



City of Salem, Massachusetts  
Board of Appeal

RECEIVED  
JAN 10 5 04 PM '77  
CITY CLERK'S OFFICE  
SALEM, MASS.

DECEMBER 14, 1976

- WILLIAM F. ABBOTT
- JOSEPH F. DOYLE
- JOHN M. GRAY, SR.
- ARTHUR E. LABRECQUE
- JANE T. LUNDREGAN
- DONALD E. EAMES
- EMERY P. TANCH

DECISION ON PETITION OF THOMAS E. GREENE AND THOMAS STRAZA, 6 LYNDE ST. SALEM, MA., TO REMODEL THE THIRD FLOOR OF THE BUILDING LOCATED AT 20 WINTER STREET TO PROVIDE AN ADDITIONAL APARTMENT. (R-2 District)

Hearing on this petition was held on Tuesday, December 14, 1976 with members Chairman John Gray, Donald Eames, William Abbott, Jane Lundregan, Arthur LaBrecque and Associate Member Douglas Hooper present.

Atty. Donald Koleman represented the petitioner before the Board. He stated that the house is now one family and the petitioners are adding a second apartment. He stated that a previous owner obtained a variance on August 2, 1972, but the work was never finished, and the Building Inspector believed that application for variance should be re-submitted. The house is located in a two-family district, on a lot containing 4,067 square feet, and is non-conforming with regard to front, side yard and back requirements. He stated that there is adequate parking and there is hardship with the land. He requested the Board find the 1972 variance is still valid, or requested that if the Board felt it was not valid, to reconsider the petition. He submitted a letter from the former owners, Laurence and Charlotte Post stating that they had never at any time given up their plan to finish the second apartment, or to abandon the variance that was granted in 1972. There is a two car garage on the property and a long driveway, so it was felt there would be no parking problem.

The Board voted to grant the variance requested. The Board found that since work had been commenced in reliance on the variance granted in 1972, that a denial of said petition would cause hardship on the petitioner. The Board found that there was adequate parking for the additional apartment and felt that it could grant the variance requested without substantial hardship to the surrounding properties and without derogating from the intent of the Salem Zoning By-law.

GRANTED

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO SECTION 17, OF THE MASSACHUSETTS GENERAL LAWS, CHAPTER 808, AND SHALL BE FILED WITHIN TWENTY DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE CITY CLERK. A COPY OF THIS DECISION HAS BEEN FILED WITH THE PLANNING BOARD AND THE CITY CLERK.

VARIANCE GRANTED HEREIN SHALL NOT TAKE EFFECT UNTIL A COPY OF THE DECISION BEARING THE CERTIFICATION OF THE CITY CLERK THAT TWENTY DAYS HAVE ELAPSED AND NO APPEAL HAS BEEN FILED, OR THAT IF SUCH AN APPEAL HAS BEEN FILED IT HAS BEEN DISMISSED OR DENIED AS RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS AND INDEXED IN THE GRANTOR INDEX UNDER THE NAME OF THE OWNER OF RECORD, OR RECORDED AND NOTED IN THE OWNER'S CERTIFICATE OF TITLE.

SALEM BOARD OF APPEAL

BY Jane T. Lundregan  
Secretary