

CITY OF BEVERLY
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**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

Office Address: 8 Dane Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

Fax (978) 921-8580

Mayor

Michael P. Cahill

Chairperson

Kevin Andrews

Administrative Assistant

Kimberly Gagnon

MEETING NOTICE

Wednesday, March 23, 2022

7:00pm

Website link: meet.google.com/kqs-dvzb-czc

Phone: +1 415-937-6141 **PIN:** 603386809

*** 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 Kimberly Gagnon, Administrative Assistant at kgagnon@beverlyma.gov as soon as possible.

a. Google Hangouts Meet meeting login instructions:

- i. For computers: <https://meet.google.com/kqs-dvzb-czc>
- 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: **603386809** Then click "ask to join" and a facilitator will enable you to enter the meeting.

b. Telephone – landlines or cell phones

- i. Dial: +1 415-937-6141
- ii. When prompted, enter the pin: **603386809** 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 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 3/07/22 and 3/14/22

NEW PUBLIC HEARINGS

Steven and Valerie Wilson

requests a **Variance** to construct an in-ground pool partially in the front yard and the side yard setback of the property. The property is located at 4 Old Farm Rd. in the R-10 zoning district.

Gavin Walsh

requests a **Special Permit** to add a 3-season room on existing rear deck of a nonconforming dwelling. The property is located at 1 Aston Way in the R-15 zoning district.

Christopher Ganey

requests a **Special Permit** pursuant to section 300-83A, to add a 2-car garage with finished space above, a breezeway and porch to the right side of a nonconforming dwelling. Additions will comply with all required setbacks. The property is located at 6 Ellsworth Ave. in the R-10



zoning district.

Genna & Dana Valeri

request a **Special Permit** to add a 10' x 30' extension to existing rear deck. Extension will have a right side setback of approximately 13' where 15' is required. The property is located at 36 Northern Ave. in the R-10 zoning district.

Conor F. Walsh, Esq., o/b/o Beverly Restaurant Associates LLC

request a **Special Permit** to allow a total of five (5) wall signs to be erected on the north and south facades of the Mission Boathouse restaurant to be located at 1 Water Street, where the proposed signs, while not harmful to the public or contrary to the purpose and intent of the Beverly Zoning Ordinance, do not strictly comply with the requirements of the Zoning Ordinance as it relates to the number, size, style, location and illumination of some or all of the proposed signs. The property is located at 1 Water Street in the BHD zoning district.

Janick Company, LLC by its attorney Thomas J. Alexander

request a **Special Permit/Finding** to allow the demolition of a legally pre-existing nonconforming commercial building set back from the side lot line 2.9 feet, 2.3 feet from the rear lot line and .9 feet from the front lot line with a less nonconforming 2 family duplex conforming with the side yard and front yard setbacks of 10 feet (conforming) and 20 feet (conforming) respectively and having a 10.8 feet rear yard setback where 20 feet is required. The property is located at 397 Cabot Street in the CN zoning district.

Thomas J. Alexander o/b/o 386 Cabot Street, LLC and Janick Company, LLC

request a **Variance** to build an addition to the existing retail building on site which would accommodate 12 residential units. The addition would be 3.8 feet from the side lot line (existing building has 0 ft side yard setback) where the zoning ordinance calls for 10 feet, there are 19 parking spaces on site where 26 are required, and the lot area provided per unit is 1,960 s.f. where 4,000 s.f. is required. There is a bus stop for MBTA Bus #451 located on the curb in front of 386 Cabot Street. The property is located at 386 Cabot St. and 16 Bennett St. in the CN and RMD zoning district.

OTHER BUSINESS

Approval of February 23, 2022 ZBA Minutes

Kimberly Gagnon, Administrative Assistant