



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

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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, July 27, 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
07/11/2022 and 07/18/2022

NEW PUBLIC HEARINGS

Baked Beans Farm

requests a **Special Permit** to operate a cultivation and manufacturing marijuana establishment. The property is located at 150 Sam Fonzo Drive in the IR zoning district.

Alexander Alexeyev

requests a **Variance** to replace existing stairs and landing with an enclosed mudroom of same dimensions, having a left side setback of approximately 2'. The property is located at 19 Pickett Street in the R-10 zoning district.

Jeffrey Lee Frost

requests a **Special Permit** to raze a nonconforming garage with respect to the rear and right side setbacks to place a prefabricated shed 10'x14'. Shed will be smaller and no closer than the current setbacks. The property is located at 14 Gardner Street in the R-10 zoning district.



Katarina & William Reilly by their Architect Ryan McShera of Red Barn Architecture requests a **Special Permit** to add a second floor to an existing nonconforming dwelling with a right side setback of 13.1' where 15' is required. There will be no change in the building's footprint. The property is located at 13 Sunset Drive in the R-10 zoning district.

ADMINISTRATIVE APPEALS

Charles Harris, Trustee of the Ober Street Realty Trust of August 1986 by their attorney, William E. Heney, Esq. /Jennifer L. DiCarlo, Esq.

request an **Administrative Appeal** for the issuance of Building Permit No. BLD22-00474 for construction of a "Guest Wing Addition" at 7 Ober Street, Beverly MA 01915, Map: 12, Parcel: 229 without first obtaining necessary zoning relief from the Zoning Board of Appeals including a Special Permit, Variance and/or finding under G.L. c. 40A, Section 6. The property is located at 7 Ober Street in the R-10 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.



EXTENSION REQUEST

John and Patricia Iltis

Original request: September 22, 2021: In a petition for a request for a **Variance** to allow the property to be divided into two lots in accordance with the original subdivision plan for this neighborhood such that Lot 31, where the existing house is located, has 183' of frontage, 8,852 sq. ft. of area, and a 5.3' side yard setback, and Lot 30 would have 50' of frontage, 8,031 sq. ft. of area and side yard setback of 13' where existing zoning calls for 100' of frontage, 10,000 sq. ft. of area and 15' side yard setback. This property is located at 14 Jordan Street in the R10 zoning district.

*applicant is seeking extension of Variance

The Petition seeks a six month extension of Variance that expires September 22, 2022.

I. OTHER BUSINESS

A. Approval of June 22, 2022 Meeting Minutes (Gougian)

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