



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TEL: 978-619-5685

NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
**Wednesday, September 18, 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:** 51 Canal Street (Map 34, Lot 86) (R2, B4, and ECOD Zoning Districts)
Applicant: Salem Car Wash LLC
Description: A continuation of 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).
- 3. Location:** 25 Lynde Street (Map 26, Lot 440) (B5 Zoning District)
Applicant: Michael Becker
Description: A continuation of 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).
- 4. Location:** 23 Summer Street (Map 26, Lot 463) (B5 Zoning District)
Applicant: Mike Becker
Description: A continuation of 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).

- 5. Location:** 109 Boston Street (Map 15, Lot 208) (B2 & ECOD Zoning Districts)
Applicant: Michael Becker
Description: A continuation of 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).
- 6. Location:** 14-16 Hodges Court (Map 35, Lot 311) (R2 Zoning District)
Applicant: Michael Becker
Description: A continuation of 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:** 11 Rice Street (Map 36, Lot 197) (R2 Zoning District)
Applicant: Pamela J. Barton
Description: A continuation of a public hearing for all persons interested in the petition of PAMELA J. BARTON 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 two-family structure by adding one additional story to the existing 2.5-story building, removing a side addition, and adding several exterior stairways and porches at 11 RICE STREET (Map 36, Lot 197) (R2 Zoning District).
- 8. Location:** 7 Burnside Street (Map 36, Lot 157) (R2 Zoning District)
Applicant: Graham W. Hines
Description: A continuation of a public hearing for all persons interested in the petition of GRAHAM W. HINES for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to construct a shed dormer, a 6' by 18' three-story side addition, and rear egress stairs for the first and second floors at the two-family home at 7 BURNSIDE STREET (Map 36, Lot 157) (R2 Zoning District).
- 9. Location:** 106 Bridge Street (Map 36, Lot 73) (R2 and ECOD Zoning Districts)
Applicant: Juniper Point Investment Co LLC
Description: A continuation of a public hearing for all persons interested in the petition of JUNIPER POINT INVESTMENT CO LLC for an amendment to the October 26, 2018 decision of the Board of Appeals, seeking an additional variance per Section 4.1.1 *Table of Dimensional Requirements* for relief from maximum height of buildings (stories) to allow a change in the height of buildings from 2.5 stories to 3 stories at 106 BRIDGE STREET (Map 36, Lot 73) (R2 and ECOD Zoning Districts). Two 2.5-story buildings were approved by the Board of Appeals in the October 26, 2018 decision. The proposed alteration is to expand approved dormers on the upper level to allow for additional headroom. There will be no change to the height of the roof

ridge and no additional floor area will be created. There will be no change to the building facades along Bridge, Saunders and Cross Streets.

III. APPROVAL OF MINUTES

1. April 17, 2019
2. May 15, 2019
3. June 19, 2019
4. July 17, 2019

IV. OLD/NEW BUSINESS

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

V. ADJOURNMENT