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BOARD OF APPEAL

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CITY CLERK
SALEM, MASS

January 3, 2018

Decision

City of Salem Board of Appeals

Petition of PARTNER HOMES LLC, requesting a special permit per Sec. 3.1.2 Table of Uses, of the Salem Zoning Ordinance, to allow the conversion of a historic carriage house to a dwelling unit at 6 LINDEN STREET (Map 33, Lot 308)(R-2 Zoning District).

A public hearing on the above Petition was opened on December 20, 2017 pursuant to M.G.L Ch. 40A, § 11 and the hearing was closed on that date with the following Salem Board of Appeals members present: Rebecca Curran (Chair), Peter A. Copelas, Tom Watkins, Mike Duffy, Jimmy Tsitsinos.

The petitioner is seeking a special permit per Sec. 3.1.2 Table of Uses, of the Salem Zoning Ordinance, to allow the conversion of a historic carriage house to a dwelling unit.

Statements of fact:

1. In the petition date-stamped November 20, 2017, the Petitioner requested a Special Permit per *Sec. 3.1.2 Table of Uses*, of the Salem Zoning Ordinance, to allow the conversion of a historic carriage house.
2. Attorney William Quinn presented the petition.
3. The property is located in an R-2 Zoning District and is an existing three (3) family dwelling unit.
4. The petitioner is seeking a special permit per Sec. 3.1.2 Table of Uses, of the Salem Zoning Ordinance, to allow the conversion of a historic carriage house to a dwelling unit.
5. The petitioner is proposing the addition of a dwelling unit, for a total of four (4) dwelling units on the property.
6. The petitioner is proposing to restore the main house and carriage house. All proposed restoration will be within the existing building footprints.
7. The petitioner is proposing six (6) on-site parking spaces as shown on the certified plot plan titled, 6 Linden Street, Partner Homes, LLC, dated October 2, 2017, by North Shore Survey Corporation.
8. The primary structure on the property is an existing wood shingle, slate-roofed three (3) family dwelling that was built around 1870. There is also a detached two (2) story carriage house/barn that has existed on the property in the same location since before 1900.
9. The petitioner presented a City of Salem Ward Map of 1897, which shows the carriage house in its location.
10. The petitioner is proposing to renovate the existing carriage house into a single family dwelling as specified in the plans titled, "Adaptive Use Carriage House", by Seger Architects, Inc of Salem, dated November 2, 2017.

11. The staff planner to the Historic Commission reviewed the proposal and provided comment to the Zoning Board of Appeals and the petitioner for consideration.
12. At the public hearing one (1) member of the public spoke in favor of and none (0) opposed to 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:

The Board finds that the structure meets the definition of a historic carriage house and the adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood.

Special Permit Findings:

1. There are social, economic and community needs served by the proposal as the petitioner is proposing to restore the existing carriage house and main house.
2. There will be no impacts to traffic flow and safety, including parking and loading.
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 proposed improvements are in keeping with the existing neighborhood character.
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 five (5)(Rebecca Curran (Chair), Peter A. Copelas, Tom Watkins, Mike Duffy, Jimmy Tsitsinos) in favor and none (0) opposed, to allow a Special Permit to allow the conversion of a historic carriage house to a dwelling unit subject to the following **terms, conditions and safeguards**:

Standard Conditions:

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 is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to the Planning Board.

Special Conditions:

1. The petitioner shall preserve the original 6/6 wood window on the carriage house façade or replace with a double-glazed wood window with applied muntins to match details as closely as possible. For the new former windows, repeat the 6/6 configuration.
2. The petitioner shall relocate the new entry door on the carriage house façade to be centered between the building corner and the existing garage doors.
3. The applicant shall retain and restore the architectural details on the main house, including the building's original 2/2 wood windows, bracketed window caps and cornice, entrance doors and entry portico details. Additional decorative details such as corner boards may be located underneath the wood shingled siding, which appears to have been layered over the original clapboard or flushboard siding.


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.