



**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street*

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CITY OF BEVERLY  
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2023 AUG 14 A 8:27

*Mayor*

*Michael P. Cahill*

*Chair*

*Kevin Andrews*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

**Monday, August 23, 2023**

**7:00pm**

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

These hearings are scheduled to be noticed to the public in the Salem News on  
08/7/2023 and 08/14/2023

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**NEW PUBLIC HEARINGS**

**Kelly Nardella**

requests a **Special Permit** to construct a 12'x22' left side addition and full rear dormer to extend length of existing home 4' into the setback, where 15' is required. The property is located at 10 Red Rock Lane in the R10 zoning district.

**Joseph Butler**

requests a **Special Permit** to construct a full rear dormer within the existing footprint. The property is located at 1 Echo Avenue in the R10 zoning district.

**Oliver Bejarano**

requests a **Special Permit** to construct an addition within the height requirement on an existing nonconforming house which will enlarge the house less than 25%. The property is located at 14 Beckford Street in the RMD zoning district.

**Alexander & Femino o/b/o CTDW Beverly LLC**

requests a **Special Permit** to allow the use of the existing premises as a marijuana retailer and a waiver to allow the establishment within 300' of Ahern Park, in a straight line it is 221.67 feet, however between the Premises and the park there are private residences and a physical barrier of at least one 5-9' fence. The nearest public access to Ahern Park is on Pleasant Street in a straight line from the Premises of 437.76 feet. To walk or drive to the public access along Cabot Street and Pleasant Street is 535 feet. The property is located at 73 Cabot Street in the CC zoning district.

**Alexander & Femino o/b/o John Iltis and Laura Coen-Iltis**

requests to issue a **Variance** that was previously issued by the Zoning Board of Appeals by a unanimous decision on September 22, 2021, approved unanimously by the Planning Board on April 26, 2022 and issued an Order of Conditions by the Conservation Commission on June 28, 2023 to allow the property to be divided into 2 lots in accordance with the original subdivision plan for this neighborhood such that Lot 31, where the existing house is located, has 183 feet of frontage, 8,852 sq. ft. of area and a 5.3 foot side yard setback, and Lot 30 would have 50 of frontage, 8,031 sq. ft. of area and a side yard setback of 13 feet where existing zoning calls for 100 feet of frontage, 10,000 sq. ft. of area and a 15 foot side yard setback.. The property is located at 14 Jordan Street in the R10 zoning district.

**OTHER BUSINESS**

- A. Approval of July 31, 2023 Meeting Minutes (Andrews)
- B. Members available to attend September 27, 2023 meeting (Harris)

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