



CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

KIMBERLEY DRISCOLL
MAYOR

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2015 NOV 10 A 8:56
FILE #
CITY CLERK, SALEM, MASS

MEETING NOTICE

You are hereby notified that the Salem Zoning Board of Appeals will hold its regularly scheduled meeting on
Wednesday, **November 18, 2015** 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 19, 2015
- October 21, 2015

III. REGULAR AGENDA

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| Project | A public hearing for a petition seeking Variances requesting relief from Sec. 5.1.5 Parking Design of the Salem Zoning Ordinance to allow at 30' curb cut and to modify a previous Zoning Board of Appeal decision to reflect the new parking plan. |
| Applicant | JOSEPH SKOMURSKI |
| Location | 43 BRIDGE STREET (Map 36 Lot 238) (R2 Zoning District) |
| Project | A public hearing for a petition seeking a Variance requesting relief from Sec. 4.1.1 <i>Table of Dimensional Requirements</i> of the Salem Zoning Ordinance from minimum side yard setback to allow the construction of a 3' x 4' square foot stairway and landing within the required 10' foot setback. |
| Applicant | ANN HARRISON |
| Location | 26 GREENWAY ROAD (Map 14 Lot 179) (R1 Zoning District) |
| Project | A public hearing for all persons interested in the petition of seeking a Variance requesting relief from Sec. 5.1.5 Parking Design to allow a 40' wide curb cut. |
| Applicant | PETER LUTTS |
| Location | 24 WINTER STREET (Map 35 Lot 83)(R2 Zoning District) |
| Project | A public hearing for all persons interested in the petition of requesting a Special Permit from Sec. 3.1.2 of the Salem Zoning Ordinance to allow a change of a motor vehicle service use to a motor vehicle general and body repair use. |
| Applicant | HIPPOLITO MADERA |
| Location | 35 BRIDGE STREET (Map 36 Lot 235) (B-4 Zoning District) |

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **NOV 10 2015**
at **8:56 AM** in accordance with MGL Chap. 30A,
Sections 18-25

- Project** A public hearing for a petition requesting a Special Permit from the provisions of *Sec. 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to allow the change from one nonconforming use of a candy factory to another nonconforming use to construct twelve (12) residential units and a Variance requesting relief from *Sec. 5.0 Table of Parking Requirements* to allow fifteen (15) of the required eighteen (18) off-street parking spaces.
- Applicant** **SCHIAVUZZO REALTY LLC**
Location **93-95 CANAL STREET (Map 33 Lots 164, 165)(B-4 Zoning District)**
- Project** A public hearing for a petition requesting a Special Permit per *Sec. 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to change and existing nonconforming use of a social club to another nonconforming use of eighteen (18) residential units. The petitioner is also requesting Variances for relief from *Sec. 4.1.1 Table of Dimensional Requirements* for minimum lot area per dwelling unit, minimum lot frontage, minimum lot coverage, front and side yard setbacks, minimum distance between buildings, and number of stories.
- Applicant** **MICHAEL MEYER**
Location **1-3 EAST COLLINS STREET (Map 36 Lot 277)(R1 Zoning District)**
- Project** A continuation of a public hearing for a petition requesting a Special Permit per *Sec. 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to change an existing nonconforming use of multifamily residential units to another nonconforming use of mixed use commercial office/retail. The petitioner is also requesting Variances for relief from *Sec. 4.1.1 Table of Dimensional Requirements* to exceed the maximum height, front yard setbacks and relief from *Sec. 5.0 Table of Parking Requirements* and *5.1.5 Parking Design*.
*PLEASE NOTE THE PETITIONER HAS REQUESTED A CONTINUATION TO THE NEXT REGULARLY SCHEDULED MEETING ON DEC. 18, 2015
- Applicant** **ROBERT BURR**
Location **331-335 LAFAYETTE ST and 5-7 WEST AVE (Map 32 Lots 231, 232, 233)(B1, R1, R2)**
- Project** Request for a six (6) month extension to exercise rights granted by the June 2, 2010 Board Decision, as previously extended by request of the applicant as well as the Permit Extension Acts of 2010 and 2012, that approved Variances from building height (feet), buffer zone width, and number of parking spaces to allow the construction of a 2-4 story professional office building with retail and municipal space.
- Applicant** **HIGH ROCK BRIDGE, LLC**
Location **44 BOSTON STREET and 401 BRIDGE STREET (Map 15 Lot 305)(NRCC Zoning District)**

IV. OLD/NEW BUSINESS

2016 Calendar- Vote to approve 2016 ZBA Meeting Dates

V. ADJOURNMENT