

**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, September 22, 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
9/6/2021 and 9/13/2021

NEW PUBLIC HEARINGS

Jason Beal

requests a **Variance** to variance to construct a front addition with a front setback of 18' to addition and 11.91' to an open landing, where 20' is required. This property is located at 5 Lake Shore Drive in the R10 zoning district.

Amanda Wall-Graf and Darryl James

request a **Special Permit** to construct a porch with a front setback of 13.7' where 20' is required and a **Variance** to construct a porch with a right side setback of 10.6' where 15' is required. This property is located at 13 Bertram Street in the R10 zoning district.

Barlo Signs o/b/o Topp Salad

requests a **Special Permit** to allow the installation of an internally illuminated projecting wall sign. This property is located at 211 Rantoul Street in the CC zoning district.

Kelly Renae Haines and Melinda Starr

request a **Variance** to construct two doghouse style dormers on front roof and to construct a shed dormer on rear roof of nonconforming house. This property is located at 38 Arlington Avenue in the R10 zoning district.



Alexander & Femino o/b/o David and Jacqueline Genest

request a **Special Permit** to allow a 30'x25' two story addition that complies with all zoning setbacks which will have a 2-car garage on the first floor and an accessory 1-bedroom 750 sq. ft. in-law apartment on the second floor to serve as a residence for the owner's mother and stepfather. Since a corner of the existing structure encroaches 2.3' into the front yard setback the proposed addition, though fully complying with all setbacks requires a special permit as well. This property is located at 127 Standley Street in the R15 zoning district.

Glovsky & Glovsky o/b/o 143 Brimbal Avenue LLC

request a **Special Permit/Finding** to authorize (i) the substitution of a nonconforming rug and carpet retail store for the presently nonconforming club/event hall use, pursuant to Sections 300-82(C) and 300-91B of the Zoning Ordinance, and (ii) the expansion of the existing nonconforming building with a main level and upper level additions having approximately 11,602 SF and an approximately 400 SF loading dock addition, pursuant to Sections 300-82B(2) and 300-91B of the Ordinance. The existing nonconforming situation includes a 1.25 acre lot area where 2 acres is required, a 19.4 foot front yard setback where 30 feet is required, an 18 foot side setback, where 20 feet is required, a lot coverage ratio (building and impervious surface) of 85.9%, where 60% is the maximum allowed, and noncompliant front and side parking setbacks. This property is located at 143 Brimbal Avenue in the IR zoning district.

Alexander & Femino o/b/o John and Patricia Iltis

request a **Variance** 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' of frontage, 8,852 sq. ft. of area, and a 5.3' side yard setback, and Lot 30 would have 50' of frontage, 8,031 sq. ft. of area and side yard setback of 13' where existing zoning calls for 100' of frontage, 10,000 sq. ft. of area and 15' side yard setback. This property is located at 14 Jordan 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.

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.



OTHER BUSINESS

Approval of August 25, 2021 ZBA Minutes (Gougian)

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