



CITY of BEVERLY
ZONING BOARD OF APPEALS

Mailing Address: 191 Cabot Street

Office Address: 502 Cabot Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

Fax (978) 921-8580

Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

**A PUBLIC HEARING WILL BE HEARD BEFORE THE
BOARD OF APPEAL OF THE ZONING ORDINANCE
ON THE FOLLOWING APPLICATIONS AND PETITIONS:**

CONTINUED HEARINGS

Project Adventure, Inc.

In a petition for a request for a **Variance** from minimum frontage requirement contained in Section 38-8.D2, to allow the creation of a single-family building lot in an R-45 zoning district with no legal frontage where 175-feet is required. The proposed lot will be served by an existing common driveway. The property is located at 719 Cabot Street in an R-45 zoning district.

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.

NEW HEARINGS

Judith Gnoza

In a petition for a request for a **Special Permit** to add a second floor addition on a nonconforming structure with a side setback of 6-8' instead of the required 10'. The property is located at 14 Cliff Street in R-6 zoning district.

Joseph Boudreau

In a petition for a request for a **Variance** to reduce the side setback by 5' and the rear yard set back by 15' to allow the construction of a 24' x 24' x 15' detached two car garage. The property is located at 10 Gage Street in RMD zoning district.

Jonathan Currier

In a petition for a request for a **Special Permit** to construct addition at front of nonconforming house. Addition to be no closer to right side line than existing house and will comply with all other setbacks. The property is located at 62 Bisson Street in an R-10 Zoning District.

RFR Development, Inc./Thomas Alexander, Esq.

In a petition for a request for a **Variance** to allow the subdivision of 13 Swan Street into 2 Lots, one to contain the existing single family house and the other to have a new single family house conforming to all required setbacks, each Lot having 50' of frontage where 60' is required and the remaining Lot with the existing single family house on it, having 5,384 s.f. of area, and the Lot with the new single family house having 5,597 s.f. of area where 8,000 s.f. is required. If attached housing the Lot could by right accommodate 3 dwelling units. The property is located at 13 Swan Street in an RMD zoning district.

Dorothy Day

In a petition for a request for a **Variance** and **Finding** to construct a 24' x 24' garage built at rear of nonconforming house. Garage will encroach 8' into the required 25' rear setback. The property is located at 27 Giles Avenue in R-10 zoning district.

Benjamin and Francesca Blanchette

In a petition for a request for a **Variance** to construct a 6'x8' mudroom addition on left side of house. Addition to have a left side setback of 10.6' instead of the required 15'. The property is located at 31 Jordan Street in R-10 zoning district.

James Archibald

In a petition for a request for a **Special Permit** to rebuild a nonconforming house that has been damaged by fire to the extent of more than 50% of its replacement cost. The new house will be no closer to the property line and will increase in volume by less than 50%. The property is located at 26 Gardner Street in R-10 zoning district.

Also: Other Business

Hearing will be held on Tuesday, May 26, 2015 at 7:00pm, at City Hall, 191 Cabot Street, Councilors Chamber, 3rd. floor.
(Advertised: 05/5/2015 and 05/12/2015)

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