



DOMINICK PANGALLO
MAYOR

CITY OF SALEM ZONING BOARD OF APPEALS

CITY HALL ANNEX 2ND FLOOR, 98 WASHINGTON STREET, SALEM MA 01970

NOTICE OF MEETING

Notice is given for a Zoning Board of Appeals meeting held remotely on **July 15, 2026, at 6:30pm**. The City is authorized to conduct remote meetings of its public bodies through special acts of the Massachusetts State Legislature.

Nina Vyedin, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. If we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings after the meeting.

Individuals may participate remotely using a remote participation platform called Zoom. Members of the public can access the remote meeting in any of the following ways:

Attending the Virtual Public Meeting:

- Go to Website link:
<https://us02web.zoom.us/j/83427530365?pwd=GqYiOJHxKonVjQUFuWQgPFRiqV4Mh2.1>
or go to the website link <https://zoom.us/join> and enter the meeting ID **#834 2753 0365** followed by meeting password **011324** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID **#834 2753 0365** followed by meeting password **011324** if directed. Those calling in will not have access to the direct video feed of the meeting but can follow along with the project materials available for download at <https://www.salemma.gov/877/Zoning-Board-of-Appeals>.
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at (<https://tinyurl.com/SalemZBA>)

Providing Public Comment Before the Meeting:

Members of the public can email their comments before the start of the meeting to zoningboardcomments@salem.com.

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments when the Chair opens the hearing for public comments. Members of the public will be

asked to use the virtual "Raise Hand" function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone's dial pad to raise your hand if you are using the toll-free number.
- Click the "Raise Hand" button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname. Phone numbers are ordered first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom before the meeting. The Zoom meeting will open fifteen minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

People requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than two business days before the meeting, program, or event.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

1. **Location:** 61 Memorial Drive (R1 Zoning District)
Applicant: Amy Pelletier
Description: The petition of AMY PELLETIER at 61 MEMORIAL DRIVE (Map 42, Lot 0014) (R1 Zoning District; Coastal Resiliency Overlay District) for a Variance per *Section 3.2.4 Accessory Structures* of the Salem Zoning Ordinance to construct a two-story, eight-foot by sixteen-foot shed with a gross floor area of approximately 256 square feet.

The Applicant has requested to withdraw the petition without prejudice.

III. REGULAR AGENDA

2. **Location:** 10 Blaney Street (I Zoning District; Coastal Resiliency Overlay District)
Applicant: The Salem Port Authority
Description: The petition of the SALEM PORT AUTHORITY at 10 BLANEY STREET (Map 41, Lot 0278; Map 41, Lot 0342) (I Zoning District; Coastal Resiliency Overlay District) for a Variance per *Section 4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to construct a two-story ferry terminal building on the property line of 10 Blaney Street and 71 Derby Street, where a thirty-foot setback is required. The building would be located near an existing ferry terminal. Additionally, the Applicant requests a six-month extension to exercise rights granted by the Variance decision.
3. **Location:** 7 Burnside Street and 5 Skerry Street Court (R2 Zoning District)
Applicant: Graham Wing (formerly Graham Hines)
Description: The petition of GRAHAM WING (formerly Graham Hines) at 7 BURNSIDE STREET and 5 SKERRY STREET COURT (Map 36, Lot 0157; Map 36, Lot 0149) (R2 Zoning District) for a Variance per *Section 4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to divide an existing merged parcel and construct a two-family house at 5 Skerry Street Court. The proposal would create a 4,393-square-foot lot at 7 Burnside Street with a 2,196-square-foot lot area per dwelling unit, and a 3,820-square-foot lot at 5 Skerry Street Court with a 1,910-square-foot lot area per dwelling unit, thirty-seven-foot frontage, and insufficient front, side, and rear setbacks.
4. **Location:** 23 Jackson Street (R2 Zoning District)
Applicant: Brian G. Sims and Robert G. Hahn

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

Description: The petition of BRIAN L. SIMS and ROBERT G. HAHN at 23 JACKSON STREET (Map 25, Lot 0661) (R2 Zoning District) for a Variance per *Section 4.1.1 Dimensional Requirements* and a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residences* of the Salem Zoning Ordinance to construct a sunroom, attached two-car garage, and a modified entry deck to a nonconforming single-family house, increasing the lot's coverage from 25.4% to 36% where 35% is required.

5. **Location:** 2 Rockdale Avenue (R1 Zoning District)

Applicant: Israel Berl

Description: The petition of ISRAEL BERL at 2 ROCKDALE AVENUE (Map 09, Lot 0157) (R1 Zoning District) for Variances per *Section 5.1.5 Parking Design* and *Section 5.1.6(2) Setbacks* of the Salem Zoning Ordinance to create an additional curb cut for a five-car parking area. The proposal would create a forty-five-foot curb cut with a parking space approximately one foot from the side property line where two feet are required.

6. **Location:** 21 Warren Street (R2 Zoning District)

Applicant: Carrie Ditcher

Description: The petition of CARRIE DITCHER at 21 WARREN STREET (Map 25, Lot 0268) (R2 Zoning District) for a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residences* of the Salem Zoning Ordinance to construct a two-story rear addition to a nonconforming single-family house. The addition would be three feet from the eastern side property line, where ten feet is required, and decrease the rear setback from approximately twenty-nine feet to nineteen feet, where thirty feet is required.

7. **Location:** 46 Chestnut Street (R1 Zoning District)

Applicant: Robert Beverly

Description: The petition of ROBERT BEVERLY at 46 CHESTNUT STREET (Map 25, Lot 0216) (R1 Zoning District) for a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to reconstruct a nonconforming single-family house's rear porch and staircase, creating a single-story rear addition and staircase five feet from the rear property line.

IV. OLD/NEW BUSINESS

V. APPROVAL OF MINUTES

1. Draft minutes from June 17, 2026.

VI. ADJOURNMENT

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

This agenda is subject to change.