



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970

TELE: 978-745-9595 ♦ FAX: 978-740-9800

2017 SEP -5 PM 3:24

CITY CLERK
SALEM, MASS

MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on Wednesday, **September 20, 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. REGULAR AGENDA

Project A continuation of a public hearing for all persons interested in a petition requesting a Comprehensive Permit pursuant to M.G.L. Chapter 40B, Section 20-23 to construct multi-family housing.

The Board will discuss the following:

- Civil and Traffic Peer Review Responses
- Review and Discussion on Board and Commission comments
- Draft Decision Review

Applicant NORTH SHORE COMMUNITY DEVELOPMENT CORPORATION

Location 34 PEABODY STREET, 47 LEAVITT STREET and 38 PALMER STREET (Map 34, Lots 384, 136,155).

Project A continuation of a public hearing for all persons interested in the petition of seeking a Special Permit per *Sec. 3.3.5 Nonconforming Structures* of the Salem Zoning Ordinance to add a 24 x 24 garage to the rear of the existing residential structure, remove existing garage and relocate R.O.W.

Applicant MATTHEW KEANE

Location 414 LAFAYETTE STREET (Map 32 Lot 169) (R1 Zoning District)

**This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **SEP 05 2017**
at **3:24PM** in accordance with MGL Chap. 30A,
Sections 18-25.**

Project A continuation of a public hearing for all persons interested in a petition seeking a Special Permit per *Sec. 3.1 Principal Uses*, of the Salem Zoning Ordinance, to allow an indoor commercial recreational use including puzzle rooms and virtual reality experiences. The petitioner is also requesting Variances for relief from *Sec. 3.3.4 Variance Required* to allow less than the required setbacks and *Sec. 5.1.8 Table of Required Parking Spaces* to allow less than the required number of parking spaces.

Applicant **ALEXIS ABARE**

Location **1 JEFFERSON AVE (Map 25, Lot 649)(I Zoning District)**

Project A continuation of a public hearing for all persons interested in a petition seeking to appeal the Building Inspector's interpretation of the Tasting Room regulations as defined in Sec. 10 of the Salem Zoning Ordinance.

Applicant **AL SNAPE**

Location **108 JACKSON STREET (Map 25 Lot 390) (B-4 Zoning District)**

Project A public hearing for all persons interested in a petition seeking a special permit per *Sec. 3.0 Table of Uses* of the Salem Zoning Ordinance, to allow a microbrewery with a tasting room and outdoor seating area.

Applicant **EAST REGIMENT BEER CO.**

Location **30 CHURCH STREET (Map 35 Lot 445)(B-5 Zoning District)**

Project A public hearing for all persons interested in a petition seeking a special permit per *Sec. 3.3.5 Nonconforming Single and Two Family Structures* of the Salem Zoning Ordinance, to allow a 22' x 22' one story rear addition constructed within side yard setback.

Applicant **SILVIA SOUZA**

Location **44 IRVING STREET (Map 17 Lot 2)(R-2 Zoning District)**

Project A public hearing for all persons interested in the petition of, seeking a Special Permit per *Section 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to change non-conforming use from a building with two (2) residential units and one (1) commercial unit to three (3) residential units.

Applicant **3 UNIT CONDO CONVERSION LLC**

Location **19 NORTH STREET (Map 26 Lot 493)(R2 Zoning District)**

Project A public hearing for all persons interested in a petition seeking a Variance for relief from the provisions of *Sec. 5.1.5 (c) Parking Design* of the Salem Zoning Ordinance, to exceed the maximum allowable curbcut width.

Applicant **MICHAEL and ANGELA DIRUZZA**

Location **13 GREENLAWN AVE (Map 8, Lot 113)(R-1 Zoning District)**

Project A public hearing for all persons interested in the petition of seeking a Special Permit per Section 3.3.3 Non-Conforming Single and Two-Family Structures of the Salem Zoning Ordinance, to allow the construction of a 7' x 14' porch at the rear of the carriage house within the sideyard setback.

Applicant **DANIEL ZANDALL and PHILLIP GILLESPIE**

Location **35 CHESTNUT STREET (Map 25 Lot 243) (R-1 Zoning District)**

III. OLD/NEW BUSINESS

Review and vote to approve amendments to ZBA Rules and Regulations

IV. ADJOURNMENT