



DOMINICK PANGALLO  
MAYOR

# CITY OF SALEM, MASSACHUSETTS

## BOARD OF APPEALS

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**May 31, 2023**

### **Decision**

### **City of Salem Board of Appeals**

The petition of IVONNE PLEITEZ at 10 HILLSIDE AVENUE (Map 15, Lot 375) (R1 Zoning District) for a Special Permit per section *3.3.5 Nonconforming Single- and Two-family Residential Structures* of the Salem Zoning Ordinance to construct a 28' x 8' dormer addition for the second floor and to construct one additional bathroom.

A public hearing on the above petition was opened on May 17th, 2023 and was closed on May 17th, 2023.

On May 17th, 2023, the following members of the Salem Board of Appeals were present: Rosa Ordaz, Peter Copelas (Chair), Hannah Osthoff, Paul Viccica and Nina Vyedin.

### **Statements of Fact:**

The petition is date stamped April 12, 2023. The petitioner requests to expand a nonconforming three-family home with the addition of a dormer.

1. 10 Hillside Avenue is owned by Ivonne Pleitez.
2. The petitioner was Ivonne Pleitez.
3. 10 Hillside Avenue is located in the R1 zoning district. (Map 15, Lot 375).
4. On May 17, 2023 Ivonne and Raul Pleitez presented their plans to the board.
5. The purpose of the requested relief is to increase the livability of the second floor of the building.
6. Mr. Pleitez went over the plans. He stated that he and his wife have three children and need additional space in the home to accommodate all of the family's needs.
7. Mr. Pleitez stated that they want to be able to move two of the children upstairs to allow for more livability at the home.

8. Paul Viccica asked Mr. Pleitez to go over the submitted plot plan and the plan's elevations to share where the proposed dormer would be on the home. The dormer will be located at the rear of the home. The addition of the dormer will not increase the size of the structure's footprint. The front of the home will not be changed with the addition of the dormer.
9. Many of the homes in the neighborhood also have had the addition of dormers to increase the living space.
10. Peter Copelas opened the meeting up to public comments.
11. Raymond Lafabe, 15 Hillside Avenue, stated his support for the proposed project and stated that the Pleitezs were good neighbors also.
12. Peter Copelas went over the criteria for a Special Permit.
13. Nina Vyden made a motion to approve the petition.
14. The May 17, 2023 meeting of the Board of Appeals was held remotely, via the online platform Zoom in accordance with Chapter 107 of the Acts of 2022.

On the basis of the above statements of fact and findings, the Salem Board of Appeals voted five (5) in favor (Nina Vyden, Peter A. Copelas(Chair), Rosa Ordaz, Hannah Ostoff and Paul Viccica and none (0) opposed to grant IVONNE PLEITEZ a Special Permit per section *3.3.5 Nonconforming Single- and Two-family Residential Structures* of the Salem Zoning Ordinance to construct a 28' x 8' dormer addition for the second floor and to construct one additional bathroom.

**Receiving five (5) in favor votes, the petition for a Special Permit is GRANTED.**

**Standard Conditions:**

1. Petitioner shall comply with all city and state statutes, ordinances, codes and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. Exterior finishes of the new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.

8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
10. Petitioner shall schedule Assessing Department inspections of the property, at least annually, prior to project completion and a final inspection upon project completion.

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Peter Copelas/ Chair  
Board of Appeals

A COPY OF THIS DECISION HAS BEEN FILED WITH THE PLANNING BOARD AND  
THE CITY CLERK.

Appeal from this decision, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws Chapter 40A, and shall be filed within 20 days of filing of this decision in the office of the City Clerk. Pursuant to the Massachusetts General Laws Chapter 40A, Section 11, the Variance or Special Permit granted herein shall not take effect until a copy of the decision bearing the certificate of the City Clerk has been filed with the Essex South Registry of Deeds.

