

**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*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, February 24, 2021

7:00pm.

**Website link:** [meet.google.com/kfr-bgnr-zbk](https://meet.google.com/kfr-bgnr-zbk)

**Phone:** 407-536-6973 **PIN:** 984774851

**\* 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



Agenda, individuals should submit comments and requests to Leanna Harris, Administrative Assistant at [lharris@beverlyma.gov](mailto:lharris@beverlyma.gov) as soon as possible.

**a. Google Hangouts Meet meeting login instructions:**

- i. For computers: [meet.google.com/kfr-bgnr-zbk](https://meet.google.com/kfr-bgnr-zbk)
- 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: 984774851  
Then click "ask to join" and a facilitator will enable you to enter the meeting.

**b. Telephone – landlines or cell phones**

- i. Dial: 407-536-6973
- ii. When prompted, enter the pin: 984774851 and a facilitator will enable you to enter the meeting.

2. 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 [lharris@beverlyma.gov](mailto:lharris@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  
2/8/2021 and 2/15/2021

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**NEW PUBLIC HEARINGS**

**Alice Beltran**

In a petition for a request for a **Special Permit** to operate a kennel and a dog daycare as an accessory use to the kennel. The property is located at 54 West Dane Street in the IG zoning district.

**Andrew Breton and Leah Knight**

In a petition for a request for a **Special Permit** to replace a nonconforming detached garage with a detached accessory structure, with no change in setbacks. Garage has a rear setback of 0.3' where 25' is required and a right side setback of 1.9' where 10' is required. The property is located at 31 High Street in the R6 zoning district.



**Kevin and Jennifer Stacey**

In a petition for a request for a **Special Permit** to replace a non-conforming detached garage with an attached garage with a left side setback of approximately 7' where 20' is required. The new garage will be no closer to side lot line than the existing garage. The property is located at 11 Rezza Road in the R45 zoning district.

**Mark and Elizabeth Patrie**

In a petition for a request for a **Variance** to construct an attached two-car garage to right side of nonconforming dwelling. Garage will have a right setback of 8' where 15' is required. The property is located at 16 Auburn Road in the R10 zoning district.

**Alexander & Femino o/b/o Donald and Lyne McAuliffe**

In a petition for a request for a **s Permit** to allow a 900 sq. ft. in-law apartment for the parents of owner Lyne McAuliffe, namely Robert and Marie Fitzgerald. The property is located at 18 Landers Drive in the R22 zoning district.

**Douglas and Sarah Turnbull**

In a petition for a request for a **Variance** to raise and extend existing shed dormer and raise ridge and sidewalls of gabled extension to match existing wall and ridge heights on second floor. The existing structure has a right side setback of 1.3' where 15' is required and a front setback of 4.5' where 20' is required." The property is located at 174 Hale Street in the R10 zoning district.

**ADMINISTRATIVE APPEAL**

**Carol Horvitz, Trustee of the Edgewater House Trust and Jeffrey Horvitz**

In a petition for a request for an **Appeal** to Building Permit B-20-184, issued by the Building Commissioner on April 10, 2020. The property is located at 63 West Street in the R45 zoning district.

**OTHER BUSINESS**

Approval of January 27, 2021 ZBA Minutes (Levasseur)

Leanna Harris, Administrative Assistant  
Board of Appeals of the Zoning Ordinance