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MAYOR

# CITY OF SALEM, MASSACHUSETTS

## BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
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### City of Salem Zoning Board of Appeals

Will hold a public hearing for all persons interested in the petition of 75 NORTH STREET, LLC at 75 NORTH STREET (Map 26, Lot 58) (BPD, NRCC Zoning Districts), 3 SOUTH MASON STREET (Map 26, Lot 54) (NRCC Zoning District), 2 COMMERCIAL STREET (Map 26, Lot 57) (NRCC Zoning District) for a Special Permit per Section 8.4.5.(4.4) *North River Canal Corridor Neighborhood Mixed Use District Residential Multi-Family Uses* of the Salem Zoning Ordinance to redevelop a new four-story transit oriented mixed-use development that will consist of 60 units and a small commercial office space on North Street. In addition, the applicant is seeking variances per section 4.1.1 *Dimensional Requirements* from lot area per dwelling unit where 3,500 sq.ft is required and 742 sq.ft is proposed. A variance from Section 8.4.9 *Parking Requirements* where one space is proposed and 1.5 spaces are required. And a variance from Section 8.4.5 (4.4) *Each unit has a separate exterior entrance if located within 100 feet of a residentially used parcel in an abutting zoning district*. This parcel is within 100 feet of a residentially used parcel. A variance from Section 8.4.13(4) to allow construction of a park area and parking spaces in the buffer area. The public hearing will be held on Wednesday, September 20, 2023, at 6:30 PM via remote participation. The agenda will be posted to the City Calendar and the Board of Appeals page on [www.salem.com](http://www.salem.com) by September 15, 2023 in accordance with Chapter 2 of the Acts of 2023.

Salem News publication dates: 9/6/23 & 9/13/23

Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A Sections 18-25 and City Ordinance Sections 2-2028 through 2-2033.

Applications and plans (if applicable) are on file and available for review during normal business hours at the Department of Planning and Community Development, 98 Washington Street, Second Floor, Salem, MA. These materials are also available for review online at <https://tinyurl.com/SalemZBA>.