



**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

MEETING NOTICE

Wednesday, January 25, 2023

7:00pm

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

These hearings are scheduled to be noticed to the public in the Salem News on
01/9/2023 and 01/16/2023

NEW PUBLIC HEARINGS

Eric Doherty

requests a **Special Permit** for expansion of a nonconforming single family dwelling. The property is located at 26 Sunnyvale Street in the R15 zoning district.

White Light Visual

requests a **Special Permit** for additional signage on the west and south facades than what is provided in the Zoning Ordinance. The property is located at 97 River Street in the IG zoning district.

Alexander Curran

requests a **Special Permit** to install 2 building signs on primary facade. The property is located at 131 Rantoul Street in the CC zoning district.

Glovksy & Glovsky o/b/o Jak and Sarah Letien

requests a **Special Permit/Finding** to construct a 10'x22.5' 2-story addition to a single family dwelling. The existing single family home has a nonconforming side setback of 3.5', where 15' is required. The proposed addition will conform with setback and height requirements and will not increase any nonconformity. The property is located at 39 Crescent Avenue in the R-10 zoning district.

MINOR MODIFICATION

Original Request June 2022:

Alexander & Femino o/b/o James Clarizia

request for a **Variance** to divide the existing property, which consists of 2 lots under the approved subdivision plan for this neighborhood, into the same 2 lots as originally approved, 1 having 90.66 feet of frontage and 8,775 sq. ft. of area and the other having 70 feet of frontage and 7,000 sq. ft. of area where present zoning provides for 100 feet of frontage and 10,000 sq. ft. of area. The existing house would be located 8 feet from the proposed side lot line where 15 feet is required. The property is located at 17 Jordan Street in the R-10 zoning district.

CONTINUED PUBLIC HEARINGS

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.

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.

Patrick Terry and Carol Fossa

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.

OTHER BUSINESS

- A. Approval of November 30, 2022 Meeting Minutes (Andrews)

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