

**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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Mayor

Michael P. Cahill

Chairperson

Joel Margolis

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, September 23, 2020 at 7:00pm.

Website link: meet.google.com/vor-vtbf-pcm

Phone: 1 260-303-7084 PIN: 830690202

*** PLEASE SEE INSTRUCTIONS BELOW TO REMOTELY ACCESS MEETING***

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A §18, and the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. No in-person attendance of members or the public will be allowed, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

REMOTE PUBLIC ACCESS TO THIS MEETING WILL BE PROVIDED IN THE FOLLOWING MANNER:

1. Access through the Google Hangouts Meet application. This application will allow users to view the meeting and request comment using the chat function. **Pursuant to Open Meeting Law, M.G.L. c. 30A, §20, the Chair may elect to recognize the public comment submitted through the Chat function at appropriate points in the meeting.** If any member of the public would like to submit a comment prior to the meeting, or would like to make it known prior to the meeting that s/he would like to comment on any item on the Agenda, individuals should submit comments and requests to Leanna Harris, Administrative Assistant at lharris@beverlyma.gov as soon as possible.



- a. **Google Hangouts Meet meeting login instructions:**
 - i. For computers: meet.google.com/vor-vtbf-pcm
 - ii. For mobile devices (tablets and smartphones)
 1. Download the free app 'Hangouts Meet by Google' through either Google Play or the IOS app store
 2. Allow the app to access your device's camera and microphone
 3. Then click on 'enter meeting code' and type in: **vor-vtbf-pcm**
Then click "ask to join" and a facilitator will enable you to enter the meeting.
 - b. **Telephone – landlines or cell phones**
 - i. Dial: [1 260-303-7084](tel:12603037084)
 - ii. When prompted, enter the pin: **830690202** and a facilitator will enable you to enter the meeting.
2. Applicants and/or representatives required to appear before the Zoning Board of Appeals must make arrangements to present remotely as there meeting location. Documentary exhibits and/or visual presentations must be submitted 5 business days in advance of the meeting to lharris@beverlyma.gov, so that they may be displayed for remote public access viewing.

AGENDA

These hearings are scheduled to be noticed to the public in the Salem News on
9/7/2020 and 9/14/2020

NEW PUBLIC HEARINGS

Pier Ann Petronzio

In a petition for a request for a **Special Permit** to allow an accessory apartment in a proposed rear 1-story addition. Addition will comply with all setback requirements. The property is located at 2 Greenleaf Drive in the R15 zoning district.

Jeremy Cutler and Elizabeth Cohen

In a petition for a request for a **Variance** to construct an addition with a left side setback of 12'8" where 15' is required. The property is located at 12 Odell Avenue in the R10 zoning district.

Jamie Scialdone

In a petition for a request for a **Variance** to construct rear 2-story addition to existing nonconforming house with a left setback of 5.3', where 15 is required. Addition will exceed 25%. The property is located at 7 Arlington Avenue in the R10 zoning district.



Alexander & Femino o/b/o Ann Trask and Nancy Saliewicz

In a petition for a request for a **Finding** to convey a triangular shaped sliver of land having an area of 72 sq. ft. to their abutters (Bret and Kristin Marciano) on a legal pre-existing lot so as to accommodate the location of a long existing and inadvertent encroachment of abutters steps and entry to their property. The property is located at 9 Gary Avenue in the R10 zoning district.

Alexander & Femino o/b/o Joseph and Hanna Grasso

In a petition for a request for a **Special Permit** to add a second floor to an existing nonconforming dwelling with a left side setback of 12.8', where 15' is required. Addition will be no closer to side lot line than the existing structure. The property is located at 35 Jordan Street in the R10 zoning district.

Alexander & Femino o/b/o Charles E. Harris, Trustee of Ocean View Realty Trust

In a petition for a request for a **Special Permit** to allow the construction of a new free standing carriage house/cabana that is 22' in height, where 15' is permitted and to allow the proposed free standing carriage house/cabana to be the third accessory building on the lot. The property is located at 9 Ober Street in the R10 zoning district.

Neil Zarkades

In a petition for a request for a **Special Permit** to add a 2nd floor addition and front porch/entry to an existing nonconforming dwelling with a front setback of 11.6', where 20' is required and a right side setback of approximately 13.3', where 15' is required. Additions will be no closer to property lines than existing structure. The property is located at 8 Sylvan Road in the R10 zoning district.

Julie Tsakirgis

In a petition for a request for a **Variance** to construct a 1-story, 4' x 10'-6" addition to the front of house, with a 16.8' front setback where 20' is required and a special permit for a right side yard setback of 5.7' where 15' is required. Garage is to be no closer to right side lot line than existing structure Also, a **Special Permit** to add a 2nd floor to an existing nonconforming dwelling with a right side setback of 5.7' and a left side setback of 10.8' where 15' is required, to add a roofed landing and steps with a left side setback of 5.9' where 15' is required, and a rear deck with a left side setback of 14.9' and a right side setback of 9.9' where 15' is required. The property is located at 16 Fosters Point in the R10 zoning district.



CONTINUED PUBLIC HEARING

Handly & Cox o/b/o Greenhouse Naturals, LLC

In a petition for a request for a **Special Permit** to operate a marijuana establishment for retail distribution of cannabis and related products to recreational customers. The property is located at 13 Enon Street in the CG zoning district.

EXTENSION REQUEST

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

Original Request 11.29.2016: 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.

OTHER BUSINESS

Approval of August 26, 2020 ZBA Minutes (Battistelli)

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