

**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, August 25, 2021

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
8/9/2021 and 8/16/2021

NEW PUBLIC HEARINGS

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.

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.

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.



Benjamin Galuardi and Kaori Sato

request a **Special Permit** to add a shed dormer on right side of nonconforming house. The dormer will have a front setback of 18.8 feet where 20' is required. This property is located at 97 Odell Street in the R10 zoning district.

Chet Campbell

requests a **Variance** to replace a rear deck with a one story addition with roofed deck above. Addition will have a rear setback of 16.3' where 25' is required. This property is located at 15 Wentworth Drive in the R15 zoning district.

Old Planter's Brewing

requests a **Special Permit** to install 2 wall signs on the building façade that exceed the permitted 25 square feet. This property is located at 232 Rantoul Street in the CC zoning district.

Sign Art o/b/o Boston Restaurant Associates, Inc.

requests a **Special Permit** to install an internally illuminated projecting sign on the 800 Building for Pizzeria Regina. The sign will not be visible from a public way. This property is located at 181 Elliot Street in the IG zoning district.

Robert Buhlman

requests a **Special Permit** to remove and replace a nonconforming garage with new garage having same dimensions and same setbacks. This property is located at 811 Hale Street in the R10 zoning district.

Glovsky & Glovsky o/b/o The Trustees of the Marcheterre Family 2012 Realty Trust

request **Variances** to authorize a new lot division line separating the properties located at 93 and 95 Corning Street to be consistent with the apparent lot division line existing on the ground in a manner that will render the two lots, as a whole, closer to conformity than they presently are, but will require two dimensional Variances: (1) to reduce the lot area at 93 Corning Street to 6,331 sq. ft. where 10,000 sq. ft. is required, and (2) reduce the frontage at 93 Corning Street to 79.90 feet where 100 feet is required. This property is located at 93 & 95 Corning Street in the R10 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