



**CITY of BEVERLY**  
**ZONING BOARD OF APPEALS**  
Mailing Address: 191 Cabot Street  
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CITY OF BEVERLY  
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2023 OCT 18 P 1:49

Mayor

*Michael P. Cahill*

Chair

*Kevin Andrews*

Administrative Assistant

*Leanna Harris*

**MEETING NOTICE**

Wednesday, October 25, 2023

7:00pm

The meeting will be held at City Hall, 3<sup>rd</sup> Floor  
191 Cabot Street, Beverly, MA

These hearings are scheduled to be noticed to the public in the Salem News on  
10/9/2023 and 10/16/2023

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**MODIFICATION REQUEST**

**Original Request:** June 22, 2022

**Alexander & Femino o/b/o 32-34 Swan Street LLC**

requests a **Variance** to allow the resubdivision of 32-34 Swan Street into 2 lots of 6,387 s.f. (Lot A) and 6,380 s.f. (Lot B) where the zoning district provides for 8,000 s.f. per lot. The resulting new Lot A would have a 1 family home that conforms with all setbacks. The existing house on Lot B would be renovated into a two family, with the addition conforming to all zoning setbacks. The property is located at 32-34 Swan Street in the RMD zoning District.

**Modification Request:** Lot A is 6,367 s.f.

**NEW PUBLIC HEARINGS**

**Laura Quamo**

requests a **Variance** completed addition that is 19.2' into the front setback, where 20' is required. The property is located at 6 Yale Blvd. in the R10 zoning district.

**Alexander & Femino o/b/o Christopher Ethier**

requests a **Special Permit** to demolish an existing house that is nonconforming as to area, frontage and which is set back 10.1 feet from one side lot line and 14 feet on the other side where

the Zoning Ordinance requires 15 feet and replace it with a new single family house that conforms with all zoning setbacks. The property is located at 52 Parramatta Road in the R10 zoning district.

**Alexander & Femino o/b/o Francesca Little**

requests a **Variance** to divide her parents' lot of 62,634 square feet into two lots, one of which will be 11,487 sq. ft in area and 25.68 feet of frontage, will have 1,800 sq. ft house built on it which complies with building area requirements and all required setbacks. The parents' remaining house lot has 51,147 sq. ft of area and 46.67 feet of frontage, where current zoning requires 100 feet. The property is located at 93 Hale Street in the R10 zoning district.

**Alexander & Femino o/b/o CVS Pharmacy, Inc.**

requests a **Variance** to allow the expansion of the existing medical office/clinic use within the area of the existing store at 19 Dodge Street in accordance with the plans submitted to the Building Commissioner and Zoning Board of Appeals. This application is filed in the alternative to the administrative appeal regarding this use filed simultaneously with this application. The property is located at 19 Dodge Street in the CG zoning district.

**Poyant Signs o/b/o CVS Pharmacy, Inc.**

requests a **Special Permit** to (1) replace existing wall sign with one of similar size and type, (2) to remove existing window signage and relocate 2 signs to over the building entrance and (3) to replace 1 existing store hours plaque at entry. The property is located at 19 Dodge Street in the CG zoning district.

**ADMINISTRATIVE APPEALS**

**Alexander & Femino o/b/o CVS Pharmacy, Inc.**

requests an **appeal** to the Building Commissioner's administrative decision that the expansion of the existing medical office/clinic at this location within the existing CVS store is not an allowed use under the City of Beverly Zoning Ordinance. In the alternative, the applicant has filed simultaneously for a Variance to allow this expansion. The property is located at 19 Dodge Street in the CG zoning district.

**7 Porter Terrace LLC**

requests an **appeal** of the Building Commissioner's administrative decision to deny a building permit to construct a single family residence. The property is located at 114 Livingstone Avenue in the R10 zoning district.

**OTHER BUSINESS**

- A. Approval of September 27, 2023 Meeting Minutes (Andrews)

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