard Goulet – approve

Adjournment

Motion to adjourn made by at Mr. Pennington at 7:25 p.m., seconded by Mr. Snyder.

The motion passed unanimously.

Votes Cast:

Ed Ramsdell – approve

Robert Ciampitti – approve

Jamie Pennington – approve

Jared Eigerman – approve

Howard Snyder – approve

Richard Goulet – approve

Respectfully submitted, Jennifer Lamarre - Note Taker