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CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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CITY CLERK
SALEM, MASS

July 27, 2017

Decision

City of Salem Board of Appeals

Petition of COPPER REALTY LLC seeking a Special Permit per *Sec. 3.1.2 Table of Uses*, of the Salem Zoning Ordinance, to allow a historic carriage house to be converted into a dwelling unit at the property of 104 BRIDGE STREET (Map 36 Lot 114)(R-2 Zoning District).

A public hearing on the above Petition was opened on June 21, 2017 pursuant to M.G.L. Ch. 40A, § 11 and continued to July 19, 2017. The hearing was closed on that date with the following Salem Board of Appeals members present: Rebecca Curran (Chair), Peter A. Copelas (Vice-Chair), Mike Duffy, and Jim Hacker (alternate).

The Petitioner seeks a Special Permit per *Sec. 3.1.2 Table of Uses*, of the Salem Zoning Ordinance, to allow a historic carriage house to be converted into a dwelling unit.

Statements of fact:

1. In the petition date-stamped May 30, 2017, the Petitioner requested a special permit per *Sec. 3.1.2 Table of Uses*, of the Salem Zoning Ordinance, to allow a historic carriage house to be converted into a dwelling unit.
2. The property is located in an R-2 Zoning District and is currently a six (6) family dwelling unit.
3. The petitioner is proposing to renovate the existing historic carriage house to use the structure as a single family dwelling unit. The petitioner is also proposing to renovate the primary structure and reduce the unit count from six (6) units to four (4) units.
4. The petitioner presented the City of Salem Ward 2 map of 1874 and the City of Salem Ward 2 Map of 1897 to demonstrate that the structure meets the definition of a historic carriage house as defined in Sec. 10 of the Salem Zoning Ordinance.
5. A historic carriage house is defined as an accessory or outbuilding, originally built to house carriages, horses, or for use as a barn, that has been in existence since 1900 at its present location.
6. At the June 21, 2017 public hearing, the petitioner provided elevation plans with the proposed changes to the exterior of the existing carriage house. The petitioner is planning to restore the historic carriage house in accordance with the plans dated June 17, 2017, by Seger Architects, Inc. and associated project narrative.
7. The existing footprint of the structure will not be changed. All modifications will be within the existing footprint.
8. The bulk of the exterior work improvements include the restoration of the existing building envelope including the restoration of the original wood clapboard siding, soffits, trim and woodwork. The petitioner is proposing to paint the exterior grey with white trim. The petitioner is also proposing to

replace the existing garage doors on the south façade with new overhead insulated doors in the style of the carriage house aesthetic and will be black.

9. The doors will be replaced as well as the existing windows. The windows will be replaced with insulated wood windows and match the original fenestration, muntins, and two new windows will be added to the west façade, which will be located within the existing hay loft door openings. All window frames will be black to match the doors.
10. The petitioner is also proposing new three tab asphalt shingles in a dark grey.
11. The existing parking and landscaped areas will remain.
12. The requested relief, if granted, would allow a historic carriage house to be converted into a dwelling unit.
13. At the public hearing, no (0) members of the public spoke in opposition to the petition or in favor of the petition.

The Salem Board of Appeals, after careful consideration of the evidence presented at the public hearing, and after thorough review of the petition, including the application narrative and plans, makes the following **findings**:

Special Permit Findings:

1. There are social, economic and community needs served by the proposal as the petitioner is proposing to preserve an existing historic structure and serves the community by adding additional housing stock.
2. There will be no impacts to traffic flow and safety, including parking and loading. The petitioner is providing off-street parking in accordance with the Zoning Ordinance.
3. There will be no impact to the adequacy of utilities and other public services.
4. There will be no impacts on the natural environment, including drainage
5. The restoration of the existing historic carriage house is in keeping with the existing primary structure and neighborhood character. The petitioner will restore the structure and original fabric or have details that are consistent with the era and architecture of the historic carriage house. The adaptive use will positively contribute to the Bridge Street Neck District.
6. The potential fiscal impact, including impact on City and tax base and employment is positive.

On the basis of the above statements of facts and findings, the Salem Board of Appeals voted four (4) in favor (Rebecca Curran (Chair), Peter A. Copelas (Vice-Chair), Mike Duffy, and Jim Hacker (alternate) and none (0) opposed, to approve the special permit to allow a historic carriage house to be converted into a dwelling unit subject to the following **terms, conditions and safeguards**:

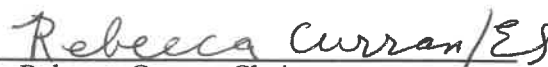
Standard:

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 finished of the new construction shall be in harmony with the existing structure.
6. A Certificate of Inspection is to be obtained.
7. A Certificate of Occupancy 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.
9. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to the Planning Board.

Special Condition:

1. All restoration, alteration and construction shall be in accordance with the plans dated July 17, 2017, by Seger Architects, Inc.



Rebecca Curran, 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.