



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

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Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

2nd REVISED

MEETING NOTICE

Wednesday, September 28, 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
09/12/2022 and 09/19/2022

NEW PUBLIC HEARINGS

Brian Frick

request a **Special Permit** to expand existing attached garage and to construct a 2-story addition over garage. Addition will have a rear yad setback of 16.5', where 25' is required. The property is located at 24 Corning Street in the R10 zoning district.

Alan Battistelli

request a **Special Permit** to add a second story to a pre-existing nonconforming dwelling. The property is located at 12 Pearl Street in the R10 zoning district.

Alexander & Femino o/b/o Winthrop Avenue LLC

requests a **Special Permit** to allow the continued use of 13 Winthrop Avenue as a 3-family residence, as it has been for over fifty years. The property is located at 13 Winthrop Avenue in the R10 zoning district.

Alexander & Femino o/b/o Andrew and Alison Rapisardo

requests a **Variance** to allow for the restoration of the 2 lots at 8 and 10 Dolloff Avenue for single family residential purposes. Currently there is an existing single family residence at 10 Dolloff Avenue and a large structure that had been used as a residence for many years at 8 Dolloff Avenue. The variance would result in 8 Dolloff having 81.92' of frontage and 5,010 sq. ft. of area and 10 Dolloff Avenue having 44.70' of frontage and 6,902 sq. ft. of area where the zoning ordinance calls for 100 feet of frontage and 10,000 sq. ft. of area. The existing former residential structure at 8 Dolloff Avenue which is 1.7' from the side lot line would be torn down and replaced by a new single family residence that is 10' from the front lot line and 11.8' from the rear lot line where the zoning ordinance calls for a 20 foot front yard setback and a 25' rear yard setback. The property is located at 8 and 10 Dolloff Avenue in the R10 zoning district.

Beverly Crossing o/b/o Depot Square Phase II, LLC

requests a **Special Permit** to install permanent and temporary signage that exceeds the size, height and number of signs that are allowed by right. The property is located at 140 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 August 24, 2022 Meeting Minutes (Battistelli)

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