



**CITY of BEVERLY
ZONING BOARD OF APPEALS**

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CITY OF BEVERLY
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2026 JUN 18 A 9:05

Mayor

Michael P. Cahill

Chairperson

Will Cosmas

Administrative Assistant

Leanna Harris

MEETING NOTICE

Wednesday, June 24, 2026 at **7pm**

The meeting will be held at City Hall, 3rd Floor
191 Cabot Street, Beverly, MA

These hearings are scheduled to be noticed to the public in the Salem News on
June 8, 2026 and June 15, 2026

NEW PUBLIC HEARINGS

Philip A. Whitney & Shannon A. Whitney

requests a **Variance** to construct a building addition that projects into the required front yard setback. The property is located at 78 Old Standley Street in the R15 zoning district.

David Khouri

requests a **Variance** to allow the construction of a covered 20'x20' carport on the existing driveway. The property is located at 340 Old Essex Road in the R15 zoning district.

Ignacio Barillas

requests a **Special Permit** to build an addition that will encroach into the front yard setback. The property is located at 11 Sunnyvale Street in the R15 zoning district.

Bruce Shepherd

requests a **Special Permit** under § 300-83B to add a dormer to the left bay of a pre-existing, attached nonconforming 2-car garage, not exceeding the existing height. The property is located at 9 Priscilla Road in the R10 zoning district.

Alexander & Femino o/b/o Richard Maher, Trustee of the 29 West Realty Trust

request a **Variance** to allow the construction of a detached one-family dwelling, a use allowed by right in this district, as their residence, but which requires zoning relief for the rear yard setback. The applicants currently occupy the second floor apartment of the existing building as their residence, and the first floor of the existing building as a beauty salon owned and operated by one of the owners of the building. The existing building will remain without change. The property is located at 29 West Street in the CN zoning district.

CONTINUED PUBLIC HEARINGS

Cellco Partnership d/b/a Verizon Wireless and the Towers, LLC

requests a **Special Permit** under §§300-42 (C)(1)(p) and 300-91 height and setback **Variances** from §300-25A to permit a wireless communications facility with a monopole 124 feet in height (including 4' lightning rod) and setback from the property line of approximately 52'. The property is located at 12 Tozer Road in the IR zoning district, Map 68, Parcel 25B.

OTHER BUSINESS

- A. Approval of May 27, 2026 Meeting Minutes (Cosmas)
- B. Approval of April 22, 2026 Meeting Minutes (Cosmas)

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