



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Fax (978) 921-8580

Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, June 28, 2023 at 7pm

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

These hearings are scheduled to be noticed to the public in the Salem News on
06/12/2023 and 06/19/2023

NEW PUBLIC HEARINGS

Charles Wall and Tara Duffy

request a **Special Permit** 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.

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 and deck addition. The property is located at 47 Webster Avenue in the R15 zoning district.

Mark and Catherine Attia

request a **Variance** to construct a new 15' high garage to replace prior garage within the required side and rear setbacks. The property is located at 139 Valley Street in the R10 zoning district.

Handly & Cox o/b/o Kreshnick and Elona Remi

request a **Special Permit** to add a third dwelling unit to an existing 2-family residential structure

on a nonconforming lot. The property is located at 425 Cabot Street in the RMD zoning district.

Daniel Eslinger and Emily Lund

request a Special Permit to build a second floor on an existing single family structure, not expanding the footprint. The property is located at 10 Woodbury Drive in the R10 zoning district.

Seaside Legal Solutions o/b/o Robert and Judith Sette

request a dimensional **Variance** on an existing nonconforming home to extend an existing deck 7.6' from the side yard setback, where 15' is required and 18.3' from the front setback, where 20' is required and 24.6' from the rear setback, where 25' is required. The property is located at 173 Lothrop Street in the R10 zoning district.

John Page

requests a **Special Permit** to add a third floor to an existing nonconforming dwelling. The property is located at 22-24 Cox Court in the RMD zoning district.

MINOR MODIFICATION

Original Request June 2022:

Alexander & Femino o/b/o James Clarizia

request for a **Variance** to divide the existing property, which consists of 2 lots under the approved subdivision plan for this neighborhood, into the same 2 lots as originally approved, 1 having 90.66 feet of frontage and 8,775 sq. ft. of area and the other having 70 feet of frontage and 7,000 sq. ft. of area where present zoning provides for 100 feet of frontage and 10,000 sq. ft. of area. The existing house would be located 8 feet from the proposed side lot line where 15 feet is required. The property is located at 17 Jordan Street in the R-10 zoning district.

CONTINUED PUBLIC HEARINGS

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.

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.

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

request **Variances** 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.

OTHER BUSINESS

A. Approval of May 24, 2023 Meeting Minutes (Farinella)

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