



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, February 23, 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 2/9/2017 and 2/16/2017

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.

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.

NEW PUBLIC HEARINGS

Cynthia Langburd

In a petition for a request for a **Special Permit** to offer veterinary services. The property is located at 128 Park Street, Unit A4 in the IG zoning district.



John Mondano

In a petition for a request for a **Finding** that the proposed renovations to remove an existing garage and carport and build a new 2-car garage with a great room/kitchen over the new garage. Addition will have right side setback of 2.7', existing structure has right side set back of 1.1'. The property is located at 43 County Way in the R10 zoning district.

Project Adventure, Inc.

In a petition for a request for a **Variance** from the minimum frontage requirement contained in Section 38-8.D.2, to allow the creation of a single family building lot in an R45 zoning district with no legal frontage where 175' is required. The proposed lot will be served by an existing common driveway. The property is located at 719 Cabot Street in the R45 zoning district.

Jason Parisella

In a petition for a request for a **Variance** and **Finding** that a proposed 14' wide by 20' long 2-story addition with a 650 sq. ft open deck will be no more detrimental than the existing single family dwelling structure that is presently 5.6' from the right property line. The property is located at 81 Baker Avenue in the R10 zoning district.

Michael Pescatore

In a petition for a request for a **Variance** to the side yard setback requirement of 20' to add an addition and two car garage to an existing single family and create a new proposed side yard setback of 1'. The property is located at 202 Greenwood Avenue in the R45 zoning district.

Keith and Laura Knearem

In a petition for a request for a **Variance** to allow a 15' (H) detached garage that is 10' from the side lot line where 15' is required. The property is located at 15 Tyler Road in the R10 zoning district.

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