CITY OF SALEM, MASSACHUSETTS
BOARD OF APPEALS

KIMBERLEY DRISCOLL
MAYOR

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City of Salem
Zoning Board of Appeals

Will hold a public hearing for all persons interested in the petition of LH CAPITAL DEVELOPMENT, LLC at 57 BUFFUM STREET(Map 27, Lot 28) (R2 Zoning District), for a Variance and a Special Permit to construct a 2.5 story addition at the rear of the existing structure to add two new residential units and to provide garage and surface parking on site for eight (8) motor vehicles. The Variance is per section 4.1.1 *Dimensional Requirements* for lot area per dwelling. In the R2 Zoning District 7,500 sq. feet is required and 1,182 sq. feet is being requested. Maximum lot coverage is 35% and 57.6% is being requested. Maximum height is 2.5 stories and 3 stories are being requested. The petitioner is also seeking an extension for both nonconforming side setbacks. LH CAPITAL, LLC is also seeking a Special Permit per section 3.3.2 *Nonconforming Uses* to extend the existing nonconforming three (3) family use to a nonconforming five (5) family use. The public hearing will be held on Wednesday, April 27, 2022 at 6:30 PM via remote participation with instructions to be posted to the City Calendar and the Board of Appeals page on www.salem.com no later than April 20, 2022, in accordance with Chapter 40A of the Massachusetts General Laws and Chapter 20 of the Acts of 2021.

Salem News publication dates: 4/13/22 & 4/20/22

Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A Sections 18-25 and City Ordinance Sections 2-2028 through 2-2033.

Applications and plans (if applicable) are on file and available for review during normal business hours at the Department of Planning and Community Development, 98 Washington Street, Second Floor, Salem, MA. These materials are also available for review online at
https://tinyurl.com/SalemZBA.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on
at ___ in accordance with MGL Chap. 30A,
Sections 18-25.

APR 11 2022