



**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street  
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Phone (978) 921-6025*

CITY OF BEVERLY  
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*Fax (978) 921-8580*

*Mayor*

*Michael P. Cahill*

*Chair*

*Kevin Andrews*

*Administrative Assistant*

*Kimberly Gagnon*

**MEETING NOTICE**

Wednesday, April 27, 2022

7:00pm.

The meeting will be held at City Hall in the Council Chambers  
located at 191 Cabot Street, Beverly, MA

These hearings are scheduled to be noticed to the public in the Salem News on  
04/11/2022 and 04/18/2022

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**NEW PUBLIC HEARINGS**

**Wayne E. Johnson Jr.**

requests a **Special Permit** to construct a 13'x18.7' rear 2-story addition to nonconforming house. Addition will have a left side setback of 12.8' where 15' is required. Addition will be no closer to left side lot line than existing house. The property is located at 8 Walnut Ave. in the R-10 zoning district.

**Mark B. Glovsky o/b/o Steven and Jennifer Walsh**

request a **Variance** to reduce rear yard from 25' to 6', side yard from 15' to 3'5" and to increase maximum size from 100 sq. ft. to 600 sq. ft. and maximum height from 10' to 15'10", all to enable construction of a 25' x 24' garage as depicted on Plans filed with the Application. The property is located at 141 Lothrop Street in the R-10 zoning district.

**Edward Batten o/b/o Batten Bros. Signs**

requests a **Special Permit** to install a non illuminated roof sign on each side of the building and



to install an internally illuminated roof sign on the front of the building, where roof signs and internally illuminated signs are not allowed by right. The property is located at 385 Cabot Street in the CN zoning district.

**Edward Roaf II**

requests a **Section 6 Finding** to construct a 2-story right side and rear addition to a nonconforming structure and to expand the area of a nonconforming 4-family dwelling in a 2-family zone. Addition will be no closer to the side property line than the existing structure. Also, a finding to demolish and rebuild a nonconforming 1-story, 3-car garage and replace it with a 1 ½ story 3 car garage on the same footprint. The property is located at 98-100 Lovett Street in the R-6 zoning district.

**32-34 Swan Street LLC By Its Attorney Thomas J. Alexander**

requests a **Variance** to allow the resubdivision of 32-34 Swan Street into 2 lots of 6,387 s.f. (Lot A) and 6,380 s.f. (Lot B) where the zoning district provides for 8,000 s.f. per lot. The resulting new Lot A would have a 2 family duplex that conforms with all zoning setbacks. The existing house on Lot B would be renovated into a two family, with the addition conforming to all zoning setbacks. The property is located at 32-34 Swan Street in the RMD zoning district.

**OTHER BUSINESS**

Nominating a representative to the DRB (Design Review Board)

Approval of March 23, 2022 ZBA Minutes (D. Battistelli)

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