



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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CITY OF BEVERLY
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Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Kimberly Gagnon

MEETING NOTICE

Wednesday, May 25, 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
05/09/2022 and 05/16/2022

EXTENSION REQUEST

Kathleen R. Malewicki

Original request: June 23, 2021: In a petition for a request for a **Variance** to build a one-car garage addition that is 9.6' from the rear lot line where 25' is required and the owners will demolish an existing shed that is 8.5'x14' that is directly on the rear and side lot lines. This property is located at 55 Hillside Avenue in the R-10 zoning district.

*applicant is seeking extension of Variance

NEW PUBLIC HEARINGS

Wendy Spencer-Cotter

requests a **Special Permit** to construct a rear addition to a dwelling that is nonconforming with respect to right side setback. Addition will be no closer to right side than the existing structure. The property is located at 37 Rowell Ave. in the R-10 zoning district.



David Mirandi & Jane MacLeod by their Attorney Thomas J. Alexander

request a **Variance** to divide the existing 17,647 sq. ft. lot with 145.42 feet of frontage into 2 lots, one (Lot A) including the existing house and garage having area of 8,824 sq.ft. and 72.71 feet frontage and the other (Lot B) having 72.71 frontage and 8,822 sq. ft. area where current zoning provides for 10,000 sq. ft. of area and 100 feet frontage. The property consists of 3 lots under the original subdivision for this area and the proposed house conforms to all zoning setbacks. The property is located at 15 Folger Avenue in the R-10 zoning district.

Miranda P. Siemasko, Esq. o/b/o 40 Dunham OC, LLC

request a **Special Permit** to authorize the construction of a subsidized elderly housing project, pursuant to Section 300-42C(1)(a) of the City of Beverly Zoning Ordinance, together with such other relief that may be required. The proposed project will contain approximately 160 units with on-site parking for approximately 210 motor vehicles. The property is located at 40 Dunham Ridge in the IR zoning district.

Gabriel & Emily Karwoski

request a **Special Permit** to construct a 1-story addition on left side of nonconforming house. Addition will have a front setback of 23.6' where 30' is required. Addition will be no closer to front setback than existing structure. The property is located at 1 Harwood Street in the R-15 zoning district.

Alyssa Gray

requests a **Special Permit** to create an accessory apartment in basement of existing home. The property is located at 290 Essex Street in the R-15 zoning district.

CONTINUED PUBLIC HEARINGS

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.

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.

William Sheehan o/b/o John Patrick Pigsley, Sr. & Lorna Jean Noel

Pursuant to an order of Remand issued by the Massachusetts Land Court dated April 25, 2022 (“Remand Order”), a public hearing will be heard before the Beverly Zoning Board of Appeals on the following application: Revised proposal of John Patrick Pigsley Sr., individually, and as trustee of the John P. Pigsley Trust u/d/t dated February 10, 2020 and Lorna Jean Noel, individually and as trustee of the Lorna J. Noel Trust u/d/t/ dated February 10, 2020, for approval under G.L. c. 40A, § 6 and the Beverly Zoning Ordinance, Section 300-83(A), to make improvements to a single-family dwelling and associated alterations at 15 Rezza Road, Beverly, MA located in an R-45 Zoning District, as set forth in a set of plans entitled “15 Rezza Road, Main House, Pool House, Revised Design for Zoning Board of Appeals,” dated April 11, 2022 (“Revised Plans”), which plans were attached as Exhibit A to the Remand Order and are available for review at the Beverly Planning Department. The Revised Plans propose, among other features, the separation of the pool house from the main house, reduction in the height of the pool house, and leaving the front porch of the main house in its current state.

OTHER BUSINESS

Approval of April 27, 2022 ZBA Minutes (Levasseur)

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