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CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on
Wednesday, November 15, 2017 at 6:30 p.m. at City Hall Annex, RM 313, 120 Washington St., Salem, MA*

Rebecca Curran, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *November 7, 2017*
at *9:51 AM* in accordance with MGL Chap. 30A,
Sections 18-25

Project A continuation of a public hearing for all persons interested in the petition of seeking a Special Permit per *Sec. 3.3.5 Nonconforming Structures* of the Salem Zoning Ordinance to add a 24 x 24 garage to the rear of the existing residential structure, remove existing garage and relocate R.O.W.

Applicant **MATTHEW KEANE**

Location **414 LAFAYETTE STREET (Map 32 Lot 169) (R1 Zoning District)**

Project A continuation of a public hearing for all persons interested in a petition seeking a Variance for relief from the provisions of Sec. 5.1.5(c) Parking Design of the Salem Zoning Ordinance, to exceed the maximum allowable curbcut width.

Applicant **MICHAEL and ANGELA DIRUZZA**

Location **13 GREENLAWN AVE (Map 8, Lot 113) (R-1 Zoning District)**

Project A public hearing for all persons interested in the petition of seeking a Variance per Sec. 4.1.1 Table of Dimensional Requirements of the Salem Zoning Ordinance, to allow an above ground swimming pool to be located within the front yard setback.

Applicant **JENNIFER C. CRONIN**

Location **3 BRADFORD STREET (Map 17 Lot 28)(B-1 Business Neighborhood)**

Project A continuation of a public hearing for all persons interested in a petition seeking a special permit per *Sec. 3.3.3 Non-conforming Structures* to allow two (2) residential dwelling units and variances per *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to allow less than the required lot area per dwelling unit and number of parking spaces.

Applicant **CHANEL DESJARDINS, TRUSTEE, 2 CABOT STREET REALTY TRUST**
Location **2 CABOT STREET (Map 34, Lot 79)**

Project A public hearing for all persons interested in the petition seeking a variance from the provisions of Sec. 5.1.5 (c) of the Salem Zoning Ordinance, to exceed the maximum allowable curbcut width.

Applicant **ELLEN TALKOWSKY-DUBINSKY**
Location **3 DEVEREAUX AVE. (Map 16 Lot 382) (R-2 Zoning District)**

Project A continuation of a public hearing for all persons interested in the petition seeking a special permit per *Sec. 3.3.2 Nonconforming Uses*, to allow a change from a service station and storage facility to four (4) new dwelling units and variances from the provisions of *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to exceed the minimum lot area per dwelling unit, minimum rear yard setback, maximum height requirements. The petitioner is also requesting a variance from the provisions of 8.2 *Entrance Corridor Overlay District* to exceed the number of curbcuts.

Applicant **HARTS HILL LLC**
Location **111 HIGHLAND AVE. (Map 14, Lot 199)(R-1 Zoning District)**

Project A public hearing for all persons interested in the petition seeking a special permit per *Sec. 3.3.3 Nonconforming Structures* to allow a two-family dwelling unit and a Variance from the provisions of *Sec. 5.0 Off-Street Parking* of the Salem Zoning Ordinance, to allow less than the required parking spaces at 4 PHELPS STREET (Map 25 Lot 351)(R-2 Zoning District).

Applicant **MICHAEL DIGIROLAMO**
Location **4 PHELPS STREET (Map 25 Lot 351)(R-2 Zoning District)**

Project A continuation of a public hearing for all persons interested in a petition requesting a Comprehensive Permit pursuant to M.G.L. Chapter 40B, Section 20-23 to construct multi-family housing.
The Board will discuss the following:
 - Draft Decision

Applicant **NORTH SHORE COMMUNITY DEVELOPMENT CORPORATION**

Location **34 PEABODY STREET, 47 LEAVITT STREET and 38 PALMER STREET**
 (Map 34, Lots 384, 136,155)

III. OLD/NEW BUSINESS

Salem Zoning Board of Appeal Fees Discussion

IV. ADJOURNMENT