



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on
Wednesday, **November 15, 2017** at 6:30 p.m. at City Hall Annex, RM 313, 120 Washington St., Salem, MA*

Rebecca Curran, Chair

AMENDED MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

➤ **October 18, 2017**

III. 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 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 Variance per Sec. 4.1.1 Table of Dimensional Requirements of the Salem Zoning Ordinance, to allow an above ground swimming pool to be located within the front yard setback.

Applicant **JENNIFER C. CRONIN**
Location **3 BRADFORD STREET (Map 17 Lot 28)(B-1 Business Neighborhood)**

Project	A continuation of a public hearing for all persons interested in a petition seeking a special permit per <i>Sec. 3.3.3 Non-conforming Structures</i> to allow two (2) residential dwelling units and variances per <i>Sec. 4.1.1 Table of Dimensional Requirements</i> of the Salem Zoning Ordinance, to allow less than the required lot area per dwelling unit and number of parking spaces. * THIS PETITIONER HAS REQUESTED TO WITHDRAW WITHOUT PREJUDICE.
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 the petition seeking a variance from the provisions of Sec. 5.1.5 (c) of the Salem Zoning Ordinance, to exceed the maximum allowable curbcut width.
Applicant	ELLEN TALKOWSKY-DUBINSKY
Location	3 DEVEREAUX AVE. (Map 16 Lot 382) (R-2 Zoning District)
Project	A continuation of a public hearing for all persons interested in the petition seeking a special permit per <i>Sec. 3.3.2 Nonconforming Uses</i> , to allow a change from a service station and storage facility to four (4) new dwelling units and variances from the provisions of <i>Sec. 4.1.1 Table of Dimensional Requirements</i> 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 <i>Entrance Corridor Overlay District</i> to exceed the number of curbcuts. *THIS PETITIONER HAS REQUESTED TO CONTINUE TO THE NEXT REGULARLY SCHEDULED MEETING ON DECEMBER 20 th , 2017
Applicant	HARTS HILL LLC
Location	111 HIGHLAND AVE. (Map 14, Lot 199)(R-1 Zoning District)
Project	A public hearing for all persons interested in the petition seeking a special permit per <i>Sec. 3.3.3 Nonconforming Structures</i> to allow a two-family dwelling unit and a Variance from the provisions of <i>Sec. 5.0 Off-Street Parking</i> of the Salem Zoning Ordinance, to allow less than the required parking spaces at 4 PHELPS STREET (Map 25 Lot 351)(R-2 Zoning District).
Applicant	MICHAEL DIGIROLAMO
Location	4 PHELPS STREET (Map 25 Lot 351)(R-2 Zoning District)

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: <ul style="list-style-type: none">- Amended Architectural Plans- Draft Decision
Applicant	NORTH SHORE COMMUNITY DEVELOPMENT CORPORATION
Location	34 PEABODY STREET, 47 LEAVITT STREET and 38 PALMER STREET (Map 34, Lots 384, 136,155).

IV. OLD/NEW BUSINESS

- **Salem Zoning Board of Appeal Fee Discussion**
- **Discussion of ZBA Application Requirements**
- **ZBA Review and Approval of 2018 Board Schedule**

V. ADJOURNMENT