



# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
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KIMBERLEY DRISCOLL  
MAYOR

2017 OCT 11 AM 11:06

CITY CLERK  
SALEM, MASS

## MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on Wednesday, October 18, 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 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)**

**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.

**\*THE PETITIONER HAS REQUESTED TO WITHDRAW THE APPLICATION WITHOUT PREJUDICE.**

**Applicant** **ALEXIS ABARE**

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

**This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on October 11, 2017  
at 11:04AM in accordance with MGL Chap. 30A,  
Sections 18-25.**

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.

**\*THE PETITIONER HAS REQUESTED TO WITHDRAW WITHOUT PREJUDICE\***

Applicant **AL SNAPE**

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

Project A continuation of 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 the side yard setback.

Applicant **SILVIA SOUZA**

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

Project A continuation of a public hearing for all persons interested in a petition seeking a Special Permit per Section 3.3.2 Nonconforming Uses of the Salem Zoning Ordinance to change a 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)(R-2 Zoning District)**

Project A continuation of 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 a petition seeking a special permit per *Sec. 3.3.3 Non-conforming Structures* to allow two (2) residential dwelling units and variances per *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to allow less than the required lot area per dwelling unit and number of parking spaces.

Applicant **CHANEL DESJARDINS, TRUSTEE, 2 CABOT STREET REALTY TRUST**

Location **2 CABOT STREET (Map 34, Lot 79)**

**Project** A public hearing for all persons interested in a petition seeking a Special Permit per *Sec. 3.3.2 Nonconforming Uses* to alter a non-conforming three (3) family to allow the first floor commercial space to be converted into a fourth residential unit and a Variance per *Sec. 5.1.8 Table of Required Parking Spaces* to allow less than the required parking spaces.

**Applicant** **HEIDI K. STRAGHAN, TRUSTEE, THE RILEY STRAGHAN REALTY TRUST**

**Location** **116 BOSTON STREET (Map 16 Map 151)(B-2 Zoning District)**

**Project** A public hearing for all persons interested in a petition seeking a special permit per *Sec. 7.1 Multifamily Development* and variances per *Sec. 7.1.2 Multifamily Development Standards* of the Salem Zoning Ordinance, to allow a five-story multi-family development, consisting of twenty (20) units, within 53 feet of an adjacent structure.

**Applicant** **VAVEL LLC**

**Location** **602 LORING AVE (Map 20, Lot 11)(R-3 Zoning District)**

**Project** A public hearing for all persons interested in the petition seeking a special permit per *Sec. 3.3.2 Nonconforming Uses*, to allow a change from a service station and storage facility to four (4) new dwelling units and variances from the provisions of *Sec. 4.1.1 Table of Dimensional Requirements* of the Salem Zoning Ordinance, to exceed the minimum lot area per dwelling unit, minimum rear yard setback, maximum height requirements. The petitioner is also requesting a variance from the provisions of *8.2 Entrance Corridor Overlay District* to exceed the number of curbcuts.

**Applicant** **HARTS HILL LLC**

**Location** **111 HIGHLAND AVE. (Map 14, Lot 199)(R-1 Zoning District)**

### III. OLD/NEW BUSINESS

- Review amendments to ZBA Rules and Regulations
- Review ZBA Application Fees
- 89 Bayview Ave Scribner's Error correction

### IV. ADJOURNMENT