

**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street*

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*Beverly, Massachusetts 01915*

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, July 28, 2021

7:00pm.

These hearings are scheduled to be noticed to the public in the Salem News on  
7/12/2021 and 7/19/2021

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**AGENDA**

**NEW PUBLIC HEARINGS**

**Mark Theriault**

requests a **Special Permit** to add an accessory apartment to a single family home. This property is located at 28 Newbury Street in the R-10 zoning district.

**Nicholas Masotta**

requests a **Special Permit** to construct an addition on right side of non-conforming structure. Addition will have a front setback of 28.2' where 30' is required. This property is located at 31 Foster Street in the R-22 zoning district.

**Alexander & Femino o/b/o RFR Development**

request a **Variance** to authorize division of an existing parcel having 2 addresses and 2 lots as shown on the City of Beverly's Assessor's Map; taxed as 2 separate lots, and shown on the plan creating this neighborhood as 2 separate lots. One lot has 87.43 feet of frontage and 4,401 sq. ft. of area and the other lot would have 50.10 feet of frontage and 4,804 sq. ft. of area where present zoning requires 100 feet of frontage and 10,000 sq. ft. of area. In addition, the proposed house would be 10.1 feet from the side lot lines and the existing house is 5.0 feet from the existing side lot line where current zoning requires 15 feet. This property is located at 341 and 343 Elliot Street in the R-10 zoning district.

**Joseph Mari**

requests a **Special Permit** to replace an existing non-conforming 8'x12'shed with a 12' x 16' shed. Existing shed has a rear setback of approximately 1'. New shed will be no closer to the rear lot line than existing shed. This property is located at 55 Sturtevant Street in the R-10 zoning district.



## **CONTINUED PUBLIC HEARINGS**

### **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 June 23, 2021 ZBA Minutes (Battistelli)

Approval of April 28, 2021 ZBA Minutes (Andrews)

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