



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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CITY OF BEVERLY
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2023 MAR 15 P 2: 20

Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, March 22, 2023

7:00pm

The meeting will be held at City Hall, 3rd Floor
191 Cabot Street, Beverly, MA

These hearings are scheduled to be noticed to the public in the Salem News on
03/6/2023 and 03/13/2023

NEW PUBLIC HEARINGS

John Hensall

requests a **Variance** to allow installation of an above ground pool 7.5' from the side property line, where 10' is required. The property is located at 254 Lothrop Street in the R10 zoning district.

Alexander & Femino o/b/o Paul and Nancy Furnari

request a **Special Permit/Finding** to allow for a 20'x28' second floor addition and a 5'x8' covered front entry to a legally existing nonconforming single family dwelling that is 9.4' from one side lot line and 18.4' from the front lot line where 15' for side lot line and 20' front yard is required. The property is located at 3 Melvin Avenue in the R-10 zoning district.

Morgan Gardner

requests a **Special Permit** to add a 2nd floor addition over rear entry of existing nonconforming house. The property is located at 23 Swan Street in the RMD zoning district.

Amanda Lennon

requests a **Variance** to construct an 18'x18' deck encroaching 10.6' into the side yard set back where 15' is required. The property is located at 7 Columbus Avenue in the R10 zoning district.

CONTINUED PUBLIC HEARINGS

Alexander & Femino o/b/o Carlos Delgado

requests a **Variance** to construct 3 new dwelling unit buildings on a 3,473 sq. ft. lot in the RHD district which is 1,158 sq. ft. per dwelling unit where the zoning ordinance calls for 3,000 sq. ft. per unit. The front yard setback which is currently 8.2' would be maintained where the zoning ordinance calls for 15' and the parking would be within the required 5' setback. The property is located at 28 Bow Street in the RHD zoning district.

Stephen Capodilupo

requests a **Special Permit/Finding** to add a dormer to existing nonconforming 2-family dwelling and replace existing 2-car garage with 4-car connected carriage house with living space above. Also requesting a **Variance** to add two 1-bedroom units to multi-family property. The property is located at 15 Liberty Street in the R10 zoning district.

OTHER BUSINESS

- A. Approval of February 15, 2023 Meeting Minutes (Levasseur)
- B. Delegation of authority to Chair of the Zoning Board of Appeals to review and approve executive session meeting minutes dated February 15, 2023.
- C. Distribution of monthly ZBA packages (Butler/Harris)
- D. Changing meeting time (Butler/Harris)

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