



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TEL: 978-745-9595

NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
Wednesday, January 16, 2019 at 6:30 p.m. at City Hall Annex,
First Floor Conference Room, 98 Washington St., Salem, MA.*

Mike Duffy, Chair

MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

A. November 19, 2018

III. REGULAR AGENDA

- A. **Location:** 80 Margin Street (Map 25, Lot 632) (R2 Zoning District)
Applicant: John Femino
Description: The applicant requested a continuance to the regularly scheduled meeting on Wednesday, February 20, 2019 of a continuation of a public hearing for all persons interested in the petition of JOHN FEMINO to appeal two decisions of the Building Commissioner regarding 80 MARGIN STREET (Map 25, Lot 632) (R2 Zoning District).
- B. **Location:** 331-333 Bridge Street (Map 26, Lot 583) (R2 Zoning District)
Applicant: Castle Hill Group, LLP
Description: A continuation of a public hearing for all persons interested in the petition of CASTLE HILL GROUP, LLP requesting a special permit per Section 3.3.2 *Nonconforming Use* of the Salem Zoning Ordinance to change from one nonconforming use (commercial) to another nonconforming use (multifamily residential) and variances per Section 4.1.1 Table of Dimensional Requirements for relief from minimum required lot area, lot area per dwelling unit, front yard setback, rear yard setback, and minimum distance between buildings to construct 4 dwelling units at 331-333 BRIDGE STREET (Map 26, Lot 583) (R2 Zoning District).
- C. **Location:** 331-333 Bridge Street (Map 26, Lot 583) (R2 Zoning District)
Applicant: Castle Hill Group, LLP
Description: A public hearing for all persons interested in the petition of CASTLE HILL GROUP, LLP requesting a variance per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance for relief from maximum height of buildings (stories) to

2019 JAN -9 AM 10:04
CITY CLERK
SALEM MASS

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on JAN 09 2019
at 10:04 AM in accordance with MGL Chap. 30A
Sections 18-25.

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

build a third story (an extra-tall half-story) under a gable or gambrel roof in two buildings at 331-333 BRIDGE STREET (Map 26, Lot 583) (R2 Zoning District).

- D. Location:** 19 Pickman Street (Map 35, Lot 578) (R2 Zoning District)
Applicant: Castle Hill Group, LLP
Description: A public hearing for all persons interested in the petition of CASTLE HILL GROUP, LLP for a special permit per Section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to allow a full story (an extra-tall half-story) instead of a standard half-story under a gable or gambrel roof at 19 PICKMAN STREET (Map 35, Lot 578) (R2 Zoning District).
- E. Location:** 24 Lynde Street (Map 26, Lot 428) (B5 Zoning District)
Applicant: David Pabich
Description: A public hearing for all persons interested in the petition of DAVID PABICH for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of two non-owner occupied short-term rental units in the seven-unit residential building at 24 LYNDE STREET (Map 26, Lot 428) (B5 Zoning District).
- F. Location:** 100 Washington Street (Map 35, Lot 15) (B5 Zoning District)
Applicant: Peter Bohlin
Description: A public hearing for all persons interested in the petition of PETER BOHLIN for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of two non-owner occupied short-term rental units in the mixed-use building at 100 WASHINGTON STREET (Map 35, Lot 15) (B5 Zoning District).
- G. Location:** 20 Turner Street (Map 41, Lot 16) (R2 and B1 Zoning Districts)
Applicant: Cooper Realty LLC
Description: A public hearing for all persons interested in the petition of COOPER REALTY LLC for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of one non-owner occupied short-term rental unit (a single-family home) at 20 TURNER STREET (Map 41, Lot 16) (R2 and B1 Zoning Districts).

IV. OLD/NEW BUSINESS

2019 ZBA Application Package

V. ADJOURNMENT