



**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street  
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2023 MAY 15 A 8:43

*Fax (978) 921-8580*

*Mayor*

*Michael P. Cahill*

*Chair*

*Kevin Andrews*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, May 24, 2023 at 7pm

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

These hearings are scheduled to be noticed to the public in the Salem News on  
05/8/2023 and 05/15/2023

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**NEW PUBLIC HEARINGS**

**Poblocki Sign Company o/b/o Beth Israel Lahey Health**

requests a **Special Permit** to replace 4 wall signs and 13 freestanding signs. The property is located at 85 Herrick Street in the HD zoning district.

**Shamus and Caroline Mruk**

request a **Special Permit** to construct a shed dormer to the right side of an existing nonconforming house. The property is located at 14 Columbus Avenue in the R10 zoning district.

**Christopher and Jennifer McKernan**

request a **Special Permit** to remove an existing three season porch and replace structure with an extended kitchen space and additional second floor bedroom. The property is located at 13 Rezza Road in the R45 zoning district.

**Charles Wall and Tara Duffy**

request a **Variance** to demolish an existing covered porch at the rear of the house on a

nonconforming lot and construct a new 195 square foot covered porch in the same area. The property is located at 28 Whitney Avenue in the R10 zoning district.

**Jason and Kerri Consalvo**

request a **Variance** to construct a two-story addition to the rear of a nonconforming dwelling. Addition will have a side yard setback of 5.6' where 15' is required. Addition will not create a new nonconformity. The property is located at 35 Ellsworth Avenue in the R10 zoning district.

**Glovsky & Glovsky o/b/o Daniel and Daniella Mammola**

request **Variations** from the requirements of Section 300-27 to permit construction of an accessory garage in the "front yard", to reduce front yard setback from 20' to 8', side yard setback from 15' to 7' and to allow height of 22 1/2' and maximum size of 816 s.f. (vs. 10' height limit and 100 s.f. size when located within the side yard). The property is located at 91 Lothrop Street in the R-10 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.

**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.

**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 April 24, 2023 Meeting Minutes (Gougian)

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