



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
**Wednesday, July 17, 2019 at 6:30 pm at City Hall Annex,
First Floor Conference Room, 98 Washington Street, Salem, MA.***

Mike Duffy, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- 1. Location:** 79 Columbus Avenue (Map 44, Lot 57) (R1 Zoning District)
Applicant: Eric Cormier
Description: A continuation of a public hearing for all persons interested in the petition of ERIC CORMIER for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* to reconstruct and expand a nonconforming single-family home to a greater height (three stories) at 79 COLUMBUS AVENUE (Map 44, Lot 57) (R1 Zoning District).
- 2. Location:** 11 Wisteria Street (Map 33, Lot 399) (R2 Zoning District)
Applicant: Piotr Goszczynski
Description: A public hearing for all persons interested in the petition of PIOTR GOSZCZYNSKI 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 11 WISTERIA STREET (Map 33, Lot 399) (R2 Zoning District).
- 3. Location:** 20 Boardman Street (Map 35, Lot 462) (R2 Zoning District)
Applicant: Dean Walsh
Description: A public hearing for all persons interested in the petition of DEAN WALSH for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to construct a 12' by 12' one story addition to connect an unused room to the rest of the two-family house at 20 BOARDMAN STREET (Map 35, Lot 462) (R2 Zoning District).
- 4. Location:** 109 Boston Street (Map 15, Lot 208) (B2 & ECOD Zoning Districts)
Applicant: Michael Becker
Description: A public hearing for all persons interested in the petition of MICHAEL BECKER 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 two-family house at 109 BOSTON STREET (Map 15, Lot 208) (B2 & ECOD Zoning Districts).

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

- 5. Location:** 31-33 Cedar Street (Map 34, Lot 52) (R2 Zoning District)
Applicant: Michael Becker
Description: A public hearing for all persons interested in the petition of MICHAEL BECKER 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 31-33 CEDAR STREET (Map 34, Lot 52) (R2 Zoning District).
- 6. Location:** 14-16 Hodges Court (Map 35, Lot 311) (R2 Zoning District)
Applicant: Michael Becker
Description: A public hearing for all persons interested in the petition of MICHAEL BECKER 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 multi-family house at 14-16 HODGES COURT (Map 35, Lot 311) (R2 Zoning District).
- 7. Location:** 19-21 Charter Street, also known as 22 Hawthorne Boulevard (Map 35, Lot 271) (B5 Zoning District)
Applicant: Michael Becker
Description: A public hearing for all persons interested in the petition of MICHAEL BECKER for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of three non-owner occupied short-term rental units in the mixed-use building at 19-21 CHARTER STREET, also known as 22 HAWTHORNE BOULEVARD (Map 35, Lot 271) (B5 Zoning District).
- 8. Location:** 25 Lynde Street (Map 26, Lot 440) (B5 Zoning District)
Applicant: Michael Becker
Description: A public hearing for all persons interested in the petition of MICHAEL BECKER 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 25 LYNDE STREET (Map 26, Lot 440) (B5 Zoning District).
- 9. Location:** 23 Summer Street (Map 26, Lot 463) (B5 Zoning District)
Applicant: Mike Becker
Description: A public hearing for all persons interested in the petition of MIKE BECKER for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of six non-owner occupied short-term rental units in the multi-family house at 23 SUMMER STREET (Map 26, Lot 463) (B5 Zoning District).
- 10. Location:** 19 Oakview Avenue (Map 21, Lot 106) (R1 Zoning District)
Applicant: Benjamin and Christine Dzedulionis
Description: A public hearing for all persons interested in the petition of BENJAMIN AND CHRISTINE DZEDULIONIS for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to enlarge an existing nonconforming single-family home by adding a second story addition on the existing footprint and adding a new front porch at 19 OAKVIEW AVENUE (Map 21, Lot 106) (R1 Zoning District).

- 11. Location:** 51 Canal Street (Map 34, Lot 86) (R2, B4, and ECOD Zoning Districts)
Applicant: Salem Car Wash LLC
Description: A public hearing for all persons interested in the petition of SALEM CAR WASH LLC for a special permit per Section 3.3.3 *Nonconforming Structures* and Section 3.3.4 *Variance Required* of the Salem Zoning Ordinance to reconstruct a nonconforming structure, the car wash at 51 CANAL STREET (Map 34, Lot 86) (R2, B4, and ECOD Zoning Districts).

III. APPROVAL OF MINUTES

1. March 20, 2019
2. April 17, 2019
3. May 15, 2019

IV. OLD/NEW BUSINESS

1. Vote on revised ZBA Application Package
2. Vote on revised ZBA Fee Schedule

V. ADJOURNMENT