



## Town of Danvers

### Zoning Board of Appeals

1 Sylvan Street | Danvers, MA 01923 | (978) 777-0001

[www.danversma.gov](http://www.danversma.gov)

POSTED

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9:00 A JV  
TOWN CLERK DANVERS

## AGENDA ZONING BOARD OF APPEALS

Notice is hereby given that the **ZONING BOARD OF APPEALS (ZBA)** of the Town of Danvers will hold a public hearing at the **DANVERS SENIOR CENTER, 25 STONE STREET, DANVERS, MA** on **MONDAY, AUGUST 28, 2023 at 7:00 PM.** The meeting will be broadcast live on Danvers Cable Access Television (DCAT) on **Comcast Channel 22 and Verizon Channel 41** and streamed live on YouTube: <https://www.youtube.com/watch?v=0NjCnp4LoMc>

### CONTINUED ITEMS

**144 PINE STREET (I-1):** Request to first modify a previously-issued variance (Docket #14-4492) to strike the conditioning language that prohibits outdoor storage on the subject site. The applicant is also requesting a Special Permit, with associated waivers or variances, in accordance with Section 9.3.B.2; Section 30.3 and Section 9.3.C of the Danvers Zoning Bylaw, to permit two storage containers for a period of more than 180 days on the property. To the extent such variances are deemed necessary by the Board, the applicant is requesting dimensional variances in accordance with Table 3 of the Danvers Zoning Bylaw to place the two storage containers approximately 3 to 4 feet from the side setback where 25 feet is required, and/or to place two storage containers closer (in various distances) to the rear setback where 25 feet is required, and/or to request a waiver in accordance with Section 9.3.C including where the two storage containers are situated closer than 10 feet from the nearest building (at varying distances) where 10 feet distance between container and building is required. **Request made by Brian Calkins of Elevation Foods (23-5015)**

### REGULAR ITEMS

**15 Popes Lane (HCZ):** Request a Variance, in accordance with Table 3 of the Zoning Bylaw to allow for the removal of the existing building, which is non-conforming as to side setbacks, and construction of a new building which will be no closer to the side lot lines than the existing building. An existing non-conforming Use will be replaced with an office Use. **Request made by David Campbell, c/o Nancy McCann, Esq. (23-5029)**

**80 Andover Street (Rt 114A):** Request a modification to a previous Variance decision (docket 93-2703) to allow for two wall signs on the main building to be larger than allowed according to Section 37, and two sets of channel letters that will 27.38 square feet. Additionally, a new monolith style pylon is proposed to replace an existing pylon sign. **Request made by Amy Murray, c/o AG Signs and Graphics (23-5030)**

**11 Belgian Road (R-II)** Request a Finding under Section 3.11.A (1 and 2) to add a second floor to an existing non-conforming house. House is non-conforming with respect to side and front setback. The side setback (12.7') will remain unchanged, while the front setbacks is proposed to go from 24.8' to 20.8'. **Request made by Kristin Byrne (23-5031)**

**44 Locust Street (R-II)**: Request a Finding under Table 2 of the Danvers Zoning Bylaw to allow an addition that will be located closer to the side property line than permitted as of right. Current house and lot are nonconforming due to side and front setback, lot size and frontage. Proposed addition will be located 3.3' from the side property line, where currently the side property line is 3.6' from the house. **Request made by Elena Brousseau c/o Costas Apostolo Poulos (23-5032)**

**19 Cornell Road (R-III)** Request a Finding related to Section 3.11 of the Danvers Zoning Bylaw to construct an addition that will be located closer to the side setback than allowed as of right. House is pre-existing non-conforming due to side setback (12.7' where 20' is required) and lot is non-conforming due to size (18,060 sf where 30,000 sf required). **Request made by Christopher and Marissa DiNardo (23-5033)**

**58 Burley Street (R-II)**: Request a Special Permit under Section 9.2 to build an Extended Family Living Area (EFLA) that will be located in a detached structure and greater than 750 sf (867 sf proposed). **Request made by Jason Comeau & Michelle Russell c/o James DiBurro (23-5034)**

## **REVIEW AND APPROVAL OF MINUTES**

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