



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 NOV 16 P 1:11

Fax (978) 921-8580

Mayor

Michael P. Cahill

Chair

Kevin Andrews

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, November 30, 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
11/14/2022 and 11/21/2022

NEW PUBLIC HEARINGS

Nathanael Yellis

requests a **Special Permit** to add a second floor to an existing nonconforming dwelling with a left side setback of 10.1', where 15' is required. There will be no change to the building's footprint. The property is located at 26 Laurel Street in the R10 zoning district.

Diana Alan

requests a **Special Permit** to add a 3' x 4' roof over new exterior stairway. Roof will be no closer to left side lot line than the existing house. The property is located at 27 High Street in the R6 zoning district.

Arsenio Delarosa

requests a **Finding** to construct 12' x 16' roof deck on nonconforming dwelling. Deck is to be accessed by new door from 2nd floor bedrooms. The property is located at 4 Chase Terrace in the R10 zoning district

Alexander & Femino o/b/o Carlos Delgado

requests a **Variance** to construct 3 new dwelling unit buildings on a 3,473 sq. ft. lot in the RHD district which is 1,158 sq. ft. per dwelling unit where the zoning ordinance calls for 3,000 sq. ft. per unit. The front yard setback which is currently 8.2' would be maintained where the zoning ordinance calls for 15' and the parking would be within the required 5' setback. The property is located at 28 Bow Street in the RHD zoning district.

Alexander & Femino o/b/o Nathan M. Seavey and Monica D. Seavey

request a **Variance** to resubdivide 2 lots from the original subdivision. Lot A to have 8,046 sq. ft. of land and 35' of frontage and Lot B to have 7,662 sq. ft. of area and 85' of frontage where the zoning ordinance calls for 10,000 sq. ft. of area and 100' of frontage. The new house to be built on Lot B conforms with all zoning setbacks. The property is located at 9 Kernwood Avenue in the R10 zoning district.

MODIFICATION REQUEST

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.

ADMINISTRATIVE APPEAL

Heney & Associates o/b/o Charles Harris, Trustee of the Ober Street Realty Trust of August 1986

request an **Appeal** to the City of Beverly Zoning Board of Appeals from the issuance of Building Permit No. BLD22-01170 for conversion of existing three car garage with home office above into a guest suite at 7 Ober Street, Beverly, MA 01915. Map 12 Lot 229 without first obtaining zoning relief from the Zoning Board of Appeals including a Special Permit, Variance and/or Finding under G.L. 40A, Section 6. The property is located at 7 Ober Street in the R10 zoning district.

OTHER BUSINESS

- A. Approval of October 26, 2022 Meeting Minutes (Levasseur)
- B. 2023 Meeting Calendar

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