



**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

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2026 OCT -7 P 2:34  
CITY OF BEVERLY  
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CITY CLERKS OFFICE

*Mayor*

*Michael P. Cahill*

*Chairperson*

*Will Cosmas*

**MEETING NOTICE**

Wednesday, October 28, 2026, at **7pm**

The meeting will be held at Beverly Police Department  
Community Room  
175 Elliott Street, Beverly, MA

These hearings are scheduled to be noticed to the public in the Salem News on  
10/12/2026 and 10/19/2026

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**NEW PUBLIC HEARINGS**

**Stanley Greene o/b/o Anne Vallette** requests a **Special Permit** under section 300-83A(2) 300-83A(2) and section 300-83B(2) to build a front porch and small dormer at garage for height. The property is located at **10 Pickett Ct., Beverly MA**, in the R6 zoning district on Wednesday, October 28, 2026, at 7 pm at Beverly Police Department, 175 Elliott St., Beverly MA.

**Conor F. Walsh, Esq. o/b/o Scott Bumpus & Debra Durso-Bumpus** requests a **Special Permit/Finding** from sections 300-83(A)(2); 300-83(A)(1)(b) to construct multiple additions to a 1950s single-family home with a nonconforming side setback of 11 feet compared to the 15 feet required. A portion of the proposed additions will further reduce the setback to 6.9 feet, and the additions as a whole will result in an increase of building volume in excess of 25 percent. The additions will otherwise comply with setback requirements and existing setbacks. The property is located at **45 Oak St. Beverly MA** in the R10 zoning district on Wednesday, October 28, 2026, at 7pm at Beverly Police Department, located at 175 Elliott Street, Beverly MA.

**Jeremy Puz** requests a variance from 300-34D(4) D(5) the side and rear setback requirements to convert the existing garage into a new Garage/ ADU. The property is located at **76 KERNWOOD AVE. BEVERLY MA** and is in the R10 zoning district. Wednesday, October 28, 2026, at 7pm at Beverly Police Department, located at 175 Elliott St., Beverly, MA.

Ralph Rizzo requests a Variance under 300-83A(2) to add a roof to existing front deck. The property is located at 8 VIRGINIA AVE. BEVERLY MA and is in the R10 zoning district. Wednesday, October 28, 2026, at 7pm at Beverly Police Department, 175 Elliott St. Beverly, MA.

Jason Brownstein requests a Special permit to build a deck that requires relief from zoning ordinance section 300-83A(2). The property is located at 3 EMILY WAY, BEVERLY MA and is in the R22 zoning district. Wednesday, October 28, 2026, at 7pm at Beverly Police Department, 175 Elliott St., Beverly MA.

### MODIFICATIONS

Maria-Anna Hatziliades o/b/o City of Beverly request a Modification to the addition design for City Hall. The property is located at 191 Cabot Street in the R6 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.

Conor F. Walsh, Esq. o/b/o 12 Tozer Self Storage Holdings LLC requests a Special Permit to authorize a principal use of the Property located at 12 Tozer Road as a parking lot pursuant to Section 300-41(C)(1)(g) of the Zoning Ordinance to establish the Property as mixed use in conjunction with the existing use of the structure on the Property as a self-storage facility and, to the extent required, to authorize continued accessory off-street parking use in the R-10 zoning district. The property is located at 12 Tozer Rd in the R10 zoning district.

### OTHER BUSINESS

- A. Approval of September 23, 2026, Meeting Minutes (Cosmas)

Zoning Board of Appeals Administrator  
Board of Appeals of the Zoning Ordinance