



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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CITY CLERK
SALEM, MASS

2022 APR 13 AM 10:13

NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on **Wednesday, April 27, 2022, at 6:30 pm via remote participation** in accordance with Chapter 20 of the Acts of 2021 and as amended by Chapter 22 of the Acts of 2022.*

Mike Duffy, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Attending the Virtual Public Meeting:

- Go to the website link

<https://us02web.zoom.us/j/85892654620?pwd=NnNERDRYLzNLM1dtZzFTZC9YV3dPUT09>

- Or, go to the website link <https://zoom.us/join> and enter meeting ID #

858 9265 4620 followed by meeting password **233142**, if directed to do so on screen.

- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # **858 9265 4620** followed by meeting password **233142**, if directed. Those calling in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at Salem.com/ZBA
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at this link

(<https://tinyurl.com/SalemZBA>)

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free number.
- Click the “Raise Hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to zoningboardcomments@salem.com.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The Zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

Thank you for your patience and understanding as we navigate these challenging circumstances.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

1)

Location:

0 Story Street (Map 23, Lot 12) (RC Zoning District)

Applicant:

Castle Hill Realty Group, LLC

Description:

Will hold a continuation hearing for all persons interested in the petition of CASTLE HILL REALTY GROUP, LLC to appeal a decision of the Building Inspector per M.G.L ch.40A sections 8 and 15 to construct two foundation for two single-family dwellings at 0 STORY STREET. (Map 23, Lot 12)(RC Zoning District)

2)

Location:

16 Loring Avenue (R2 Zoning District)

Applicant :

Sandra S. Power

Description :

Will hold a public hearing for all persons interested in the petition of SANDRA S. POWER at 16 LORING AVENUE (Map 32, Lot 88) (R2 Zoning District), for a Special Permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to add an additional dwelling unit on the second floor to convert the five (5) family dwelling into a six (6) family dwelling. The petitioner is also seeking a variance per 4.1 *Dimensional Requirements* for lot area per dwelling. The existing nonconforming five (5) family home has approx. 3,400 Sq. ft per dwelling unit. The proposed six (6) family home would have approx. 2,833 sq. ft per dwelling unit.

III. Regular Agenda

1)

Location:

137 Fort Avenue (R1 Zoning District)

Applicant:

Jessica Blomerth

Description:

Will hold a public hearing for all persons interested in the petition of JESSICA BLOMERTH at 137 FORT AVENUE (Map 44, Lot 7) (R1 Zoning District), for a Special Permit for per Section 3.3.5 *Nonconforming Single- and Two-family Residential Structures* of the Salem Zoning Ordinance to construct a two (2) story addition to the dwelling. The proposed construction will be thirty-four (34) feet in height where the R1 Zoning district requires a maximum height of thirty-five (35) feet.

2)

Location:

61 Mason Street (I/NRCC Zoning District)

Applicant:

Katie B and Philip Bock

Description:

Will hold a public hearing for all persons interested in the petition of KATIE B. AND PHILIP BOCK, AS TRUSTEES OF SACHEL'S REALTY TRUST at 61 MASON STREET (Map 26, Lot 92) (I/NRCC Zoning District), for a Special Permit under Sections 8.4.5 (4.4) and (4.5). to enlarge the existing 2-family structure to a 3-family with a new dormer and 2-car garage below, and to construct an attached 2-unit addition with a 3-car garage below, thereby creating a multifamily use of 5 total units. A total of 7 off-street parking spaces will be provided on site, where 8 spaces are required by Section 8.4.9 (4) (a). The petitioner also seeks two variances from Section 4.1.1 *Dimensional Requirements* of the Salem Zoning Ordinance for relief from lot area per dwelling where 1,664 sq.ft is being provided and 3,500 sq.ft is required. Also, Section 8.4.9.a *Required off-street parking* where seven (7) spaces are being provided and eight (8) spaces are required.

3)

Location:

3 Milk Street (R2 Zoning District)

Applicant:

Erik Sayce

Description:

Will hold a public hearing for all persons interested in the petition of ERIK SAYCE at 3 MILK STREET(Map 35, Lot 554) (R2 Zoning District), for a Special Permit for per Section 3.3.5 *Nonconforming Single- and Two-family structures* of the Salem Zoning Ordinance to construct a shed dormer on the south side of the existing gable roof that is approximately 30' by 10”.

4)

Location:

10 Howard Street (R2 Zoning District)

Applicant :

Sullivan Capital, LLC

Description:

Will hold a public hearing for all persons interested in the petition of SULLIVAN CAPITAL, LLC at 10 HOWARD STREET(Map 35, Lot 151) (R2 Zoning District), for a Special Permit for per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to convert the current boarding house to a place of lodging for tourist and other visitors to the City of Salem. The petitioner is seeking relief in order to renovate the interior and exterior of the building and upgrade the rooms with each having a separate bathroom.

5)

Location:

266 Canal Street (I/B2/ECOD Zoning District)

Applicant:

Juniper Point Investment Co, LLC

Description:

Will hold a public hearing for all persons interested in the petition of JUNIPER POINT INVESTMENT CO, LLC for Variances from section 4.1.1 *Dimensional Requirements* for maximum height of buildings at 266 CANAL STREET(Map 32, Lot 38), 282 Canal Street (Map 32, Lot 37), 2 Kimball Road (Map 32, Lot 102), 286 Canal Street (Map 32, Lot 36), and 282R Canal Street (Map 23, Lot 144) in the B2 and I Zoning Districts to allow construction of a mixed use development, consisting of a blend of affordable, workforce, and market rate housing, with first floor commercial space along Canal Street. In the B2 Zoning District thirty (30) feet is the maximum height allowed and in the I Zoning District forty-five (45) feet is the maximum height allowed. The petitioner is seeking variances from the maximum building height requirement for seven (7) buildings that range from thirty-three (33) feet to fifty (50) feet in building height.

6)

Location:

57 Buffum Street (R2 Zoning District)

Applicant:

LH Capital Development, LLC

Description:

Will hold a public hearing for all persons interested in the petition of LH CAPITAL DEVELOPMENT, LLC at 57 BUFFUM STREET (Map 27, Lot 28) (R2 Zoning District), for a Variance and a Special Permit to construct a 2.5 story addition at the rear of the existing structure to add two new residential units and to provide garage and surface parking on site for eight (8) motor vehicles. The Variance is per section 4.1.1 *Dimensional Requirements* for lot area per dwelling. In the R2 Zoning District 7,500 sq. feet is required and 1,182 sq. feet is being requested. Maximum lot coverage is 35% and 57.6% is being requested. Maximum height is 2.5 stories and 3 stories are being requested. The petitioner is also seeking an extension for both nonconforming side setbacks. LH CAPITAL, LLC is also seeking a Special Permit per section 3.3.2 *Nonconforming Uses* to extend the existing nonconforming three (3) family use to a nonconforming five (5) family use.

APPROVAL OF MINUTES

March 16, 2022

OLD/NEW BUSINESS

ADJOURNMENT

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.

This agenda is subject to change.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **APR 13 2022**
at 10:13am in accordance with MGL Chap. 30A,
Sections 18-25.