



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

*Mailing Address: 191 Cabot Street*

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*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**AGENDA**

The following applications will be heard on Tuesday, June 28, 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 6/14/2016 and 6/21/2016

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**CONTINUED PUBLIC HEARINGS**

**John Sheehan**

In a petition for a request for a **Special Permit** to construct a second floor addition on a nonconforming house with a front yard setback of 24.9' where 20' is required and a rear yard setback of 16.4' where 25' is required. The property is located at 9 Lexington Drive in the R10 zoning district.

**NEW PUBLIC HEARINGS**

**Rachel Marks on behalf of Chicken or the Eggplant**

In a petition for a request for a **Finding** to convert an existing nonconforming garage to office space and to construct a dormer over garage entry door. The property is located 151 ½ Hale Street in the R10 zoning district.

**Sarah Loscutoff**

In a petition for a request for a **Variance** to construct a second floor addition over rear of existing structure. Existing rear yard setback is 6' where 25' is required. Addition will have rear yard setback of 4'. The property is located 79 Old Standley Street in the R15 zoning district.

**Scott Chakoutis**

In a petition for a request for a **Special Permit** to rebuild existing garage and widen by 5' towards main structure. Garage has a front setback of 8.8' where 25' is required and a side setback of 1.4' where 15' is required. The property is located 17 Echo Avenue in the R10 zoning district.



**John Hughes**

In a petition for a request for a **Variance** to replace existing detached 1-car garage with attached 2-car garage. New garage to have rear setback of 4' where 25' is required and a side yard setback of 1.4' where 15' is required. The property is located at 12 Baker Avenue in the R10 zoning district.

**Barry LeFavour**

In a petition for a request for a **Special Permit** to create an in-law apartment in attached garage. Garage was constructed under Special Permit granted on August 25, 2015. The property is located 9 Virginia Avenue in the R10 zoning district.

**Charles Mann**

In a petition for a request for a **Special Permit** to add an attached 24'x24' to a single family house that is nonconforming due to front lot width and south side setback and a variance to construct garage with a 13.5' side setback where 15' is required. The property is located 21 Riverview Street in the R10 zoning district.

**Walid Geha**

In a petition for a request for a **Variance** to install a 24'x44' overhead canopy above fuel distribution pumps. Canopy to have a front setback of 12.8' where 20' is required and a side setback of 14.2' where 15' is required. The property is located 586 Cabot Street in the CN zoning district.

**Ralph & Susan Oliver**

In a petition for a request for a **Special Permit** to construct a nonconforming 2-family property to a nonconforming 3-family property by converting detached garage into a 1-bedroom efficiency apartment. Modification of 2005 Special Permit. The property is located at 6-8 Ashton Street in the R10 zoning district.

**Glovsky & Glovsky on behalf of The McKay School**

In a petition for a request for a **Special Permit** to erect a 10.3' free standing sign near the corner of McKay Street and Balch Street at 131 McKay Street to identify the new residential project at that property. The property is located 131 McKay Street in the R10 zoning district.

**Also:** Other Business

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