



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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REVISED NOTICE OF SPECIAL MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on
Wednesday, April 1, 2020 at 6:30 pm via remote participation.**

Mike Duffy, Chair

***This special meeting will be conducted via remote participation with instructions posted to www.salem.com, in accordance with Chapter 40C of the Massachusetts General Laws and Governor Baker's Emergency Order dated March 12, 2020.**

Important Announcement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Salem Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting will be posted on the City of Salem website, at <https://www.salem.com/zoning-board-appeals>.

No in-person attendance of members of the public will be permitted, but 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, despite best efforts, 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 in the following manner:

Remote Participation Instructions:

Public participation for the Zoning Board of Appeals meeting scheduled for Wednesday, April 1 at 6:30 pm will be conducted via a remote participation platform called Zoom.

Members of the public and/or parties with a right and/or requirement to attend this meeting can access the remote participation meeting through any one of the following ways:

- Follow this link or enter it into your browser to join the meeting:
<https://zoom.us/j/197555217>
- Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # "197-555-217" as directed on the webpage and click "Join." Follow the on-screen instructions to join the meeting.
- Participants can dial a toll-free phone number at 877-853-5257 to join the meeting. When prompted, enter meeting ID # "197-555-217" and follow the instructions to join the meeting.

Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A Sections 18-25 and
City Ordinance Sections 2-2028 through 2-2033.

Application materials can be accessed on the Salem Zoning Board of Appeals website at <https://www.salem.com/zoning-board-appeals>.

Thank you for your patience and understanding as we navigate this challenging situation for our community and the world.

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- 1. Location:** 7 Orange Street (Map 35, Lot 366) (R2 Zoning District)
Applicant: Scott Perry
Description: A public hearing for all persons interested in the petition of SCOTT PERRY for a variance per Section 3.2.4 *Accessory Buildings and Structures* of the Salem Zoning Ordinance from minimum required setbacks for an accessory building or structure to build a 10' x 16' one-story garage at 7 ORANGE STREET (Map 35, Lot 366) (R2 Zoning District).
- 2. Location:** 30 Northey Street (Map 36, Lot 20) (R2 Zoning District)
Applicant: Flora Tonthat
Description: A public hearing for all persons interested in the petition of FLORA TONTHAT for a special permit per Section 3.3.4 *Variance Required* of the Salem Zoning Ordinance to modify a nonconforming bed & breakfast by adding a one-story covered entry and a one-story box-bay window addition at the same nonconforming distance within a required yard at 30 NORTHEY STREET (Map 36, Lot 20) (R2 Zoning District).
- 3. Location:** 138 Bridge Street (Map 35, Lot 43) (R2 and ECOD Zoning Districts)
Applicant: Ricardo Garcia
Description: A public hearing for all persons interested in the petition of RICARDO GARCIA for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family structure by adding a side dormer at 138 BRIDGE STREET (Map 35, Lot 43) (R2 and ECOD Zoning Districts).
- 4. Location:** 138 North Street (Map 27, Lot 272) (R2 and ECOD Zoning Districts)
Applicant: Thomas J. Pelletier
Description: A public hearing for all persons interested in the petition of THOMAS J. PELLETIER for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family home by adding a rear shed dormer at 138 NORTH STREET (Map 27, Lot 272) (R2 and ECOD Zoning Districts).
- 5. Location:** 101 Leach Street (Map 33, Lot 540) (R2 Zoning District)

Applicant: Ziad Nabbout

Description: A public hearing for all persons interested in the petition of ZIAD NABBOUT for a special permit per Section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to expand a nonconforming three-family home by expanding an existing dormer horizontally at 101 LEACH STREET (Map 33, Lot 540) (R2 Zoning District).

6. Location: 374 Essex Street (Map 25, Lot 208) (R2 Zoning District)

Applicant: James Sullivan & Emma Hamilton

Description: A public hearing for all persons interested in the petition of JAMES SULLIVAN & EMMA HAMILTON for a special permit per Sections 3.1 *Principal Uses* and 10 *Definitions* of the Salem Zoning Ordinance to renovate an existing historic carriage house to add a one-family dwelling unit on the second floor at the two-family house at 374 ESSEX STREET (Map 25, Lot 208) (R2 Zoning District).

7. Location: 57 Endicott Street (Map 25, Lot 518) (R2 Zoning District)

Applicant: Len Karan

Description: A public hearing for all persons interested in the petition of LEN KARAN for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family home by adding a second story deck within required rear and side yard setbacks at 57 ENDICOTT STREET (Map 25, Lot 518) (R2 Zoning District).

8. Location: 15 Highland Street (Map 17, Lot 152) (R1 Zoning District)

Applicant: Scott & Heather Murray

Description: A public hearing for all persons interested in the petition of SCOTT & HEATHER MURRAY for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming single-family home by adding a rear first and second story addition within the required side yard setback at 15 HIGHLAND STREET (Map 17, Lot 152) (R1 Zoning District).

9. Location: 9-11 Dodge Street, 217-219 Washington Street, and 231-251 Washington Street (Map 34, Lots 404, 405, 406) (B5 Zoning District).

Applicant: Dodge Area LLC

Description: A public hearing for all persons interested in the petition of DODGE AREA LLC for a variance from Section 4-51 *On-premises signs in nonresidential districts* of the Salem Zoning Ordinance to allow a 2'4" wide by 16" tall blade sign at the Hampton Inn Hotel at 9-11 DODGE STREET, 217-219 WASHINGTON STREET, and 231-251 WASHINGTON STREET (Map 34, Lots 404, 405, 406) (B5 Zoning District).

III. APPROVAL OF MINUTES

1. September 18, 2019
2. October 16, 2019

3. December 18, 2019
4. January 15, 2020
5. February 19, 2020

IV. OLD/NEW BUSINESS

None

V. 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.