

**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street*

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, January 27, 2021

7:00pm.

**Website link: <https://meet.google.com/soh-ktjv-kmb?hs=224>**

**Phone: 320-318-8237**

**PIN: 226053220**

**\* PLEASE SEE INSTRUCTIONS BELOW TO REMOTELY ACCESS MEETING\***

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A §18, and the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. No in-person attendance of members or the public will be allowed, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

**REMOTE PUBLIC ACCESS TO THIS MEETING WILL BE PROVIDED IN THE FOLLOWING MANNER:**

1. Access through the Google Hangouts Meet application. This application will allow users to view the meeting and request comment using the chat function. **Pursuant to Open Meeting Law, M.G.L. c. 30A, §20, the Chair may elect to recognize the public comment submitted through the Chat function at appropriate points in the meeting.** If any member of the public would like to submit a comment prior to the meeting, or would like to make it known prior to the meeting that s/he would like to comment on any item on the



Agenda, individuals should submit comments and requests to Leanna Harris, Administrative Assistant at [lharris@beverlyma.gov](mailto:lharris@beverlyma.gov) as soon as possible.

**a. Google Hangouts Meet meeting login instructions:**

- i. For computers: <https://meet.google.com/soh-ktjv-kmb?hs=224>
- ii. For mobile devices (tablets and smartphones)
  1. Download the free app 'Hangouts Meet by Google' through either Google Play or the IOS app store
  2. Allow the app to access your device's camera and microphone
  3. Then click on 'enter meeting code' and type in: 226053220  
Then click "ask to join" and a facilitator will enable you to enter the meeting.

**b. Telephone – landlines or cell phones**

- i. Dial: 320-318-8237
- ii. When prompted, enter the pin: 226053220 and a facilitator will enable you to enter the meeting.

2. Applicants and/or representatives required to appear before the Zoning Board of Appeals must make arrangements to present remotely as there meeting location. Documentary exhibits and/or visual presentations must be submitted 5 business days in advance of the meeting to [lharris@beverlyma.gov](mailto:lharris@beverlyma.gov), so that they may be displayed for remote public access viewing.

**AGENDA**

These hearings are scheduled to be noticed to the public in the Salem News on 1/11/2021 and 1/18/2021

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**CONTINUED PUBLIC HEARING**

**Glovsky & Glovsky o/b/o The Long Game, LLC**

In a petition for a request to **Amend a Variance** to allow a change in use from a mixed-use motel containing 20 motel suites, 2 apartments and 22 parking spaces to a 22-unit apartment building with 22 parking spaces. The property is located at 5 Lakeview Avenue in the R10 zoning district.

**EXTENSION REQUEST**

**Mary Beth Bullock**

Original request: June 26,2019: In a petition for a request for a **Special Permit** to replace an existing nonconforming metal garage with an 18' high wood framed garage with a side setback of 1.6', where 15' is required and a rear setback of 5', where 25' is required. The property is located at 9 Woodbury Street in the R10 zoning district.

\*applicant seeking extension of Special Permit.



## **MINOR MODIFICATION**

### **Brian Caponigro/N.E. Ambulance Service, Inc.**

Original request: June 24, 2014: In a petition for a request for a **Variance** to operate an ambulance depot at 128 Park Street. The property is located at 128 Park Street in the IG zoning district.

## **NEW PUBLIC HEARINGS**

### **David and Stephanie Peters**

In a petition for a request for a **Special Permit** to replace a detached 1-car garage with rear setback of 4.3' where 25' is required and a side setback of 5.4' where 15' is required. New structure will be same size and in same location as previous structure. The property is located at 515 Cabot Street in the R10 zoning district.

### **Thomas and Ann Wilder**

In a petition for a request for a **Variance** to construct a 12'x16' screen covered patio with a rear setback of 22.7' where 25' is required. The property is located at 6 Gary Avenue in the R10 zoning district.

### **Todd and Laurie Callaghan**

In a petition for a **Special Permit** to construct a 14.9' x 6.61' one story rear addition with a left side setback of 11.3' where 15' is required. Addition will be no closer to left side property line than the existing structure. The property is located at 9 Clark Avenue in the R10 zoning district.

### **Glovksy & Glvosky o/b/o Joseph and Diane Gill**

In a petition for a request for a **Special Permit/Finding** to authorize an approximately 403 sq. ft. single story addition to an existing nonconforming single family home, which will reduce the side setback from 10.9' to approximately 6.9', where 15' is required. The property is located at 43 Cross Street in the R10 zoning district.

### **Works by JD o/b/o William and Jeanne Commette**

In petition for a request for a **Special Permit** to construct a 12' x 16' 1-story right side addition with a rear setback of 15.7' where 25' is required. Addition will be no closer to rear property line than the existing structure. The property is located at 33 East Corning Street in the R10 zoning district.

### **Mark and Jaclyn Braatz**

In a petition for a request for a **Variance** to replace a rear addition and deck with a 1-story addition and to add a 3rd story to an existing nonconforming dwelling with a right side setback less than 1/2 of what is required. Additions will be no closer to the property lines than the existing structure. The property is located at 37 Crescent Avenue in the R10 zoning district.



**John and Amanda Stefanik**

In a petition for a request for a **Special Permit** to construct a rear and right side addition with a left side setback of 3.4' where 10' is required. Addition will be no closer to left side property line than the existing structure. The property is located at 91 Haskell Street in the R6 zoning district.

**Peter and Anna Langstaff**

In a petition for a request for a **Variance** to construct a right side and rear addition with a right side setback of approximately 3' where 15' is required. The property is located at 47 Williams Street in the R10 zoning district.

**OTHER BUSINESS**

Approval of November 24, 2020 ZBA Minutes (O'Brien)

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