

City of Salem ZBA of Appeals

Meeting Minutes

Wednesday, January 23, 2018

A meeting of the Salem ZBA of Appeals ("Salem ZBA") was held on Wednesday, January 23, 2018 in the third floor conference room at 120 Washington Street, Salem, Massachusetts at 6:30 p.m.

Chair Curran calls the meeting to order at 6:30 pm.

ROLL CALL

Those present were: Chair Rebecca Curran, Peter A. Copelas, Mike Duffy, Jimmy Tsitsinos, Paul Viccica. Jim Hacker was absent. Also in attendance - Erin Schaeffer - Staff Planner

REGULAR AGENDA

Project A continuation of a public hearing for a petition requesting a Special Permit per Sec. 3.3.5 Non-conforming Single and Two-Family Residential Structures to alter and extend the existing structure.

Applicant **ANTONIO R. LOPES and MARIA DIAS-LOPES**

Location **5 ELM AVENUE (Map 21, Lot 193)(R-1 Zoning District)**

At the January 17, 2018 meeting, the Board of Appeals did not have a quorum and administratively continued this public hearing to this evening. No evidence was taken.

Attorney Bill Quinn presented the proposal and a petition of support from abutting neighbors.

The petitioner is requesting a special permit per Sec. 3.3.5 Non-conforming Single and Two-Family Residential Structures for a single-story rear addition. The petitioner is proposing a rear addition for a bathroom, mudroom and rear back porch. The single family house is non-conforming at to the side yard lot line. The petitioner is proposing to expand the existing structure along the same non-conforming exterior wall and cover slightly more than 30% of the lot.

Architect- Presents interior floor plans and exterior elevations. In the process of helping with the exterior features of the house, the petitioner is proposing a rear addition that comes off the back of the existing structure by twelve (12) feet. There is also a minor change to the front dormer. On the front elevation, the petitioner is proposing to change the panel windows to larger picture windows, change the front porch to use a column and balustrade system, and replacing the vinyl siding with a texture of two (2) different materials. The house is relatively tall the petitioner is proposing some architectural details and enhancements on facades. However, what we are really here for is this single story rear addition that is 12' x 25' and includes a covered patio. The petitioner is also proposing to add transom windows up high along the side bay window.

Chair Curran- Reads the petition in support of the proposal.

Chair Curran- Confirms that the petitioner is continuing the non-conforming sideline. You are so close on the lot coverage, what would it look like to scale back the porch to meet the lot coverage requirement? What is the square footage of the house and the addition?

Architect- The petitioner is proposing a 251 square foot addition to the first floor.

Chair Curran opens Board comments and the public.

Seven (7) abutters signed a petition in support of the proposal.

No one else in the assembly wishes to speak

Architect- The existing gross floor area including the unfinished basement is 2,979 square feet and the petitioner is proposing 3,495 with the rear and front dormer addition for a difference of 516 square feet.

Chair Curran- These dimensions were picked for a reason and it would change the proposal significantly if the petitioner reduced the rear deck to meet the lot coverage requirements.

Mr. Copelas- How are you handling the bulkhead?

Architect- There is an interior staircase leading down to the basement and an emergency egress window. The bulkhead will be removed.

Mr. Tsitsinos- How wide is the existing staircase from the bulkhead?

Architect- The existing bulkhead width meets requirements, but the stair is steep. The petitioner will be removing the bulkhead. On the first floor there will be a new stair that will allow access into the basement.

Chair Curran- No problem with the addition and we can make the necessary findings for the relief needed for side yard setback and lot coverage.

Motion and Vote: Mr. Duffy makes a motion to approve a Special Permit per Sec. 3.3.5 Non-conforming Single and Two-Family Residential Structures to alter and extend the existing structure in accordance with the plans submitted. The motion is seconded by Mr. Tsitsinos. The vote was unanimous with five (5)(Rebecca Curran, Peter A. Copelas, Jimmy Tsitsinos, Paul Viccica) in favor and none (0) opposed to the petition.

MEETING MINUTES

Motion and Vote: Mr. Duffy makes a motion to approve the November 15, 2017 meeting minutes as corrected. Seconded by Mr. Tsitsinos. The vote was unanimous with five (5) in favor and none (0) opposed.

ADJOURNMENT

Motion and Vote: Mr. Viccica made a motion to adjourn the January 23, 2018 special meeting of the Salem ZBA of Appeals, seconded by Mr. Copelas, and the vote was unanimous with five (5) in favor and none (0) opposed.

The meeting ends at 6:50PM.

For actions where the decisions have not been fully written into these minutes, copies of the Decisions have been posted separately by address or project at:

http://saalem.com/Pages/SalemMA_ZoningAppealsMin/

Respectfully submitted,
Erin Schaeffer, Staff Planner