



# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

KIMBERLEY DRISCOLL  
MAYOR

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2015 DEC -8 P 1:54  
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, **December 16, 2015** 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

- August 19, 2015
- November 18, 2015

### III. REGULAR AGENDA

- |           |  |
|-----------|--|
| Project   | A continuation of 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 | <b>PETER LUTTS</b>   |
| Location  | <b>24 WINTER STREET (Map 35 Lot 83)(R2 Zoning District)</b>  |
| Project   | A continuation of a public hearing for a petition requesting a Special Permit per <i>Sec. 3.3.2 Nonconforming Uses</i> 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 <i>Sec. 4.1.1 Table of Dimensional Requirements</i> 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 | <b>MICHAEL MEYER</b>   |
| Location  | <b>1-3 EAST COLLINS STREET (Map 36 Lot 277)( R1 Zoning District)</b>   |
| Project   | A public hearing for an amended petition requesting a Special Permit per <i>Sec. 3.3.2 Nonconforming Uses</i> 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 <i>Sec. 4.1.1 Table of Dimensional Requirements</i> to exceed the maximum height, front yard setbacks and relief from <i>Sec. 5.0 Table of Parking Requirements</i> and <i>5.1.5 Parking Design</i> .                   |
| Applicant | <b>ROBERT BURR</b>   |
| Location  | <b>331-335 LAFAYETTE ST, 5-7 WEST AVE, 11 WEST AVE (Map 32 Lots 231, 232, 233, 234)(B1, R1, R2)</b>  |

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on DEC 08 2015  
at 1:54 PM in accordance with MGL Chap. 30A,  
Sections 18-25.

Project A public hearing for all persons interested in the petition requesting a Special Permit per *Sec. 3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to extend a nonconforming structure and alter it for a substantially different purpose and Variances seeking relief from *Sec. 4.1.1 Table of Dimensional Requirements* from lot area per dwelling unit, side yard setbacks and a Variance for relief from *Sec 5.1 Table of Parking Requirements* to allow less than the required parking spaces.

Applicant **7 HOWARD STREET REALTY TRUST**

Location **7 HOWARD STREET (AKA 26-30 ST PETER STREET) (Map 35 Lot 180) (R3)**

Project A public hearing for all persons interested in the petition requesting Variances seeking relief from *Sec. 4.1.1 Table of Dimensional Requirements* for a minimum side yard setback and minimum rear setback to allow the petitioners to construct a shared 12' x 12' deck.

Applicant **MICHAEL GIARDI and JOANNE MATTERA**

Location **73 SUMMER STREET and 38 ENDICOTT STREET (Map 25 Lot 614 and 616) (R2)**

Project A public hearing for all persons interested in the petition requesting Variances seeking relief from *Sec. 4.1.1 Table of Dimensional Requirements* from minimum lot frontage and minimum lot width to all lots and minimum lot area per dwelling unit for Lot 3 to create three (3) lots.

Applicant **MATTHEW and MARIE GAGNON, TRUSTEES of HENRIE REALTY TRUST**

Location **186-190 MARLBOROUGH ROAD (Map 10 Lot 32) (R1)**

#### IV. OLD/NEW BUSINESS

None

#### V. ADJOURNMENT