

**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, October 28, 2020

7:00pm.

Website link:

<https://us02web.zoom.us/j/86415558746?pwd=N2xUZ2MxNi9Ca1Z2N25MUktJbFdIQT09>

Website Passcode: BeverlyZBA

Dial in phone numbers:

+1312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782

Webinar ID: 864 1555 8746

Passcode: 7562624988

*** 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:

*Register in advance for this webinar:

<https://us02web.zoom.us/j/86415558746?pwd=N2xUZ2MxNi9Ca1Z2N25MUktJbFdIQT09>

Passcode: BeverlyZBA

After registering, you will receive a confirmation email containing information about joining the webinar.

1. **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.
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.
 - This meeting will not be live broadcast by BevCam.
A recording will be available for viewing after the meeting.

AGENDA

These hearings are scheduled to be noticed to the public in the Salem News on
10/12/2020 and 10/19/2020

NEW PUBLIC HEARINGS

Karen Shea

In a petition for a request for a **Special Permit** to demolish a 10' x 14' non-conforming rear addition and replace with a 17' x 12' 6" addition with a rear setback of approximately 14' where 20' is required and a left side setback of approximately 8' where 10' is required. The property is located at 16 Lovett Street in the RMD zoning district.

Steven Gabalis

In a petition for a request for a **Special Permit** to replace an existing nonconforming garage with a new, larger garage with a left side yard setback of approximately 3.72' and a rear yard setback of approximately 6.32', New garage will be no closer to the lot lines than the existing garage. The property is located at 7 Pearl Street Ext in the R10 zoning district.



Matthew and Jessica Costa

In a petition for a request for a **Special Permit** to construct a right side addition to a nonconforming structure. Addition is to have a front yard setback of 11.1' where 20' is required. Addition will be no closer to street than existing structure. The property is located at 31 Guild Road in the R10 zoning district.

Christopher and Jessica LeBlanc

In a petition for a request for a **Special Permit** to expand an existing non-conforming structure and a variance to construct a left side 16' x 24' addition with a left side setback of 12.9' where 15' is required. The property is located at 14 Beverly Hills Avenue in the R10 zoning district.

Alexander & Femino o/b/o Alan M. Williams and Debra A. Farley

In a petition for a request for a **Special Permit** and **Finding** to add a shed dormer to the existing legally nonconforming garage (Finding) so as to accommodate an in-law accessory apartment (Special Permit) to be occupied by Alan M. Williams, the son of the life estate holder and brother of the other owner of the property. The property is located at 23 Bosworth Street in the R10 zoning district.

Alexander & Femino o/b/o William H. Waters, Trustee of the 127 Dodge Street Trust

In a petition for a request for a **Modification** to a **Special Permit** granted by the Zoning Board of Appeals so as to replace the use as a professional office on the first floor with a residential unit so that the result would be a residential unit on each of the three floors. There would be no change to the building footprint or envelope. The property is located at 127 Dodge Street 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.

William Sheehan o/b/o John Patrick Pigsley, Sr. and Lorna Jean Noel

In a petition for a **Special Permit** to construct an addition, which conforms to all required zoning setbacks and height requirements, to a house which is presently legally nonconforming with respect to the front yard and two side yard setbacks and to construct a front porch which does not comply with the front setback but does not create a new nonconformity. The property is located at 15 Rezza Road in the R45 zoning district.



OTHER BUSINESS

Approval of September 23, 2020 ZBA Minutes (Battistelli)

Approval of September 2, 2020 Special Meeting Minutes (Battistelli)

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