

**CITY OF BEVERLY**  
**BOARD OF APPEAL OF THE ZONING ORDINANCE**  
**ON THE FOLLOWING APPLICATIONS AND PETITIONS:**

**Paul Brown** In a petition for a request of a **Special Permit** to construct a 24-feet by 20-feet addition on left side of dwelling. Addition to have a front setback of 17.1-feet instead of the required 20-feet. The property is located at 39 Friend Street in an R-10 zoning district.

**Applied Form & Space LLC/J. Thornhill Agent for J.S. Mallon** In a petition for a request of a **Variance and Special Permit/Finding** to demolish an existing detached garage and construct a new wood framed attached garage/breezeway to an existing two-family dwelling. The garage will be 14-feet to the side yard instead of 15-feet and 19.4-feet to the rear lot line instead of 25-feet but not any closer than existing. The property is located at 470 Cabot Street in an R-10 zoning district.

**Michael K. Murphy, Esq./J.C. Barnett** In a petition for a request of a **Variance** to allow an accessory building approximately 25-feet by 48-feet to be located in the "front yard". The building shall meet all of the setback requirements of the zoning ordinance. The property is located at 32 Brackenbury Lane in an R-45 zoning district.

**Griffin Engineering Group/D. Dines** In a petition for a request of a **Variance** to construct an approximately 550 square-foot detached garage in the front yard of a property with front yard setback of 7-feet instead of the required 20-feet and with a height of 18.5-feet where 15-feet is allowed. The property is located at 5 Pilgrim Heights in an R-10 zoning district.

**Anderson Clarke, LLP/S. J. Drohosky/Cummings Properties, LLC** In a petition for a request of a **Variance** to seek relief from Section 38-19-D-7 increase the height of the building to 68.2-feet measured from average grade of the footprint of the building, in accordance with the request of the Beverly Conservation Commission under Order of Conditions #5-1123 dated September 12, 2014. The property is located at 50 Dunham Road in an IR zoning district.

**Helen Greiner/T. Alexander, Esq.** In a petition for a request for a **Finding** to allow the construction of a new residential dwelling on the existing 4.045 acre lot which is nonconforming due to the lack of frontage. The property is located at 441 Hale Street in an R-45 zoning district.

On Tuesday, October 28, 2014 at 7:00 p.m. in the Councilors Chamber 3<sup>rd</sup> floor, City Hall, 191 Cabot Street. (Adv. Tuesday October 14, 2014 and October 21, 2014)

Diane Rogers, Secretary Board of Appeal of the Zoning District

Also: Other Business