



CITY of BEVERLY
ZONING BOARD OF APPEALS

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Mayor

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Leanna Harris

The following applications will be heard on Tuesday, March 29, 2016 at 7:00pm at City Hall, 191 Cabot Street, Counselor's Chambers, 3rd. floor.

These hearings were noticed to the public in the Salem News on 3/8/2016 and 3/15/2016

MODIFICATION

Townhomes of Beverly

The Petitioner is requesting a **Modification** of the **Special Permit** granted for Townhomes of Beverly dated April 16, 1963, located at Brimbale Avenue (201 Broughton Drive) in the RMD zoning district.

CONTINUED PUBLIC HEARINGS

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.

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.

Paul Sandberg

In a petition for a request for a **Finding** to permit the addition of a fully conforming addition to the first floor dwelling unit in a two family structure (allowed by Variance) in a single family residential district in R10. The property is located at 44 Cross Street in the R10 zoning district.



NEW PUBLIC HEARINGS

Brendan Wynne and Colleen Ahearn

In a petition for a request for a **Variance** to lengthen existing garage by 13' and widen by 5'. Existing garage is 10' by 22'. The side yard set back is 3.3' instead of the required 15'. The property is located at 17 Porter Terrace in the R10 zoning district.

Mark McKenna on behalf of Tozer Road LLC

In a petition for a request for a **Special Permit** to install a freestanding sign with a front setback less than 200'. The property is located at 30 Tozer Road in the 1R zoning district.

Thomas Carnevale

In a petition for a request for a **Special Permit** to install a 4'x5' temporary freestanding sign to advertise Lots in new subdivision. The property is located at 44-52 Standley Street in the R22 zoning district.

Michael and Rachel Kwapniewski

In a petition for a request for a **Special Permit** to modify a primary residence to include an accessory apartment in existing basement. The property is located at 3 Chubbs Brook Lane in the R10 zoning district.

Beverly Commerce Park, LLP

In a petition for a request for a **Special Permit** to move existing/previously approved exterior tenant wall sign from its current location above the third floor windows to a new location above the sixth floor windows on the same (north) side of the building. The property is located at 181 Elliot Street in the IG zoning district.

Thomas Alexander on behalf of Mary Sue Kilpatrick

In a petition for a request for a **Variance** to divide an irregularly shaped lot having the 2 addresses of 114 Valley Street and 9 Hemlock Street into 2 separate lots. The 114 Valley Street Lot having an existing house and garage on it would have 66.34' of frontage and 8,606 sq. ft. of area and the 9 Hemlock Street Lot would have 100' of frontage and 9,000 sq. ft. of area where 100' of frontage and 10,000 sq. ft of area are required. The property is located at 114 Valley Street and 9 Hemlock Street in the R-10 zoning district.

Also: Proposed Zoning (new uses) changes presented for feedback by Darlene Wynne and/or Aaron Claussen.

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