



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970

TELE: 978-745-9595 ♦ FAX: 978-740-9846

2016 NOV 30 P 12: 59

FILE #
CITY CLERK, SALEM, MASS.

November 30, 2016

Decision

City of Salem Board of Appeals

Petition of MARIA CONNELL seeking a Special Permit per Sec. 3.3.5 *Single and Two- Family Nonconforming Structures* to allow new construction of a front deck and rear addition 145 FORT AVE (Map 25, Lot 206) (R-1 Zoning District)

A public hearing on the above Petition was opened on November 16, 2016 pursuant to M.G.L Ch. 40A, § 11 and closed on that date with the Salem Board of Appeals members present: Ms. Curran (Chair), Mr. Copelas, Mr. Watkins, Mr. Hacker (alternate), and Mr. Viccica (alternate).

The Petitioner seeks a Special Permit per Sec. 3.3.5 *Single and Two- Family Nonconforming Structures* to allow new construction of a front deck and rear addition.

Statements of fact:

1. In the petition date-stamped October 25, 2016, the Petitioner requested a Special Permit per Sec. 3.3.5 *Single and Two- Family Nonconforming Structures* to allow new construction of a front deck and rear addition.
2. The petitioner Maria Connell presented the petition.
3. The property is located within an R-1 Zoning District.
4. The property is nonconforming as to the rear yard setback as it is within 12' feet of the required 30' foot setback. The petitioner is before the Board to expand the non-conforming structure.
5. The petitioner is proposing to construct a 6' x 22' deck on the front second story of the property and a 10' x 22' rear addition. The new construction will be built within the existing footprint and will not change any of the side, front, or rear yard setbacks.
6. The proposed deck will not extend beyond the existing front porch.
7. The proposed rear addition will be within the 2.5-story and 25' foot height limit required by the zoning ordinance.
8. At the public hearing, one (1) member of the public spoke in favor, and none (0) spoke in opposition to the petition.