



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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2017 DEC 13 PM 2:04

CITY CLERK
SALEM, MASS

MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on Wednesday, **December 20, 2017** 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

- October 18, 2017
- November 15, 2017

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **DEC 13 2017**
at **2:04 PM** in accordance with MGL Chap. 30A,
Sections 18-25.

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 the petition seeking a special permit per *Sec. 3.3.2 Nonconforming Uses*, to allow a change from a service station and storage facility to four (4) new dwelling units and variances from the provisions of *Sec. 4.1.1 Table of Dimensional Requirements* 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 Entrance Corridor Overlay District* to exceed the number of curbcuts.

Applicant **HARTS HILL LLC**
Location **111 HIGHLAND AVE. (Map 14, Lot 199)(R-1 Zoning District)**

Project A petition requesting a special permit per sec. 3.3.2 *Nonconforming Uses* and 3.3.3 *Nonconforming Structures*, of the Salem Zoning Ordinance, to extend an existing non-conforming use and structure. The petitioner is proposing to expand the existing building to accommodate a total of three (3) dwelling units, first floor commercial space and associated on-site parking.

Applicant **107 NORTH STREET LLC**

Location **107 NORTH STREET (Map 26, Lot 345)(B-1, ECOD)**

Project A petition requesting a special permit per Sec. 3.1.2 Table of Uses, of the Salem Zoning Ordinance, to allow the conversion of a historic carriage house to a dwelling unit.

Applicant **PARTNER HOMES LLC**

Location **6 LINDEN STREET (Map 33, Lot 308)(R-2 Zoning District)**

Project A petition requesting a special permit per Sec. 3.3.5 *Non-Conforming Single and Two Family Structures*, of the Salem Zoning Ordinance, to reconstruct and enlarge a single family structure.

Applicant **JASPER PROPERTIES SERVICES, LLC,**

Location **31 JUNIPER AVE (Map 44, Lot 062) (R-1 Zoning District)**

IV. OLD/NEW BUSINESS

- **Salem Zoning Board of Appeal Fee Discussion**
- **Discussion of ZBA Application Requirements**

V. ADJOURNMENT