



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, February 20, 2019 at 6:30 p.m. at City Hall Annex,
First Floor Conference Room, 98 Washington Street, Salem, MA.*

Mike Duffy, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 80 Margin Street (Map 25, Lot 632) (R2 Zoning District)
Applicant: John Femino
Description: The applicant requested a continuation 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, NAPA (Map 25, Lot 632) (R2 Zoning District). Appeal #1: regarding the alleged violations of sign ordinances. Appeal #2: regarding the presence of the direct vent exhaust pipe (commercial high capacity heating exhaust) on the expansion wall allegedly violating the 1997 ZBA decision conditions.
- B. Location:** 15 Salem Street (Map 34, Lot 321) (R3 Zoning District)
Applicant: Juan Figueroa
Description: A public hearing for all persons interested in the petition of JUAN FIGUEROA for a special permit per Section 3.3.3 *Nonconforming Structures* and variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance for minimum lot area and minimum lot area per dwelling unit to allow the use of the existing third story as a third unit in the two-family home at 15 SALEM STREET (Map 34, Lot 321) (R3 Zoning District).
- C. Location:** 47 Summer Street (Map 25, Lot 578) (R2 Zoning District)
Applicant: Philip Marchand
Description: A public hearing for all persons interested in the petition of PHILIP MARCHAND for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of a non-owner occupied short-term rental unit in the single-family house at 47 SUMMER STREET (Map 25, Lot 578) (R2 Zoning District).

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- D. Location:** 49 Summer Street (Map 25, Lot 579) (R2 Zoning District)
Applicant: Philip Marchand
Description: A public hearing for all persons interested in the petition of PHILIP MARCHAND for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of a non-owner occupied short-term rental unit in the single-family house at 49 SUMMER STREET (Map 25, Lot 579) (R2 Zoning District).
- E. Location:** 105F Derby Street (Map 41, Lot 288, Block 801) (B1 Zoning District)
Applicant: Emily Swilling Gritters
Description: A public hearing for all persons interested in the petition of EMILY SWILLING GRITTERS 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 in the two-unit condominium at 105F DERBY STREET (Map 41, Lot 288, Block 801) (B1 Zoning District).
- F. Location:** 17 Fowler Street (Map 25, Lot 86) (R2 Zoning District)
Applicant: George Claassen
Description: A public hearing for all persons interested in the petition of GEORGE CLAASSEN for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of a non-owner occupied short-term rental unit in the single-family house at 17 FOWLER STREET (Map 25, Lot 86) (R2 Zoning District).
- G. Location:** 26 Cross Street (Map 36, Lot 57) (R2 Zoning District)
Applicant: Liann DiMare
Description: A public hearing for all persons interested in the petition of LIANN DIMARE 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 in the two-family house at 26 CROSS STREET (Map 36, Lot 57) (R2 Zoning District).
- H. Location:** 82 Federal Street (Map 26, Lot 631) (R2 Zoning District)
Applicant: Liann DiMare
Description: A public hearing for all persons interested in the petition LIANN DIMARE 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 in the two-family house at 82 FEDERAL STREET (Map 26, Lot 631) (R2 Zoning District).
- I. Location:** 225 Lafayette Street (Map 33, Lot 496) (R3 and R2 Zoning Districts)
Applicant: Stephen Tolan
Description: A public hearing for all persons interested in the petition of STEPHEN TOLAN 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 in the two-family house at 225 LAFAYETTE STREET (Map 33, Lot 496) (R3 and R2 Zoning Districts).
- J. Location:** 11 Ames Street (Map 37, Lot 50) (R2 Zoning District)
Applicant: Stefano J. Basso
Description: A public hearing for all persons interested in the petition of STEFANO J. BASSO for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential*

Structures of the Salem Zoning Ordinance to alter the existing nonconforming structure, add an addition and a shed dormer, and add a second dwelling unit, as well as a variance per Section 5.1 *Off-Street Parking* for parking configuration at the single-family house at 11 AMES STREET (Map 37, Lot 50) (R2 Zoning District).

III. APPROVAL OF MINUTES

- A. December 19, 2018

IV. OLD/NEW BUSINESS

- A. 2019 ZBA Application Package
- B. Fee Discussion
- C. Salem.com email addresses

V. ADJOURNMENT

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **FEB 13 2019**
at *2:43 PM* in accordance with MGL Chap. 30A,
Sections 18-25.