



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

Office Address: 8 Dane Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

Fax (978) 921-8580

2023 SEP 18 P 4: 19
CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, September 27, 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
9/11/2023 and 9/18/2023

NEW PUBLIC HEARINGS

Harbor Sweets

requests a **Special Permit** to add 2nd projecting and 2nd window sign, where only one is permitted. The property is located at 140 Rantoul Street in the R10 zoning district.

Joseph A. Zampell, Trustee of Tozer Road Trust

requests a **Special Permit** to (1) authorize the use of the property as a self-storage facility in the IR zoning district pursuant to Section 300-42(C)(1)(i); and (2) allow for the continued accessory off street parking use in the R10 zoning district as accessory to the self-storage use. The property is located at 12 Tozer Road in the IR/R10 zoning district.

Don Q Real Estate Development, LLC and Saturn Realty Group, LLC

request a **Special Permit** under Section 300-83-A(2) to construct a dormer and an expanded rear deck to the existing nonconforming dwelling and also seeking a **Finding** that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use and structure to the neighborhood. The property is located at 610 Cabot Street in the R10 zoning district.

Christopher and Ginamarie Roy

request a **Special Permit** to construct a 16.5'x27' pavilion addition attached to the rear of an existing garage. The property is located at 23 Pearl Street Extension in the R10 zoning district.

Alexander & Femino o/b/o Ronald and Jennifer Jedraszek

request a **Variance** to allow for a sunroom addition to the back of their property which will be 16.8' from the rear lot line where 25' is required. Applicant's rear lot line is abutted by 2.90 acres of dedicated open space. The property is located at 8 Emily Way the R22 zoning district.

OTHER BUSINESS

- A. Approval of August 23, 2023 Meeting Minutes (Andrews)

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