



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS

BOARD OF APPEALS

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NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
**Wednesday, December 18, 2019 at 6:30 pm at City Hall Annex,
First Floor Conference Room, 98 Washington Street, Salem, MA.***

Mike Duffy, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- 1. Location:** 11 West Avenue (Map 32, Lot 234) (R1 Zoning District)
Applicant: John S. Nicolas and Daniel J. Nicolas
Description: A continuation of a public hearing for all persons interested in the petition of JOHN S. NICOLAS AND DANIEL J. NICOLAS for a special permit per Sections 3.3.2 *Nonconforming Uses*, 3.3.5 *Nonconforming Single- and Two-Family Residential Structures*, and 9.4 *Special Permits* of the Salem Zoning Ordinance; a variance per Section 4.1.1 *Table of Dimensional Requirements* from minimum lot area per dwelling unit; and a variance per Section 5.1 *Off-Street Parking* to provide less than the required amount of parking to change the existing nonconforming use (two-family dwelling) to another nonconforming use (three-family dwelling) by separating the second and third stories into separate dwelling units at 11 WEST AVENUE (Map 32, Lot 234) (R1 Zoning District).
- 2. Location:** 6 White Street (Map 41, Lot 285) (B1 Zoning District)
Applicant: Sandy J. Martin
Description: A continuation of a public hearing for all persons interested in the petition of SANDY J. MARTIN for a variance per Section 3.2.4 *Accessory Buildings and Structures* to allow an accessory structure (an enclosure for trash and recycling bins) within the required front yard setback at 6 WHITE STREET (Map 41, Lot 285) (B1 Zoning District).
- 3. Location:** 602 Loring Avenue (Map 20, Lot 11) (R3 and ECOD Zoning Districts)
Applicant: Vavel LLC
Description: A continuation of a public hearing for all persons interested in the petition of VAVEL LLC for a special permit per Section 7.1 *Multifamily Development* to construct a three-story building consisting of 20 apartment units at 602 LORING AVENUE (Map 20, Lot 11) (R3 and ECOD Zoning Districts).
- 4. Location:** 30 Leach Street (Map 33, Lot 585) (R2 Zoning District)
Applicant: Frandy Xu
Description: A continuation of a public hearing for all persons interested in the petition of

FRANDY XU for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* to expand a nonconforming two-family home by adding an exterior stair and extending an existing dormer at 30 LEACH STREET (Map 33, Lot 585) (R2 Zoning District).

5. **Location:** 9 Boston Street (Map 25, Lot 39) (B1 and ECOD Zoning Districts)
Applicant: Kevin McCafferty
Description: A continuation of a public hearing for all persons interested in the petition of KEVIN MCCAFFERTY for variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from maximum height of buildings (stories), minimum lot area, minimum lot area per dwelling unit, minimum depth of front yard, and minimum width of side yard and a variance from Section 5.1 *Off-Street Parking* to provide less than the required amount of parking to construct a three-story, three-family dwelling with four parking spots on the vacant lot at 9 BOSTON STREET (Map 25, Lot 39) (B1 and ECOD Zoning Districts).
6. **Location:** 169 North Street (Map 27, Lot 105) (R2 and ECOD Zoning Districts)
Applicant: Scott Sobolewski
Description: A continuation of a public hearing for all persons interested in the petition of SCOTT SOBOLEWSKI for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance for minimum lot area per dwelling unit to officially convert a single-family home to a two-family home at 169 NORTH STREET (Map 27, Lot 105) (R2 and ECOD Zoning Districts). The property has been used and assessed as a two-family home.
7. **Location:** 0 Story Street (Map 23, Lot 2) (RC Zoning District)
Applicant: Castle Hill Partners, LLC
Description: A continuation of a public hearing for all persons interested in the petition of CASTLE HILL PARTNERS, LLC for variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum lot frontage for each of three proposed lots on a 5.8-acre parcel of land at 0 STORY STREET (Map 23, Lot 2) (RC Zoning District).
8. **Location:** 7 Winthrop Street (Map 25, Lot 549) (R2 Zoning District)
Applicant: Patricia Laforme
Description: A continuation of a public hearing for all persons interested in the petition of PATRICIA LAFORME for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand an existing, nonconforming two-family home by adding a 10-foot-wide, third-story dormer at 7 WINTHROP STREET (Map 25, Lot 549) (R2 Zoning District).
9. **Location:** 3-5 Pleasant Street (Map 36, Lot 432) (R2 and ECOD Zoning Districts)
Applicant: Juniper Point Investment Co LLC
Description: A continuation of a public hearing for all persons interested in the petition of JUNIPER POINT INVESTMENT CO LLC for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (music school) to another nonconforming use (business or

professional offices) at 3-5 PLEASANT STREET (Map 36, Lot 432) (R2 and ECOD Zoning Districts).

III. APPROVAL OF MINUTES

1. May 15, 2019 (Revision to previously approved minutes)
2. June 19, 2019
3. July 17, 2019
4. August 21, 2019
5. September 18, 2019
6. October 2, 2019
7. October 16, 2019
8. November 20, 2019

IV. OLD/NEW BUSINESS

1. Discussion of and vote on revised ZBA Application Package

V. ADJOURNMENT