



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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AMENDED MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold its regularly scheduled meeting on Wednesday, **October 19, 2016** 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

- August 17, 2016
- September 21, 2016

III. REGULAR AGENDA

Project A continuation of a public hearing for a petition seeking a Variance per *Sec. 3.2.4 Accessory Buildings and Structures* and a Special Permit per *Sec. 3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to allow the construction of a two-story garage.

Applicant **MATTHEW KEANE**

Location **414 LAFAYETTE STREET (Map 32 Lot 169) (R1 Zoning District)**
***PETITIONER REQUESTED TO WITHDRAW WITHOUT PREJUDICE**

Project A public hearing for a petition requesting Variances from *Sec. 5.1.5 Parking Design* and *Sec. 5.1.8 Table of Required Parking Spaces* to allow the construction of a 24' wide curbcut and associated parking area within five (5) feet of the street line.

Applicant **JASON & CHRISTINA ROBINS**

Location **77 PROCTOR STREET (Map 25, Lot 5) (R-2 Zoning District)**

Project A public hearing for a petition requesting a Special Permit per *Sec. 3.3.5 Nonconforming Single and Two- Family Residential Structures* of the Salem Zoning Ordinance to construct an 8' x 8' dormer.

Applicant **STEPHEN CUMMINGS**

Location **241 NORTH STREET (Map 17 Lot 159)(R-1 Zoning District)**

Project A public hearing for a petition seeking a Special Permit per Sec. 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* to expand the nonconforming structure and a Variance per Sec. 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance for minimum lot area per dwelling unit.

Applicant **ARSEN SHERAJ**

Location **2 BRADFORD STREET (Map 17, Lot 50)(R-2 Zoning District)**

Project A public hearing for a petition seeking a Special Permit per Sec. 3.0 *Uses* to allow the conversion of a historic carriage house to a dwelling unit.

Applicant **JAY FAMICO**

Location **380 ESSEX STREET (Map 25, Lot 206)(R-2 Zoning District)**
***PETITIONER HAS REQUESTED TO CONTINUE TO THE NEXT REGULARLY SCHEDULED MEETING ON WED. NOVEMBER 16, 2016.**

Project A public hearing for a petition requesting Variances from the provisions of the Salem Zoning Ordinance *Sec. 8.4.5* to allow the distance between adjacent residential lots to be less than the required 100' ft.; *Sec.8.4.9 Parking Requirements* to allow less than the required on-site parking; *Sec. 8.4.13Transitional Overlay District* to allow less than the required 50' buffer area, and *Sec. 4.1.1 Table of Dimensional Requirements* for minimum lot area per dwelling unit to construct a new residential development.

Applicant **139 GROVE STREET REALTY TRUST**

Location **70-92 ½ BOSTON STREET (Map 15, Lot 299 & Map 16, Lot 139) (NRCC, R-2, B-2)**

Project A public hearing for a petition requesting a Special Permit per Sec. 3.3.2 *Nonconforming Uses and Variances* per Sec. 4.1.1 *Dimensional Requirements* for the following minimum lot area per dwelling unit, minimum lot frontage, minimum distance between buildings, and maximum number of stories to construct eight (8) residential units.

Applicant **MICHAEL MEYER, TRUSTEE,**

Location **1-3 EAST COLLINS STREET (Map 36 Lot 277) (R-1 Zoning District)**

IV. OLD/NEW BUSINESS

CPC is requesting that the ZBA discuss and provide written comments on community preservation needs, possibilities and/or resources, evaluation criteria, priority projects or other comments related to CPA funding in Salem.

V. ADJOURNMENT