



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

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CITY OF BEVERLY
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CITY CLERKS OFFICE

REVISED

MEETING NOTICE

Wednesday, August 24, 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
08/08/2022 and 08/15/2022

EXTENSION REQUEST

Alexander & Femino o/b/o Charles E. Harris Trustee of Ocean View Realty Trust

Original Request: 9/23/2020: In a petition for a request for a **Special Permit** to allow the construction of a new free standing carriage house/cabana that is 22' in height, where 15' is permitted and to allow the proposed free standing carriage house/cabana to be the third accessory building on the lot. The property is located at 9 Ober Street in the R10 zoning district.

NEW PUBLIC HEARINGS

Glen Witwicki

requests a **Special Permit** to use a portion of his residence for an Accessory Apartment in accordance with Section 300-55 of Beverly Zoning Ordinance. The property is located at 3 Pilgrim Heights in the R-10 zoning district.

Frank LoConte

requests a **Special Permit** to construct a detached 3-car garage. Garage will meet all dimensional controls but it is a 3rd accessory building on the lot, where 2 are allowed by right. The property is located at 11 Hart Street in the R-90 zoning district.

MODIFICATION REQUEST

Reverie 73 Beverly, LLC, f/k/a Fresh Fields, LLC

requests a **Modification** to a **Special Permit** Decision authorizing the operation of an adult-use recreational marijuana establishment to reflect Applicant's plan to demolish existing structure and construct a new two-story building for the operation of the establishment, where the original Special Permit Decision contemplated the renovation of the existing structure. The property is located at 350-354 Rantoul Street in the CC 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.

OTHER BUSINESS

- A. Approval of June 22, 2022 Meeting Minutes (Gougian)
- B. Approval of July 27, 2022 Meeting Minutes (Battistelli)

Leanna Harris, Administrative Assistant
Zoning Board of Appeals