



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

Mailing Address: 191 Cabot Street

Office Address: 8 Dane Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE

2022 OCT 20 A 8:51

Fax (978) 921-8580

Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, October 26, 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
10/10/2022 and 10/17/2022

CONTINUED PUBLIC HEARINGS

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.

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.

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.

MODIFICATION REQUEST

Original Request: May 2022

Wendy Spencer-Cotter

requests a **Special Permit** to construct a rear addition to a dwelling that is nonconforming with respect to right side setback. Addition will be no closer to right side than the existing structure. The property is located at 37 Rowell Ave. in the R-10 zoning district.

NEW PUBLIC HEARINGS

Alexander & Femino o/b/o Skomurski Development, LLC.

requests a **Special Permit/Finding** to allow a third floor deck within the existing roof area of the house which is nonconforming since the house is 16.4' from the front lot line where 25' is required. The property is located at 38 Ober Street in the R10 zoning district. Wednesday, October 26, 2022 at 7pm at City Hall, Council Chambers, 3rd Floor, 191 Cabot Street, Beverly, MA

Alexander & Femino o/b/o Karen Torkildsen

requests a **Variance** to allow a one story addition on the first floor to accommodate a bedroom and bathroom located 12.4' from the side lot line (existing house is 12.5' from this lot line) and 18.1' from the rear lot line where zoning for this district provides for a 15' side yard setback and 25' setback. The shed that is currently located approximately in the location of the proposed addition is 9.1' from the same side boundary and 9' from the same rear boundary will be relocated. The property is located at 4 Salem Road in the R10 zoning district. Wednesday, October 26, 2022 at 7pm at City Hall, Council Chambers, 3rd Floor, 191 Cabot Street, Beverly, MA

Bonny Breads

requests a **Special Permit** to add two additional window signs to store front. The property is located at 188 Cabot Street in the CC zoning district. Wednesday, October 26, 2022 at 7pm at City Hall, Council Chambers, 3rd Floor, 191 Cabot Street, Beverly, MA

Patrick and Carol Terry

requests a **Special Permit** to add a 2nd floor to a nonconforming detached garage for an accessory apartment, and a **Variance** to allow an accessory apartment in a detached structure. The property is located at 6 Wedgemere Road in the R15 zoning district. Wednesday, October 26, 2022 at 7pm at City Hall, Council Chambers, 3rd Floor, 191 Cabot Street, Beverly, MA

Barry and Hillary Fitzgibbon

request a **Special Permit** to add 2nd floor to existing left side and rear 1-story areas of nonconforming dwelling, with no change in the footprint. The property is located at 10 Connolly Place in the R6 zoning district. Wednesday, October 26, 2022 at 7pm at City Hall, Council Chambers, 3rd Floor, 191 Cabot Street, Beverly, MA

OTHER BUSINESS

- A. Approval of September 28, 2022 Meeting Minutes (Battistelli)
- B. 2023 ZBA Calendar

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