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MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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CITY CLERK
SALEM, MASS

May 3, 2017

Amended Decision

City of Salem Board of Appeals

Petition of LEE DEARBORN, seeking an amendment to a previously issued decision, dated March 1, 2017, to include a third floor dormer and a few minor changes at 32 BUFFUM STREET (Map 25, Lot 255)(R2 Zoning District).

A public hearing on the above Petition was opened on April 19, 2017 pursuant to M.G.L Ch. 40A, § 11 and closed on that date with the following Salem Board of Appeals members present: Mr. Copelas (Acting Chair), Mr. Duffy, Mr. Tsitsinos, Mr. Watkins, and Mr. Viccica (alternate).

The Petitioner seeks an amendment to a previously issued decision, dated March 1, 2017, to include a third floor dormer and a few minor changes.


Statements of fact:

1. Lee Dearborn, petitioner, presents the petition.
2. In the petition date-stamped March 28, 2017, the petitioner requested an amendment to a previously issued decision, dated March 1, 2017, to include a third floor dormer and a few minor changes.
3. The petitioner is also requesting that the previously issued special permit include the shed dormer as previously proposed. In the February 15, 2017 public hearing, the petitioner's plans showed a shed dormer, but the relief was not directly requested by the petitioner or directly discussed by the Board at February 15, 2017 public hearing. The Building Inspector denied a building permit after the issuance of the March 1, 2017 Zoning Board of Appeal decision due to this discrepancy.
4. In the original plans and petition, the petitioner did not correctly indicate the number of stories proposed. The petitioner is actually proposing three (3) stories where 2.5 stories was indicated on the plans.
5. The petitioner is also proposing to add a rear door on the lower right side elevation where there was a window previously proposed.
6. The petitioner is no longer proposing the three dormers on the right elevation.
7. At the public hearing no (0) members of the public spoke in favor of, and none (0) in opposition to the proposed amendments to the petition.

On the basis of the above statements of facts and findings, the Salem Board of Appeals voted five (5) in favor Mr. Copelas (Acting Chair), Mr. Duffy, Mr. Tsitsinos, Mr. Watkins, and Mr. Viccica (alternate) and none (0) opposed, to grant an amendment to a previously issued decision, dated March 1, 2017, to include a third floor dormer and a few minor changes, subject to the following **terms, conditions and safeguards:**

Standard Conditions:

1. Petitioner shall comply with all city and state statues, 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 finished 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 shall obtain street numbering from the City of Salem Assessor's Office and shall display said number so as to be visible from the street, if needed.
9. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to the Planning Board.


Peter A. Copelas, Vice 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.