



CITY of BEVERLY
ZONING BOARD OF APPEALS

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Mayor

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Leanna Harris

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

MODIFICATIONS

Carolyn Sutton-Dowd

The Land Court has remanded the **Variance** dated September 9, 2014 granted for the property located at 4 Woodbury Street.

Glovsky and Glovsky/Eduardo and Jane Berenbau

The Petitioner is requesting a modification of the **Finding** dated June 6, 2013 for the property located at 245 Hale Street.

CONTINUED HEARINGS

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.

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

Jeffrey S. Bennett

In a petition for a request for a **Finding** to add a second dwelling unit in a single family house on an undersized Lot and a **Special Permit** to allow parking for the second dwelling to be located on a public Lot within 500' of the property. This property is located at 21 Pond Street in RHD zoning district.

Charles and Anne Polisky

In a petition for a request for a **Special Permit** to demolish a non-conforming 18' x 19' garage to construct a 22' x 23' garage no closer to the rear and side Lot lines. This property is located at 8 High Street in R-6 zoning district.

11 Ellsworth LLC/Thomas Alexander, Esq.

In a petition for a request for a **Special Permit** to reconstruct a legal pre-existing two family house on the same footprint that was damaged by fire on November 27, 2013 and subsequently demolished. This property is located at 11 Ellsworth Avenue in R-10 zoning district.

Also: Other Business

Hearing will be held on Tuesday, June 23, 2015 at 7:00pm, at City Hall, 191 Cabot Street, Councilors Chamber, 3rd. floor.
(Advertised: 06/2/2015 and 06/9/2015)

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