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**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, April 28, 2021

7:00pm.

Website link: <https://meet.google.com/ohy-hjaz-xkb?hs=224>

Phone: 218-301-2185 **PIN:** 287385792

*** 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 as soon as possible.

a. Google Hangouts Meet meeting login instructions:

- i. For computers: <https://meet.google.com/ohy-hjaz-xkb?hs=224>
- 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: 287385792 Then click "ask to join" and a facilitator will enable you to enter the meeting.

b. Telephone – landlines or cell phones

- i. Dial: 218-301-2185
- ii. When prompted, enter the pin: 287385792 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, 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 4/12/2021 and 4/19/2021

CONTINUED PUBLIC HEARINGS

Andrew Breton and Leah Knight 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.

MODIFICATION

Neil Zarkades request for a **Special Permit** to add a 2nd floor addition and front porch/entry to an existing nonconforming dwelling with a front setback of 11.6', where 20' is required and a right side setback of approximately 13.3', where 15 is required. Additions will be no closer to property lines than existing structure. The property is located at 8 Sylvan Road in the R10 zoning district.



NEW PUBLIC HEARINGS

Daniel and Tara Duggan request a **Special Permit** to add an attached garage with an accessory apartment above to right side of nonconforming dwelling. Addition will meet all setbacks but will increase footprint of existing house by more than 25%. Also, a **Variance** to allow the apartment to be used by a professional caregiver. This property is located at 16 Overlook Avenue and is in the R10 zoning district.

Katlyn Oliver request a **Special Permit** to add a dormer to the front of a nonconforming detached garage and to convert the garage to a third dwelling unit. This property is located at 6-8 Ashton Street and is in the R10 zoning district.

Justin and Cortney Negrotti request a **Special Permit/Finding** to allow a second floor and a front farmers porch addition to a house that is nonconforming with respect to side and front setbacks. Second floor addition and front porch will be no closer to the lot lines than the existing house. This property is located at 34 Northern Avenue and is in the R10 zoning district.

Joseph and Hillary Lacirignola request a **Special Permit** to encroach 8.1' into the front setback where 30' is required and a **Variance** to encroach .7' into the right side setback where 15' is required for a porch deck addition. This property is located at 47 Webster Avenue and is in the R15 zoning district.

Glovsky & Glovsky o/b/o Fresh Fields, LLC request a **Special Permit** to operate an adult-use recreational marijuana establishment, pursuant to Sections 300-91 and 300-122 of the Beverly Zoning Ordinance. This property is located on 350-354 Rantoul Street in the CC zoning district.

Alexander & Femino o/b/o Christine Malone request a **Variance** to construct a farmer's porch at the front of the house that is 23.6' from the front lot line, where 30' is required. The property is located at 4 Fern Street in the R15 zoning district.

Alexander & Femino o/b/o Douglas and Susan Stone request for a **Special Permit** and a **Variance** to demolish the legally pre-existing nonconforming single family residence and shed, the single family residence having a side yard setback at its closest point of 6.7' and the shed 5.5' with the new house having a side yard setback of 6.7' on one side and 7.7' on the other, the new shed having the same 5.5' side yard setback. The property is located at 28 Fosters Point in the R10 zoning district.

Alexander & Femino o/b/o Evvica Cuccina of Beverly LLC d/b/a REV Kitchen & Bar request a **Variance** to allow the construction of an awning with retractable sides above the area where currently there is a patio accommodating outdoor dining so as to extend the outdoor dining season. The awning would be 14.5 feet from the front lot line where the zoning ordinance provides for 30 feet. The property is located at 45 Enon Street in the CG district.



OTHER BUSINESS

Approval of March 24, 2021 ZBA Minutes (Gougian)

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