

Decision of the Newbury Zoning Board of Appeals
Under the Zoning Bylaw
Upon petition of
Joseph & Natalie Holtgrefe

RECEIVED
15 AUG -7 AM 10: 25
NEWBURY TOWN CLERK

The Zoning Board of Appeals (ZBA) held a public hearing Thursday, July 23, 2015 at 7:30 p.m. at the Newbury Town Hall, 25 High Road, Newbury, MA 01951 on the petition of Natalie & Joseph Holtgrefe, 6 Foster Road, Bedford, MA 01730 in conformity with the provisions of the Massachusetts Zoning Act, Chapter 40 A, as amended, and the Zoning Bylaws of the Town of Newbury.

Applicant petitioned the ZBA for a FINDING for relief from section 97-4.D of the Zoning Bylaws to increase the height on the property located 7 Northern Blvd. (Assessors Map U2-0-204).

Appearing in favor of the applicant was Natalie & Joseph Holtgrefe, John & Michele Holtgrefe and Robert Currier. Appearing in opposition of the applicant there was no one.

After due deliberation and consideration, the Board of Appeals voted unanimously on a motion by Eric Svahn, seconded by Rick Salmonson to GRANT a FINDING under section 97-D.4 for an increase in height to an existing structure on a non-conforming property, as it was not deemed to be more detrimental to the existing neighborhood. The proposed plan conforms to all set back, height, FAR and lot coverage requirements of the PIOD.

This finding is granted with the understanding that this decision will be recorded at the Registry of Deeds in Salem, MA and that the Board of Appeals and the Building Inspector shall receive copies of the recorded document showing Book and Page of the recording prior to issuance of a building permit.

This finding is not to be construed as a sanction of the Town of any encroachments nor does it relieve the burden of the owner to obtain proper permits and approvals from all pertinent boards.

Notification is hereby given that appeals, if any, shall be made pursuant to G.L. Chapter 40A §17, as amended by Chapter 808 of the Acts of 1975, within twenty days after which this decision is filed with the Newbury Town Clerk.

NEWBURY ZONING BOARD OF APPEALS



Howard Traister, Chairman



Rick Salmonson, Member



Eric Svahn, Member

**Decision of the Newbury Zoning Board of Appeals
Under the Zoning Bylaw
Upon petition of
Helen & Brian Buia**

RECEIVED
15 AUG -7 AM 10:24
NEWBURY TOWN CLERK

The Zoning Board of Appeals (ZBA) held a public hearing Thursday, July 23, 2015 at 8:30 p.m. at the Newbury Town Hall, 25 High Road, Newbury, MA 01951 on the petition of Helen & Brian Buia, 420 Middle Street, West Newbury, MA 01985 in conformity with the provisions of the Massachusetts Zoning Act, Chapter 40 A, as amended, and the Zoning Bylaws of the Town of Newbury.

Applicant petitioned the ZBA for a FINDING for relief from section 97-4.D of the Zoning Bylaws to increase the height, number of bedrooms and floor area ratio on the property located 26 Southern Blvd. (Assessors Map U2-0-63).

Appearing as interested parties in the project were Albert Catalano and Lisa Nardone. Appearing in opposition of the applicant there was no one.

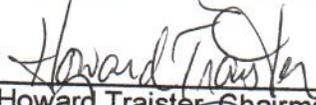
After due deliberation and consideration, the Board of Appeals voted unanimously on a motion by Eric Svahn, seconded by Rick Salmonson to GRANT a FINDING under section 97-D.4 for an increase in height to an existing structure on a non-conforming property, as it was not deemed to be more detrimental to the neighborhood. A condition of the finding is the modification marked on the submitted plans to reduce the second floor by approximately 4'-0" in length so that the FAR will be in compliance with the PIOD. The revised plan now conforms to all set back, height, number of bedrooms, FAR and lot coverage requirements of the PIOD.

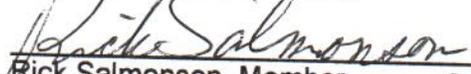
This finding is granted with the understanding that this decision will be recorded at the Registry of Deeds in Salem, MA and that the Board of Appeals and the Building Inspector shall receive copies of the recorded document showing Book and Page of the recording prior to issuance of a building permit.

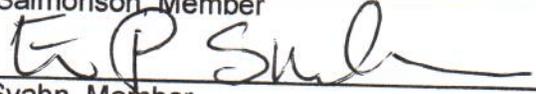
This finding is not to be construed as a sanction of the Town of any encroachments nor does it relieve the burden of the owner to obtain proper permits and approvals from all pertinent boards.

Notification is hereby given that appeals, if any, shall be made pursuant to G.L. Chapter 40A §17, as amended by Chapter 808 of the Acts of 1975, within twenty days after which this decision is filed with the Newbury Town Clerk.

NEWBURY ZONING BOARD OF APPEALS


Howard Traister, Chairman


Rick Salmonson, Member


Eric Svahn, Member