



**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street*

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*Beverly, Massachusetts 01915*

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*TBD*

*Administrative Assistant*

*Kimberly Gagnon*

**MEETING NOTICE**

Wednesday, February 23, 2022

7:00pm.

**Website link:** <https://meet.google.com/mkw-sdbn-msb>

**Phone:** 781-514-9608    **PIN:** 556 204 730#

**\* PLEASE SEE INSTRUCTIONS BELOW TO REMOTELY ACCESS MEETING\***

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A §18, and the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. No in-person attendance of members or the public will be allowed, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

**REMOTE PUBLIC ACCESS TO THIS MEETING WILL BE PROVIDED IN THE FOLLOWING MANNER:**

1. Access through the Google Hangouts Meet application. This application will allow users to view the meeting and request comment using the chat function. **Pursuant to Open Meeting Law, M.G.L. c. 30A, §20, the Chair may elect to recognize the public comment submitted through the Chat function at appropriate points in the meeting.** If any member of the public would like to submit a comment prior to the meeting, or would like to make it known prior to the meeting that s/he would like to comment on any item on the



2. Agenda, individuals should submit comments and requests to Kimberly Gagnon, at [kgagnon@beverlyma.gov](mailto:kgagnon@beverlyma.gov) as soon as possible.
  - a. **Google Hangouts Meet meeting login instructions:**
    - i. For computers: <https://meet.google.com/mkw-sdbn-msb>
    - ii. For mobile devices (tablets and smartphones)
      1. Download the free app 'Hangouts Meet by Google' through either Google Play or the IOS app store
      2. Allow the app to access your device's camera and microphone
      3. Then click on 'enter meeting code' and type in: 556 204 730, Then click "ask to join" and a facilitator will enable you to enter the meeting.
  - b. **Telephone – landlines or cell phones**
    - i. Dial: 781-514-9608
    - ii. When prompted, enter the pin: 556 204 730# and a facilitator will enable you to enter the meeting.
3. Applicants and/or representatives required to appear before the Zoning Board of Appeals must make arrangements to present remotely as there meeting location. Documentary exhibits and/or visual presentations must be submitted 5 business days in advance of the meeting to [kgagnon@beverlyma.gov](mailto:kgagnon@beverlyma.gov), so that they may be displayed for remote public access viewing.

### **AGENDA**

These hearings are scheduled to be noticed to the public in the Salem News on  
2/07/22 and 2/14/22

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### **NEW BUSINESS**

Election of new chairperson

### **NEW PUBLIC HEARINGS**

#### **Michael Henry**

requests a **Special Permit** to raze detached garage and construct an addition for 2-car garage with master bedroom above on south side of nonconforming dwelling. Addition will comply with required setbacks. The property is located at 27 Woodbury St in the R-10 zoning district.



**Thomas J. Alexander o/b/o Thomas and Cynthia Pelletier**

request a **Special Permit** to repair an existing legally nonconforming 4 residential unit building that was damaged by a third floor fire on March 26, 2021 and to increase the size of the third floor for residential purposes. The number of residential units will remain the same and the footprint of the building will remain the same. The property is located at 15 Blaine Ave in the R-10 zoning district.

**Armando & Kathleen Martins**

request a **Special Permit** to add a roof over existing front steps, construct a 12' x 16' deck at rear of house, and to cantilever the bedroom 2' to the rear of a nonconforming dwelling. Additions will be no closer to the lot lines than the existing structure. The property is located at 10 Evelyn Rd. in the R-15 zoning district.

**Mark B. Glovsky, Esquire o/b/o Joan L. Mullen**

Request a **Special Permit** pursuant to section 300-82C, to allow the division of a non-conforming property into (2) lots, the construction of a new single-family dwelling on a new eight (8) acre lot with the existing non-conforming carriage house and enlargement of the existing carriage house by the addition of a three-bay garage. The property is located at 973 Hale Street in the R-90 zoning district.

**Jason Consalvo**

Requests a **variance** to construct a two-story addition to the rear of a nonconforming dwelling. Addition will have side yard setback of 5'6" where 15' is required. Addition will not create new nonconformity. The property is located at 35 Ellsworth Ave in the R10 zoning district.

**OTHER BUSINESS**

Election of new Chairperson

Approval of January 23, 2022 ZBA Minutes (Andrews)

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

