



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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2023 APR 19 P 3:29
CITY OF BEVERLY
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Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, April 26, 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
04/10/2023 and 04/17/2023

NEW PUBLIC HEARINGS

Matthew Coutu

requests a **Special Permit** to replace an existing 14'x8' three season porch with a 14'x12' sunroom. The property is located at 34 Bertram Street in the R10 zoning district.

Morgan Katz

requests a **Variance** to construct a detached 32'x14' single car garage closer to the side lot line than allowed. The property is located at 150 Hale Street in the R10 zoning district.

Russell Pyle

requests a **Variance** to relocate existing stairs from the side of the porch to the front and extend existing porch over where the stairs would be. The property is located at 117 Valley Street in the R45 zoning district.

Angel Rivera

requests a **Special Permit** to construct an addition 8.7' from the side lot line, where 15' is required. Addition will come no closer to the property line than existing structure. The property

is located at 12 Conway Street in the R10 zoning district.

Andrew and Terry Moore

request a **Special Permit** to replace an existing 5.34'x15' covered porch with a 8'x15.2' covered porch. The property is located at 30 Northern Avenue in the R10 zoning district.

Margaret Carey

requests a **Special Permit** to construct a single story addition with a footprint exceeding 25% of existing structure. The property is located at 15 Davis Road in the R10 zoning district.

Alexander & Femino o/b/o Watts Street, LLC

requests a **Variance** to construct a 3 unit dwelling on a presently vacant lot that had a 3 unit building which burned down. The lot has 5,076 sq. ft. of area and 50' of frontage where present zoning provides 65' of frontage and 12,000 sq. ft. of area. The proposed building would be located approximately on the same location as the destroyed building with a front yard setback of 8.4' where present zoning provides for a 20' front yard setback. The property is located at 19 Simon Street in the RMD zoning district.

Alexander & Femino o/b/o 9 Swan Street, LLC

requests a **Special Permit/Finding** and a **Variance** to rehab and repair a single family structure rendered uninhabitable by fire damage and add to it by constructing an addition that is 5' from the side lot line, where the preexisting legally existing structure is 4.1' from the side lot line and zoning provides for a 10' side yard setback and a dimensional variance to allow for 3 residential units at 1,977 sq. ft. of land per unit, where the zoning ordinance provides for 4,000 sq. ft. per unit. The property is located at 9 Swan Street in the RMD zoning district.

Axcelis Technologies, Inc.

requests a **Special Permit** to install (3) freestanding directional signs and (6) wall-mounted dock ID disk signs at a new construction warehouse facility to provide safe separation of commercial trucks and delivery vehicles from personal vehicles carrying visitors and staff. The property is located at 105 Sam Fonzo Drive in the IR 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 March 22, 2023 Meeting Minutes (Andrews)

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