



DOMINICK PANGALLO  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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## **NOTICE OF MEETING**

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals will be held on **August 16, 2023, at 6:30 p.m.**

**\*\*Via remote participation\*\***

This is in accordance with Chapter 2 of the Acts of 2023

Peter A. Copelas, 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 Website link:  
<https://us02web.zoom.us/j/83964128644?pwd=cTNITIFic2pKNWIOZnV3dW9yb1loUT09>, go to the website link <https://zoom.us/join> and enter meeting ID #**839 6412 8644** followed by meeting password **011324** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**839 6412 8644** followed by meeting password **011324** 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](http://Salem.com/ZBA)
- Watch the meeting live on Salem Access Television Chanel 22.

- Project materials are available for download at (<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](mailto: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.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

## MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

1. **Location:** 54 Charles Street (R2 Zoning District)

**Applicant:** Arslan Khudaynazar

**Description:** The petition of ARSLAN KHUDAYNAZAR at 54 CHARLES STREET (Map 32, Lot 134) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-Family Structures* of the Salem Zoning Ordinance to enlarge and convert a nonconforming single-family dwelling to a two-family dwelling by adding a two-story (2) addition and deck at the rear of the structure.

2. **Location:** 6 Upham Street (R2 Zoning District)

**Applicant:** Cameron Schuh

**Description:** The petition of CAMERON SCHUH at 6 UPHAM STREET (Map 27, Lot 331) (R2 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to replace the second story (2<sup>nd</sup>) emergency-exit staircase. The current landing is 5'x8' and the proposed replacement landing would be 10'x15'. The current rear setback is 1.4' R2 district requires thirty feet (30) rear yard setback.

3. **Location:** 1 Rosedale Avenue (R1 Zoning District)

**Applicant:** Paul and Beth Francis

**Description:** The petition of PAUL AND BETH FRANCIS at 1 ROSEDALE AVENUE (Map 31, Lot 241) (R1 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to remove an existing dilapidated solarium structure (sunroom) and replace it with a single-story addition. The petitioner also proposes to construct a new deck.

**4. Location:** 73 Proctor Street (R2 Zoning District)

**Applicant:** JOSEPH AND VALQUIRLA JOURDAN

**Description:** The petition of JOSEPH AND VALQUIRLA JOURDAN at 73 PROCTOR STREET (Map 25, Lot 3) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-family Structures* of the Salem Zoning Ordinance to convert a single-family home to a two-family home. The proposed new unit will be a one-bedroom unit. There will be no exterior changes to the property.

**5. Location:** 107 Mason Street (R2 Zoning District)

**Applicant:** Ramon Hildalgo

**Description:** The petition of RAMON HILDALGO at 107 MASON STREET (Map 16, Lot 361) (R2 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to expand a nonconforming three-family home by adding a three-level deck. The required rear setback is 30 feet. The deck would be at 17 feet. Also, a Variance per Section *4.1.1 Dimensional Requirements* for maximum height of buildings (stories).

**IV. APPROVAL OF MINUTES**

Minutes for 6.21.23

Minutes for 7.19.23

**V. OLD/NEW BUSINESS**

**VI. 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 two (2) business days before the meeting, program, or event.

This agenda is subject to change.

