



CITY of BEVERLY
ZONING BOARD OF APPEALS

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

AGENDA

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

These hearings are scheduled to be noticed to the public in the Salem News on 11/15/2016 and 11/22/2016

CONTINUED PUBLIC HEARINGS

Glovsky & Glovsky on behalf of Vitality Senior Living, LLC

In a petition for a request for a **Special Permit** and a **Variance** to authorize a subsidized elderly housing facility in the IR district, in accordance with Section 300-42.C(1)(a) of the Zoning Ordinance, where the affordable unit requirement will be satisfied by payment of a fee in lieu of on-site units. The assisted living facility will include 118 residential suites, together with associated common dining, learning and recreational facilities and a parking garage. The property is located at 50 Dunham Road in the IR zoning district.

*Note: Updated legal ad

586 Hale Street LLC

In a petition for a **Variance** to allow the addition of 2 townhouses style residential units to the rear of the existing post office at 64 Thissell Street and the demolition and replacement of an existing two family at 582 Hale Street with 3 townhouse style residential units. The buildings at 582 Hale Street will be set back 8 feet from the front line, 6.9 feet from one side line and 4.3 feet from the other side line. The properties are located at 582 Hale Street and 64 Thissell Street in the CN zoning district.



NEW PUBLIC HEARINGS

Gary Palardy

In a petition for a request for a **Variance** to allow the construction of an attached one car garage and a second floor above with a right side set back of 10.5', where 15' is required. The property is located at 15 Winthrop Avenue in the R10 zoning district.

Ed Juralewicz on behalf of Cherry Hill Development LLC

In a petition for a request for a **Special Permit** to install two wall signs larger and higher than allowed by the zoning ordinance and to install one freestanding sign larger than allowed by the zoning ordinance for a building that does not meet the required setback. The property is located at 102 Cherry Hill Drive in the IR zoning district.

ACME Sign Corporation on behalf of Fairweather

In a petition for a request for a **Special Permit** to replace an existing sign with a smaller double sided 5' 2"x4' 11" free standing sign. The property is located at 245 Elliott Street in the R10 zoning district.

Rebecca Douglas

In a petition for a request for a **Special Permit** to establish a three bedroom bed & breakfast within a single family home. The property is located at 275 Hale Street in the R45 zoning district.

Glovsky & Glovsky on behalf of L. Jeff Hagmeier and Mark Phillips

In a petition for a request for a **Variance** and a **Finding** that the proposed alterations to the pre-existing nonconforming single family residence and the construction of an accessory garage will not be substantially more detrimental to the neighborhood than the existing nonconforming home and a variance to build an accessory structure in the front yard and to exceed the maximum accessory structure height. The property is located at 121 Valley Street in the R45 zoning district.

Patrick & Amy O'Hare

In a petition for a request for a **Special Permit** to replace a carport with attached garage and family room above and to construct a front entry, no closer to property lines than existing nonconforming structure. The property is located at 13 East Street in the R10 zoning district.



Attorney Alexander on behalf of Brian & Elaine Boches

In a petition for a request for a **Finding** to allow a third unit to be added to a pre-existing legally nonconforming two family building on an existing lot of 4,900 square feet in the pre-existing 32'x20' outbuilding. The area of the third unit is within the existing footprint and envelope of the building. The property is located at 12 Grant Street in the RMD zoning district.

**** There is no December 2016 meeting.
The next scheduled meeting is Thursday, January 26, 2017 ****

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