



**CITY of BEVERLY**  
**ZONING BOARD OF APPEALS**

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

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

**MODIFICATIONS**

**John Athansopoulos**

The Petitioner is requesting a modification of the **Special Permit** dated July 22, 2014 for the property located at 25 Trask Street.

**Suzanne Condon/T. Alexander, Esq.**

The Petitioner is requesting a modification of **Variance** issued August 26, 2014 for the property located at 21 Summit Avenue f/k/a Cox Court.

**NEW HEARINGS**

**Barry and Lauren LeFavour**

In a petition for a request for a **Special Permit** to attach a single car garage to the house and extend garage to the rear 20' and to the front while maintaining the existing left side setback of 10.9'. The property is located at 9 Virginia Avenue in R-10 zoning district.

**Barbara Hausman**

In a petition for a request for a **Special Permit** to build a new 13'x 16' open deck with a rear yard set back of 15' 2" instead of the required 25' on the right side of the existing structure. The deck replaces existing stairs, stair landing and brick patio area. The property is located at 3 Haskell Street in R-15 zoning district.



**Gloria Salvaneli**

In a petition for a request for a **Variance** to construct a 12' x 22' single car garage with a right side setback of 5' instead of the required 15' or, in the alternative, a variance to construct a garage with a height of 12' instead of the maximum 10' and an area of 288 s.f. instead of the maximum 100 s.f. The property is located at 5 Liberty Street in R-10 zoning district.

**Jennifer Hall and Ann Hazen**

In a petition for a request for a **Special Permit** and **Finding** to construct a 26'7" x 20' single-story addition attached to the existing garage on the subject property and a 5'4" single-story connection of the garage to the existing nonconforming structure. The property is located at 19 Abbott Street in R-6 zoning district.

**Robert Freni**

In a petition for a request for a **Special Permit** to enclose an existing deck off of the rear of the house. The existing deck aligns with the house which encroaches into the zoning setback by 6'6". The proposed enclosure will align with the edge of the house and will not encroach any further. The property is located at 6 Gardner Street in R-10 zoning district.

**30 Thorndike Street LLC**

In a petition for a request for a **Special Permit** to authorize the voluntary demolition and reconstruction of an existing garage having nonconforming side setback of 1'7" and rear setback of 2'7". The new garage will not encroach any further into the setbacks than the existing structure and will not increase the building size, volume, footprint or area by more than 50%. The property is located at 61 Lovett Street in R-6 zoning district.

**Also:** Other Business

Hearing will be held on Tuesday, August 25, 2015 at 7:00pm, at  
City Hall, 191 Cabot Street, Councilors Chamber, 3rd. floor.  
(Advertised: 08/4/2015 and 08/11/2015)

A handwritten signature in cursive script that reads "Leanna Harris".

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