



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
Wednesday, December 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. October 17, 2018
- B. November 19, 2018

III. REGULAR AGENDA

- A. **Location:** 80 Margin Street (Map 25, Lot 632) (R2 Zoning District)
Applicant: John Femino
Description: The applicant requested a continuance to the regularly scheduled meeting on Wednesday, January 16, 2019 of a public hearing for all persons interested in the petition of JOHN FEMINO to appeal two decisions of the Building Commissioner regarding 80 MARGIN STREET (Map 25, Lot 632).
- B. **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 of CHARLES AND GRACE ABONGNELAH for a special permit per Section 3.3.5 of the Salem Zoning Ordinance for minimum lot area and minimum lot area per dwelling unit to allow the use of the existing second floor as a second unit in the existing single-family home at 6 LEMON STREET (Map 36, Lot 66).
- C. **Location:** 30 Nursery Street (Map 27, Lot 192) (R2 Zoning District)
Applicant: Jordan Ryan
Description: A continuation of a public hearing for all persons interested in the petition of JORDAN RYAN requesting a special permit per Section 3.3.5 of the Salem Zoning Ordinance to expand a nonconforming structure by constructing a porch addition at 30 NURSERY STREET (Map 27, Lot 192).

2018 DEC 12 PM 2:22
CITY CLERK
SALEM, MASS

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **DEC 12 2018**
at 2:22 PM in accordance with MGL Chap. 30A,
Sections 18-25.

- D. Location:** 331-333 Bridge Street (Map 26, Lot 583) (R2 Zoning District)
Applicant: Castle Hill Group, LLP
Description: A public hearing for all persons interested in the petition of CASTLE HILL GROUP, LLP requesting a special permit per Section 3.3.2 *Nonconforming Use* of the Salem Zoning Ordinance to change from one nonconforming use (commercial) to another nonconforming use (multifamily residential) and variances per Section 4.1.1 Table of Dimensional Requirements for relief from minimum required lot area, lot area per dwelling unit, front yard setback, rear yard setback, and minimum distance between buildings to construct 4 dwelling units at 331-333 BRIDGE STREET (Map 26, Lot 583).
- E. Location:** 14 Butler Street (Map 15, Lot 204) (R2 Zoning District)
Applicant: Anthony Fortes
Description: A public hearing for all persons interested in the petition of ANTHONY FORTES for variances from Section 4.1.1 of the Salem Zoning Ordinance for minimum lot area and minimum lot width to build a single-family home at 14 BUTLER STREET (Map 15, Lot 204).
- F. Location:** 40-42 Dow Street (Map 34, Lot 220) (R3 Zoning District)
Applicant: Alex Pedan on behalf of PAIR Capital LLC
Description: A public hearing for all persons interested in the petition of ALEXANDER PEDAN ON BEHALF OF PAIR CAPITAL LLC for a special permit per Section 15-6 (d) of the Salem Code of Ordinances to allow the continued operation of non-owner occupied short-term rentals at 40-42 DOW STREET (Map 34, Lot 220).
- G. Location:** 16 Lathrop Street (Map 36, Lot 333) (R2 Zoning District)
Applicant: Kastriot Qirici
Description: A public hearing for all persons interested in the petition of KASTRIOT QIRICI for a special permit per Section 3.3.5 of the Salem Zoning Ordinance to expand a nonconforming structure by reconstructing the existing roof and adding a partial third story gambrel to the existing two-family home at 16 LATHROP STREET (Map 36, Lot 333).
- H. Location:** 116 Highland Avenue (Map 14, Lot 105) (R1 Zoning District)
Applicant: Yancaro Flipping Co., LLC
Description: A public hearing for all persons interested in the petition of YANCARO FLIPPING CO., LLC requesting a special permit per Section 3.3.2 of the Salem Zoning Ordinance to change from one nonconforming use (professional offices) to another nonconforming use (mixed use: office and residential multifamily) and a variance per Section 4.1.1 Table of Dimensional Requirements for relief from minimum lot area per dwelling unit to convert the existing medical office to a mixed use (office and three residential apartments) at 116 HIGHLAND AVENUE (Map 14, Lot 105).

IV. OLD/NEW BUSINESS

- A. Introduction of new Zoning Board of Appeals Member Jimmi Heiserman
- B. 2019 Zoning Board of Appeals Meeting Schedule – Discussion and Vote

V. ADJOURNMENT

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