



**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 Thursday, January 26, 2017 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 1/12/2017 and 1/19/2017

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**CONTINUED PUBLIC HEARINGS**

**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.

**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.

**NEW PUBLIC HEARINGS**

**John and Nancy Frates**

In a petition for a request for a **Finding** to add a small roof over outside steps to the pre-existing non-conforming two family residence. The property is located at 37 School Street in the R6 zoning district.



### **KOI Properties**

In a petition for a request for a **Special Permit** to add an accessory apartment to an existing single family dwelling. The property is located at 6 Doane Avenue in the R10 zoning district.

### **Glenn and Carolyn Gourdeau**

In a petition for a request for a **Finding** that the proposed 26' x 22' first floor family room addition will be no more detrimental than the existing single family dwelling structure that is 27.5' from the northeast corner of the front property line. Also, a **Special Permit** for an accessory apartment in the basement. The property is located at 476 Essex Street in the R15 zoning district.

### **Glovsky & Glovsky on behalf of Flats at 131, LLC**

In a petition for a request for a **Special Permit** to erect five temporary banner signs on primary and secondary facades and place two sandwich board signs along primary facade. The property is located at 131 Rantoul Street in the CC zoning district.

### **Glovsky & Glovsky on behalf of Windover McKay, LLC**

In a petition for a request for a **Special Permit** to erect a 38"x 19.5" wall sign to identify the Balch Street entrance to the residential project. The property is located at 131 McKay Street in the R10 zoning district.

### **David and Kerry Crichton**

In a petition for a request for a **Special Permit** to add double dormers to existing single family house to expand living space by adding a bathroom and bedroom. The property is located at 86 Bisson Street in the R10 zoning district.

### **Jon Cahill**

In a petition for a request for a **Special Permit** to replace a one story, one car attached garage with an attached two car garage and 2<sup>nd</sup> story above, no closer to the property line than the existing non-conforming structure. The property is located at 8 Dyer Road in the R15 zoning district.

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