

**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

Office Address: 8 Dane Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

Fax (978) 921-8580

Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, June 23, 2021

7:00pm.

Website link: <https://meet.google.com/oqx-fseh-soj?hs=224>

Phone: [267-873-3211](tel:267-873-3211) **PIN:** 247908438

*** 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/oqx-fseh-soj?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: **247908438**. Then click "ask to join" and a facilitator will enable you to enter the meeting.

b. Telephone – landlines or cell phones

- i. Dial: [267-873-3211](tel:267-873-3211)
 - ii. When prompted, enter the pin: 247908438 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
6/7/2021 and 6/14/2021

MINOR MODIFICATION

Julie Tsakirgis

Original request: In a petition for a **Variance** to construct a 1-story, 4' x 10'-6" addition to the front of house, with a 16.8' front setback where 20' is required and a special permit for a right side yard setback of 5.7' where 15' is required. Garage is to be no closer to right side lot line than existing structure Also, a **Special Permit** to add a 2nd floor to an existing nonconforming dwelling with a right side setback of 5.7' and a left side setback of 10.8' where 15' is required, to add a roofed landing and steps with a left side setback of 5.9' where 15' is required, and a rear deck with a left side setback of 14.9' and a right side setback of 9.9' where 15' is required. The property is located at 16 Fosters Point in the R10 zoning district.

NEW PUBLIC HEARINGS

Emily Pinstein

requests a **Special Permit** to construct a 32'x5' shed dormer to add a bedroom and bathroom to an existing second story and a 36'x6' farmer's porch with a roof. This property is located at 2 Farms Lane in the R-15 zoning district.

Alexander & Femino o/b/o Richard and Kathleen Malewicki

requests 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' x 14' that is directly on the rear and side lot lines. This property is located at 55 Hillside Avenue in the R-10 zoning district.



YMCA of the Northshore

requests a **Special Permit** to erect a driveway sign to replace a previous driveway sign. This property is located at 254 Essex Street in the R-15 zoning district.

Anchor Sign o/b/o Dollar Tree

requests a **Special Permit** to install two 60" raceway mounted LED store logo disks to the front southeast and right northeast building elevations. This property is located at 50 Dodge Street, a/k/a 48 Dodge Street in the CG zoning district.

OTHER BUSINESS

Approval of May 26, 2021 ZBA Minutes (Levasseur)

Approval of April 28, 2021 ZBA Minutes (Andrews)

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