



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

The following applications will be heard on Tuesday, January 26, 2016 at 7:00pm at City Hall, 191 Cabot Street, Councilors Chamber, 3rd. floor.

These hearings were noticed to the public in the Salem News on 1/5/2016 and 1/12/2016

MODIFICATION

Barry and Lauren LeFavour

The Petitioner is requesting a modification of the **Special Permit** dated August 25, 2015 for the property located at 9 Virginia Avenue.

CONTINUED PUBLIC HEARINGS

Stephen Drohosky on behalf of Cummings Property, LLC.

In a petition for a request for a **Special Permit** to construct a four story subsidized elderly housing building within a mixed use campus pursuant to Beverly Zoning ordinance Section 38-20(c)(1). The property is located at 201 Elliot Street (Cummings Property) in 1R zoning district.

Ellen Goldstein

In a petition for a request for a **Variance** to construct a barn in compliance with required setbacks with a height of 22'1" instead of the maximum allowed 15'. The property is located at 137 Lothrop Street in R-10 zoning district.

Anthony Williams/Sunoco

In a petition for a request for a **Finding, Special Permit and Variance** to allow the replacement of the existing 62'5" by 35'6" gasoline station/convenience store and existing fueling pumps/island with a new 60'4" by 56' gasoline station/convenience store, new fueling pumps/islands and a new 288 square foot storage building that would result in an increase in area of the legal pre-existing use of more than 50% and signage special permits for 2 primary façade signs, 5 canopy signs, 4 window signs and 1 gasoline sign. The property is located at 131 Brimbal Avenue in 1R zoning district.



NEW PUBLIC HEARINGS

Todd and Robin Martyn

In a petition for a request for a **Special Permit** to construct addition to right side and rear of nonconforming structure in excess of 25% in floor area. Addition will comply with all required setbacks. The property is located at 47 Boyles Street in the R22 zoning district.

Beverly Bootstraps

In a petition for a request for a **Special Permit** to install a wall sign to name their new building which sign is higher than allowed by ordinance and exceeds the maximum number of wall signs allowed. The property is located at 35 Park Street in the CC zoning district.

Townhomes of Beverly

In a petition for a request for a **Special Permit** under Section 38-26 ordinance number 61, 7-12-11 for Townhomes of Beverly to erect an internally illuminated monument sign. The property is located at 201 Broughton Drive in the RMD zoning district.

David Jacquith on behalf of Mario Tricomi

In a petition for a request for a **Variance** to construct front and rear additions with a rear encroachment of 6" ± into the required 25' and a side setback of 9.4'± instead of the required 15'. The front addition will encroach 6"± into the required 20' front setback on the nonconforming Lot. The property is located at 25 Whitney Street in the R-10 zoning district.

Thomas and Joanne Doherty

In a petition for a request for a **Variance** to construct a (22' x 24' x 20'3"H) detached garage in the front yard of the lot with an 89' ± setback. The property is located at 16 Bayview Avenue in the R10 zoning district.

Richard and Diane Jones

In a petition for a request for a **Special Permit** to construct an attached two car garage to the rear of a nonconforming dwelling within all required setbacks. The property is located at 5 Wilkins Terrace in the R10 zoning district.

Also: Other Business

Handwritten signature of Leanna Harris in cursive script.

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