



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
TEL: 978-745-9595

## NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on  
**Monday, November 19, 2018 at 6:30 p.m. at City Hall Annex,  
First Floor Conference Room,  
98 Washington St., Salem, MA***

Mike Duffy, Chair

## MEETING AGENDA

### I. ROLL CALL

### II. APPROVAL OF MINUTES

- A. August 15, 2018
- B. September 19, 2018
- C. October 17, 2018

### III. REGULAR AGENDA

- A. Location:** 16, 18 & 20R Franklin Street (Map 26, Lots 402, 401 & 400) (NRCC and RC Zoning Districts)  
**Applicant:** Juniper Point Investment Co LLC  
**Description:** A public hearing for all persons interested in the petition requesting a special permit per Section 3.3.2 of the Salem Zoning Ordinance to change from one nonconforming use (junkyard and auto service) to another nonconforming use (multifamily residential) and variances for relief from Section 4.1.1 Table of Dimensional Requirements for the minimum required lot area per dwelling unit and maximum number of stories to construct 42 residential units within five buildings.
- B. Location:** 84 Washington Square East (Map 35, Lot 516) (R2 Zoning District)  
**Applicant:** Matthew Cornell and Others  
**Description:** A continuation of a public hearing for all persons interested in a petition to appeal the issuance of a building permit.
- C. Location:** 462 Highland Avenue (Map 3, Lot 2) (B2 and ECOD Zoning Districts)  
**Applicant:** I.N.S.A., Inc.  
**Description:** A continuation of a public hearing for all persons interested in a petition seeking a special permit per Sec. 6.10.4 of the Salem Zoning Ordinance to operate a licensed retail marijuana establishment.

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

- D. Location:** 6 Lemon Street (Map 36, Lot 66) (R2 and BPD Zoning Districts)  
**Applicant:** Charles & Grace Abongnelah  
**Description:** A public hearing for all persons interested in the petition to appeal a decision of the Building Commissioner.
- E. Location:** 15 Becket Street (Map 41, Lot 129) (R2 Zoning District)  
**Applicant:** Harry's House LLC  
**Description:** A public hearing for all persons interested in the petition for a special permit per Sections 3.3.3 and 3.3.4 of the Salem Zoning Ordinance to extend, reconstruct or change an existing non-conforming structure. Petitioner proposes to remove portions of the existing structure in order to create a driveway allowing access to the backyard for parking 3 vehicles and replace the existing covered porches at the rear of the building. Petitioner also requests a variance per Section 4.1.1 Table of Dimensional Requirements for relief from the maximum number of stories to allow the addition of 3rd floor dormers. In addition, petitioner proposes to reduce the total dwelling units in the structure from 4 to 3.
- F. Location:** 12 Alameda Street (Map 14, Lot 197) (R1 Zoning District)  
**Applicant:** Donald Harlow-Powell  
**Description:** A public hearing for all persons interested in the petition requesting a special permit per Section 3.3.5 of the Salem Zoning Ordinance to increase the nonconformity of a single-family house lot by transferring 360 square feet to an adjacent parcel to accommodate an encroachment.
- G. Location:** 21 Becket Street (Map 41, Lot 132) (R2 Zoning District)  
**Applicant:** Jeffrey Mold  
**Description:** A public hearing for all persons interested in the petition for a special permit per Section 3.3.3 of the Salem Zoning Ordinance to expand a nonconforming structure to allow a height of three stories on the existing two-family house.
- H. Location:** 30 Nursery Street (Map 27, Lot 192) (R2 Zoning District)  
**Applicant:** Jordan Ryan  
**Description:** A public hearing for all persons interested in the petition requesting a special permit per Section 3.3.5 of the Salem Zoning Ordinance to expand a nonconforming structure by constructing a porch addition.
- I. Location:** 7 Riverbank Road (Map 31, Lot 238) (R1 Zoning District)  
**Applicant:** Alexander R. Brown  
**Description:** A public hearing for all persons interested in the petition requesting a special permit per Section 3.3.5 of the Salem Zoning Ordinance to expand a nonconforming structure to add a garage and front dormer to an existing single-family home.

#### IV. OLD/NEW BUSINESS

NONE

#### V. ADJOURNMENT