



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS

BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TEL: 978-619-5685

March 3, 2023

Decision

City of Salem Board of Appeals

The petition of NICK NIKOLOPOULOS at 8 MEAD COURT (Map 27, Lot 69) (R2 Zoning District) for a special permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to add a shed dormer that will span thirty-two (32) feet from end to end. The dormer will be five (5) feet high. Four (4) windows will be added with the addition of the dormer. The dimensions will not raise the roof line of the house and will not change the footprint of any rooms.

A public hearing on the above petition was opened on February 15, 2023 and was closed on February 15, 2023.

On February 15, 2023, the following members of the Salem Board of Appeals were present: Rosa Ordaz, Peter Copelas (Chair), Carly, McClain, Paul Viccica, Nina Vyedin and Steven Smalley.

Statements of Fact:

The petition is date stamped January 12, 2023. The petitioner requests to build a dormer for additional living space in the residence.

1. 8 Mead Court is owned by Christopher Nikolopoulos
2. The petitioner was Nick Nikolopoulos.
3. 8 Mead Court is located in the R2 zoning district. (Map 27, Lot 69).
4. On February 15, 2023 Christopher Nikolopoulos presented his plans to the board.
5. The property at 8 Mead Court is an existing nonconforming structure. Mr. Nikolopoulos would like to add a dormer to the third floor of the residence to add some head room, light and air to the place where he resides which is the third floor of 8 Mead Court.
6. Mr. Nikolopoulos discussed the plans for the dormer to the board.

7. Mr. Nikolopoulos presented to the board other homes in the neighborhood that also have a third-floor dormer to show that this construction is within keeping within the neighborhood character.
8. Mr. Copelas opened the meeting up to the questions from the board.
9. There were no questions from the board.
10. Mr. Copelas opened the meeting up to the public.
11. There were no comments from the public.
12. Rosa Ordaz made a motion to approve the petition.
13. The February 15, 2023 meeting of the Board of Appeals was held remotely, via the online platform Zoom in accordance with Chapter 107 of the Acts of 2022.

On the basis of the above statements of fact and findings, the Salem Board of Appeals voted five (5) in favor (Steven Smalley, Peter Copelas(Chair), Rosa Ordaz, Carly McClain and Paul Viccica and none (0) opposed to grant NICK NIKOLOPOULOS a special permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to add a shed dormer that will span thirty-two (32) feet from end to end. The dormer will be five (5) feet high. Four (4) windows will be added with the addition of the dormer.

Receiving five (5) in favor votes, the petition for a Special Permit is GRANTED.

Standard Conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. Exterior finishes of the new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.
8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are

deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.

10. Petitioner shall schedule Assessing Department inspections of the property, at least annually, prior to project completion and a final inspection upon project completion.

Peter Copelas/ Chair
Board of Appeals

A COPY OF THIS DECISION HAS BEEN FILED WITH THE PLANNING BOARD AND THE CITY CLERK.

Appeal from this decision, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws Chapter 40A, and shall be filed within 20 days of filing of this decision in the office of the City Clerk. Pursuant to the Massachusetts General Laws Chapter 40A, Section 11, the Variance or Special Permit granted herein shall not take effect until a copy of the decision bearing the certificate of the City Clerk has been filed with the Essex South Registry of Deeds.