

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

Todd Main/Wm. Heney, Esq.

In a petition for a request of an **Appeal from an Administrative Decision** for the issuance of Building Permit No. B-14-1599 for the construction of a new single-family dwelling [60' by 42' (4) Bedrooms, (4) Bathrooms, (2) car garage under] at 12 Beaver Pond Road, Map: 83 Lot: 1D, on October 8, 2014 and seeks revocation of said Building Permit on the ground that subject property is non-buildable having merged with adjoining, nonconforming and/or noncomplying property located at 14 Beaver Pond Road, which completely lacks frontage where 175' is required in an R-45 zoning district.

Dana R. Cruikshank

In a petition for a request of a **Variance** to demolish and reconstruct a nonconforming single-family dwelling on existing foundation. Existing dwelling is one-story, proposed dwelling to be two-stories. The property is located at 36 Fosters Point in an R-10 zoning district.

Ricardo da Silva/First Choice Tires

In a petition for a request of a **Special Permit** to operate an auto repair business that specializes in the sale and installation of tires. The property is located at 128 Park Street, B-5 in the IG zoning district.

United Sign/Ed Juralewicz/for R. Rossetti, Jr

In a petition for a request of a **Special Permit** to install a freestanding sign 30 SF in the grassy area between the parking lot and the sidewalk. The sign will be 90" high and 48" wide and will stand 126" from the ground at its highest point. The property is located at 199-215 Essex Street in the CN zoning district.

Charles M. Puleo and Paulette M. Puleo/T. Alexander, Esq.

In a petition for a request of a **Finding** to allow for the reconfiguration of the residential dwelling at 63 Ober Street, which is legally nonconforming as to its Northeasterly side yard setback which is 3.8-feet at its closest point where 15-feet is required. The reconfiguration will use the existing footprint on the nonconforming side, but will add space above. The property is located in the R-10 zoning district.

Gloria M. Lilja/T. Alexander, Esq.

In a petition for a request of a **Finding** to allow the applicant to add a second floor with peaked roof above an existing single-story with peaked roof, on the same footprint of the existing dwelling which is legally nonconforming since it is set back 6-feet from one side yard boundary where 15-feet is now required and setback 7-feet from the front yard boundary where 20-feet is required. The property is located at 19 Chipman Road in an R-10 zoning district.

Windover McKay, ALLC/M. Gooding, Esq.

In a petition for a request of a **Special Permit/Finding** to authorize the alteration of a nonconforming, city-owned school building to (19) apartments, together with the construction of a new addition containing (13) townhouse-style

apartments. The existing building is 4-feet higher than the maximum 35-feet allowed in an R-10 District, and the property also includes nonconforming front yard parking in a residential zoning district. The proposed addition will comply with all parking and dimensional controls and the existing nonconformities (height and front yard parking) will not be increased. The property is located at 131 McKay Street in an R-10 zoning district.

On Tuesday, January 27, 2015 at 7:00 p. m. in the Councilors Chamber 3rd floor, City Hall, 191 Cabot Street. (Adv. Tuesday, January 6, 2015 and Tuesday, January 13, 2015)

Diane Rogers, Secretary
Board of Appeal of the Zoning Ordinance

Also: Other Business