

**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street*

*Office Address: 8 Dane Street*

*Beverly, Massachusetts 01915*

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, October 27, 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  
10/11/2021 and 10/18/2021

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**MINOR MODIFICATION REQUEST**

**Michael and Melissa Pescatore**

Original Request: 5/26/2021: request a **Variance** to add an addition and a 2-car garage to existing single family dwelling creating a new proposed side yard setback of 1 foot. This property is located at 202 Greenwood Avenue and is in the R45 zoning district.

\*\*Applicant seeking to modify plans and add family room above garage.

**NEW PUBLIC HEARINGS**

**Melissa Guevara**

requests a **Special Permit** to construct a 5' x 12.5' front porch with a left side setback of approximately 9.9' where 15' is required. Porch will be no closer to side lot line than existing house. The property is located at 19 Bosworth Street in the R-10 zoning district.

**Alexander & Femino o/b/o Todisco Properties LLC**

requests a **Variance** to allow the division of the existing 17,006 sq ft lot into 2 lots each having 75 feet of frontage and one having 8,505 sq ft of area and the other having 8,501, where 100 feet of frontage is required and 10,000 feet of area. The proposed house on the new lot would comply with all zoning setbacks. The property is located at 5 Roosevelt Avenue in the R-10 zoning district.



**Alexander & Femino o/b/o Watts Street, LLC**

requests a **Variance** to construct a 3-unit dwelling on a presently vacant lot that had a 3-unit building which burned down. The lot has 5,076 sq of area and 50 feet of frontage where 65 feet of frontage and 12,000 sf of area is required. The proposed building would be located approximately on the same location as the destroyed building with a front yard setback of 8.4' where 20' is required. The property is located at 19 Simon Street in the RMD zoning district.

**Alexander & Femino o/b/o MJP Properties, Inc.**

requests a **Special Permit** and a **Variance** to convert a nonconforming building containing 2 commercial units and 2 residential units to a building containing 4 residential units. The building's footprint will not change but the envelope will be expanded by adding an additional floor. The height will be 35' and there are 8 parking spaces on site, both in conformance with the zoning ordinance for this district. The property is located at 492 Cabot Street in the CN zoning district.

**James Bradstreet**

requests a **Variance** to construct a 9.5' x 22' extension to front deck. Deck will have a front setback of 12.3' where 30' is required. Deck will be further from the street than existing deck. The property is located at 8 Wilkins Terrace in the CG zoning district.

**David Sullivan o/b/o CM&B Team**

requests a **Special Permit** to replace existing wall sign with new wall sign in same location. The property is located at 85 Sam Fonzo Drive in the IR zoning district.

**CONTINUED PUBLIC HEARINGS**

**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)  
Approval of September 22, 2021 ZBA Minutes (Battistelli)

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