



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, April 26, 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 4/12/2016 and 4/19/2016

CONTINUED PUBLIC HEARINGS

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.

NEW PUBLIC HEARINGS

Dana and GennaValeri

In a petition for a request for a **Finding** and a **Variance** to build a second level addition and a farmers porch on their existing nonconforming home. Second floor has side setback of 7' where 15' is required. Porch is to have front setback of 16' where 20' is required. The property is located at 36 Northern Avenue in the R10 zoning district.



Greg Dennesen

In a petition for a request for a **Variance** to construct an 11'x16' single level addition to a single family home. Existing house and addition have a left side set back of 5'9" instead of the required 15'. The property is located at 24 Gregg Street in the R10 zoning district.

Peter Macaro

In a petition for a request for a **Variance** to construct a 14'x24' detached single-car garage with a height of 16'4" within the side yard setback, 3' from the side Lot line. The property is located at 20 Albany Circle in the R10 zoning district.

Beverly Commerce Park, LLP

In a petition for a request for a **Variance** to from Beverly Zoning Ordinance Section 38-19(D)6 to reduce the rear yard setback for the Elliot Landing condominium building at Cummings Center, from 25' to 0'. The new lot is required to set off the new condominium building from Cummings Center. Although Elliott Landing and West Parking Garage will be attached on three different parking levels, lot separation will be created between the two buildings, thus requiring the requested Variance. The property is located at 201 Elliott Street in the 1R Overlay zoning district.

The Beverly Auto Center

In a petition for a request for a **Special Permit** and **Variance** to add an L-shaped addition 10' x 18' and 16' x 14' to the north side of the existing structure 2'5" from the side lot line instead of the required 20' and a front setback of 25'4" instead of the required 30'. The property is located at 129 Brimbal Avenue in the 1R zoning district.

Daniel and Lisa Carnevale

In a petition for a request for a **Variance** to allow for an addition accommodating an attached single car garage with a bedroom above and an attached deck which is 16.8' at its closest point from the front lot line for the garage with bedroom above and 8.2' from the front line for the deck where 30' is required. The property is located at 116 West Street in the R45 zoning district.

The Learning Zone Child Care Center

In a petition for a request for a **Special Permit** to install an internally illuminated wall sign to identify a new tenant, daycare facility in Suite 171-X. The property is located at 600 Cummings Center in the IG zoning district.

Also: Other Business

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