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**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, January 26, 2022

7:00pm.

Location: See City Website

CONTINUED PUBLIC HEARINGS

Michael Henry

requests a **Variance** to raze existing detached one car garage and erect a 20'x24' two car garage with an 8'x10' breezeway attached to existing one family building. The property is located at 27 Woodbury Street in the R10 zoning district.

NEW PUBLIC HEARINGS

Tim and Carrie Dodge

request a **Special Permit** to construct 14' x 25' 2-story addition on the right side of a nonconforming dwelling. Addition will have a front setback of 14.9' where 20' is required and a rear setback of 11.4 where 25' is required. Addition will be no closer to property lines than the existing structure. The property is located at 33 Williams Street in the R10 zoning district.

Global Companies, LLC

request a **Special Permit** to install (2) Mobil logos on the existing overhead canopy, The property is located at 44 Dodge Street in the CG zoning district.



Batten Brothers o/b/o Eastern Bank

request a **Special Permit** to replace existing sign on north side of building with a new sign on the upper part of the north façade. The new sign will be identical in size and design to the sign on the south side of the building. The property is located at 33 Enon Street in the CG zoning district.

Alan and Christine Hoffacker

request a **Special Permit** to construct a 1-story addition on right side of nonconforming dwelling. Addition will have a rear setback of approximately 23' where 25' is required. Addition will not create a new nonconformity. The property is located at 36 Neptune Street in the R10 zoning district.

Julio Gutierrez Pedroza

request a **Special Permit** to allow an accessory dwelling unit in a single family dwelling. The property is located at 14 Scenna Road in the R15 zoning district.

Alexander & Femino o/b/o Jordan Ryan

request a **Special Permit** to building a 2nd story addition above an existing single story legally pre-existing house that is 8.4' from the side lot line where 15' is required. The property is located at 9 Roderick Avenue in the R10 zoning district.

Glen Witwicki

request a **Special Permit** to construct a building addition. The property is located at 3 Pilgrim Heights in the R10 zoning district.

Judith Owens

request a **Special Permit** to allow a bed and breakfast establishment in accordance with the Zoning Ordinance 33-300(C)(6). The property is located at 688 Hale Street in the R15 zoning district.

OTHER BUSINESS

Planning Department - Discussion of ADU Ordinance Update Project

Approval of 2022 ZBA meeting dates

Approval of November 23, 2021 ZBA Minutes (Gougian)

Kim Gagnon, Administrative Assistant
Board of Appeals of the Zoning Ordinance