



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
TELE: 978-745-9595 ♦ FAX: 978-740-9846

## MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold its regularly scheduled meeting on  
Wednesday, May 17, 2017 at 6:30 p.m. at City Hall Annex, RM 313, 120 Washington St., Salem, MA*

Rebecca Curran, Chair

## MEETING AGENDA

### **I. ROLL CALL**

### **II. APPROVAL OF MINUTES**

➤ April 19, 2017

### **III. REGULAR AGENDA**

**Project**      **\*This public hearing will open at the next regularly scheduled meeting of the Zoning Board of Appeals on JUNE 21, 2017\***

A public hearing for all persons interested in a petition seeking an amendment to existing Decisions dated July 2, 1984 and November 27, 1985 to remove a condition that the premises remain owner occupied, if the property ceases to be owner occupied it will revert to a two-family dwelling.

**Applicant**      **GAIL M. RUSSELL f/k/a GAIL M. MAZZARINI**

**Location**      **19 DEARBORN STREET (Map 27 Lot 365)(R-2 Zoning District)**

**Project**      A public hearing for all persons interested in the petition requesting a Special Permit per Sec. 3.0 Table of Uses to allow a historic carriage house to be converted into a dwelling unit.

**Applicant**      **LORRAINE BOUCHER**

**Location**      **13 ARTHUR STREET (Map 23 Lot 35)(R-2 Zoning District)**

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on *May 10, 2017*  
at *2:12 PM* in accordance with MGL Chap. 30A,  
Sections 18-25.

2017 MAY 10 PM 2:12  
CITY CLERK  
SALEM, MASS

- Project A public hearing for all persons interested in the petition requesting a Special Permit to *Sec. 3.3.3* of the Salem Zoning Ordinance, *Nonconforming Structures*, to allow the petitioner to extend a nonconforming structure, and a Variance to *Sec. 5.1.5* of the Salem Zoning Ordinance, *Parking Design*, to exceed the maximum width of entrance and exit drives.
- Applicant **295 BRIDGE STREET ASSOCIATES**
- Location **293 BRIDGE STREET and 297 BRIDGE STREET (Map 26, Lots 634, 635)(B-4 Zoning District)**
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- Project A public hearing for all persons interested in the petition seeking a Special Permit per *Sec. 3.3.5 Nonconforming Single and Two Family Structures* of the Salem Zoning Ordinance, to remove an existing rear portion of the structure and to replace it with a new 18' x 26' one-story addition.
- Applicant **CARMINE DEFALCO**
- Location **13 OAK STREET (Map 26, Lot 21)(R-2 Zoning District)**
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- Project A public hearing for all persons interested in the petition seeking a Special Permit per *Sec. per Sec. 3.3.3 Nonconforming Single and Two Family Structures* of the Salem Zoning Ordinance, to construct an addition to the rear of the existing nonconforming three-family residential structure.
- Applicant **SALEM WATERVIEW DEVELOPMENTS, LLC**
- Location **76 LEACH STREET (Map 33 Lot 565) (B-1 Zoning District)**
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- Project A public hearing for all persons interested in the petition seeking Special Permits per *Sec. 3.3.2 Nonconforming Uses* and *Sec. 3.3.3 Nonconforming Structures* to extend a non-conforming use and reconstruct a non-conforming building. The petitioner is also requesting a Variance per *Sec. 3.3.4 Variance Required* and *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to allow the petitioner to change a non-conforming structure in such a manner as to increase an existing nonconformity and for relief from the rear and side yard setback requirements.
- Applicant **BRIMPTS REALTY LLC**
- Location **15 BROADWAY (Map 32 Lot 55)(I Zoning District)**
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- Project A public hearing for all persons interested in the petition of seeking a Variance from *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to allow less than the required 30ft front yard depth for a new Valvoline Instant Oil Change facility.
- Applicant **HENLEY SALEM, LLC**
- Location **10 PARADISE RD (Map 20 Lot 4)(B-2 Zoning District)**

Project           A public hearing for all persons interested in the petition of seeking a Special Permit per *Sec. 3.3.3 Non-Conforming Structures* to allow an expansion of a non-conforming structure and Variances for relief from *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, from the rear yard setback and number of stories.

Applicant       **ROBERT CAMIRE**

Location       **160-162 BRIDGE STREET (Map 35 Lot 35)(B-4 Zoning District)**

#### IV. OLD/NEW BUSINESS

None

#### V. ADJOURNMENT