



CITY OF SALEM, MASSACHUSETTS

BOARD OF APPEALS

98 WASHINGTON STREET " SALEM, MASSACHUSETTS 01970
TEL: 978-619-5685

KIMBERLEY DRISCOLL
MAYOR

City of Salem Zoning Board of Appeals

Will hold a public hearing for all persons interested in the petition of MD PROPERTY DEVELOPMENT at 275 LAFAYETTE STREET (Map 33, Lot 438) (R1,R3 Zoning Districts) for Special Permits per Section 3.3.2 *Nonconforming Uses* to change from one nonconforming use-educational use to a multi-family residential use. A Special Permit per Section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to allow for alteration of the existing nonconforming structure. In addition, petitioner seeks Variances from Section 4.1 *Dimensional Requirements* for lot coverage where 30% is permitted and 32.5% is being sought/ lot area per dwelling unit where 3,500 SF is required in the R3 Zoning District and 15,000 SF in the R1 where 1,500 SF is proposed/ Side setback where 20 feet is required and 10 feet is sought. And per Section 5.1.5 *Curb Cuts* for 30 feet of curb cut where 20 feet is allowed. A total of 15 residential units in the existing building and a new building to be constructed at 275 LAFAYETTE STREET. The public hearing will be held on Wednesday, December 14, 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 December 7, 2022, in accordance with Chapter 40A of the Massachusetts General Laws and in accordance with Chapter 107 of the Act of 2022.

Salem News publication dates: 11/30/22 & 12/7/22

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>.

