



CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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

DOMINICK PANGALLO
MAYOR

NOTICE OF MEETING

*****Revised for a request to continue at 21 Chestnut Street*****

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals will be held
on **February 14, 2024, at 6:30 p.m.**
via remote participation in accordance with Chapter 2 of the Acts of 2023

Nina Vyedin, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Attending the Virtual Public Meeting:

- Go to Website link:
<https://us02web.zoom.us/j/83964128644?pwd=cTNITIFic2pKNWlOZnV3dW9yb1loUT09> go to the website link <https://zoom.us/join> and enter meeting ID #**839 6412 8644** followed by meeting password **011324** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**839 6412 8644** followed by meeting password **011324** if directed. Those calling in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at Salem.com/ZBA.
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at (<https://tinyurl.com/SalemZBA>)

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual "Raise Hand" function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone's dial pad to raise your hand if you are using the toll-free number.
- Click the "Raise Hand" button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to zoningboardcomments@salem.com.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than two (2) business days before the meeting, program, or event.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

The Zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

Request to withdraw petition

1. **Location:** 152-156 Derby Street (B1 Zoning District)

Applicant: Demetra Karlis (a/Kounsalieh)

Description: A public hearing for all persons interested in the petition of DEMETRA KARLIS (A/KOUNSALIEH), TRUSTEE at 152-156 DERBY STREET (Map 35, Lot 348) (B1 Zoning District) for a Special Permit per Section 3.3.2 *Nonconforming Uses* to delete condition #8 from the Board of Appeals decision dated December 30, 2013. Petitioner proposes to change present nonconforming use as a first-floor restaurant with 2 dwelling units above subject to a condition to lease off-street parking to the same use with no requirement to lease off-street parking.

III. REGULAR AGENDA

1. **Location:** 29 Linden Street (R2 Zoning District)

Applicant: Ed Burge

Description: The petition of ED BURGE at 29 LINDEN STREET (Map 33, Lot 362) (R2 Zoning District) for a Special Permit per Section 3.3.5 *Nonconforming Single- and Two-family Structures* to construct a 14'x 13'-10" second-story addition with two landings and stairs to the current structure. Relief is for side yard setback, 10 feet is required, and 9 feet is sought. Petitioner has 37.3 % lot coverage and an increase to 39.8% lot coverage is sought.

2. **Location:** 21 Chestnut Street (R2 Zoning District)

Request to Continue to 4/10/24

Applicant: Philip Gillespie

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

Description: The petition of PHILLIP GILLESPIE at 21 CHESTNUT STREET (Map 25, Lot 444) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-Family Structures* to construct an 18 ft x 51 ft. one-story addition to the residence. The residence is an existing non-conforming historic structure. The existing non-conforming one-story addition to be torn down is 37 feet long. The new addition will extend an additional 14 feet along the wall for a total of 51 feet. This petition received the Board of Appeals approval on June 7, 2021. The applicant is reapplying as the granted Special Permits have expired.

3. Location: 98 Lafayette Street (B5 Zoning District)

Applicant: North Shore Community Development Coalition

Description: The petition of NORTH SHORE COMMUNITY DEVELOPMENT COALITION at 98 LAFAYETTE STREET (Map 34, Lot 413) (B5 Zoning District) for a Variance per Section *3.2.4.3 Accessory Buildings and Structures* to construct a 230 sq.ft accessory structure located at the rear of the property. 120 Sq.ft is allowed.

4. Location: 28 Fairmount Street (R2 Zoning District)

Applicant: Fairmount Street, LLC

Description: The petition of 28 FAIRMOUNT STREET, LLC at 28 FAIRMOUNT STREET (Map 27, Lot 164) (R2 Zoning District) for a Special Permit per Section *3.3.5 Non-conforming Single- and Two-Family Structures* to request Board of Appeals approval for work of a previous owner which added two dormers to the 3rd floor and to alter the rear exterior stairs/deck.

IV. APPROVAL OF MINUTES

Minutes from 1.17.2024

V. OLD/NEW BUSINESS

Vote on changing June ZBA meeting date

VI. ADJOURNMENT

This agenda is subject to change.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

