



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Monday, July 31, 2023

7:00pm

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
07/17/2023 and 07/24/2023

NEW PUBLIC HEARINGS

Gregory and Margaret Hood

request a **Special Permit** to construct a shed dormer within the existing footprint of their existing nonconforming house. The property is located at 12 Thorndike Street in the R6 zoning district.

Alexander & Femino o/b/o Nicole Dove

requests a **Variance** to resubdivide 2 lots from the original Lot A to have 3,925 sq. ft of land and 45' of frontage and Lot B to also have 3,925 sq. ft. of land and 45' of frontage where zoning ordinance calls for 6,000 sq. ft. of area for Lot B and 7,000 sq. ft. for Lot A, and frontage of 65' for both. The shared lot line for Lot A and Lot B would have a setback of 6.4' for each house where the zoning ordinance calls for 10'. The property is located at 24 Pierce Avenue in the R6 zoning district.

Stephen Capodilupo

requests a **Special Permit/Finding** to demolish an existing nonconforming detached garage with a side yard setback of 4.75' and replace with a new detached garage with a side yard setback of 4.75'. Also seeking a **Variance** to add a 2-bedroom apartment to the third floor of the existing nonconforming (use) 2-family dwelling. The property is located at 15 Liberty Street use in the R10 zoning district.

Glovsky & Glovsky o/b/o John and Vanessa Linkletter

request a **Special Permit/Finding** to allow a conforming addition to an existing dwelling that is nonconforming with respect to front setback, having a 26.1' setback, where 30' is required. The addition will increase the square foot area of the home by 51.9%. All aspects of the addition will conform to setbacks. The property is located at 7 Cherry Road in the R15 zoning district.

Glovsky & Glovsky o/b/o Aaron Galis

request a **Variance** from Section 300-29B of the Ordinance to authorize the construction of an in-ground swimming pool with an automatic pool cover in lieu of a continuous 4-foot safety barrier, where approximately 60% of the property perimeter is already protected by existing fencing or natural barriers to entry to the pool area. The property is located at 46 Prince Street in the R45 zoning district.

CONTINUED PUBLIC HEARINGS

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.

OTHER BUSINESS

- A. Approval of June 28, 2023 Meeting Minutes (Gougian)
- B. Members available to attend the upcoming meetings

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