



CITY OF SALEM, MASSACHUSETTS
BOARD OF APPEALS

98 WASHINGTON STREET " SALEM, MASSACHUSETTS 01970
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DOMINICK
PANGALLO
MAYOR

**City of Salem
Zoning Board of Appeals**

Will hold a public hearing for all persons interested in the petition of FRED J. DION YACHT YARD, INC. at 23 GLENDALE STREET (Map 33, Lot 646) (R1 Zoning District) for a Special Permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to extend and change the nonconforming boatyard use by demolishing several connected sheds and constructing a new and larger shed in the same portion of the property. In addition, a Variance from section 4.1.1 *Dimensional Requirements* to allow the existing nonconforming lot coverage ratio of 40.8% to be increased to 48.8%. In the R1, 30% lot coverage is the maximum. A Variance from Section 4.1.1 *Dimensional Requirements* to allow the building to extend an additional 16 feet along the existing rear set-back line of 5 feet, where the required rear setback is 30 feet. The public hearing will be held on Wednesday, April 17, 2024, at 6:30 PM via remote participation. The agenda will be posted to the City Calendar and the Board of Appeals page on www.salem.com by April 12, 2024 in accordance with Chapter 2 of the Acts of 2023.

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Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A Sections 18-25 and City Ordinance Sections 2-2028 through 2-2033.

Applications and plans (if applicable) are on file and available for review during normal business hours at the Department of Planning and Community Development, 98 Washington Street, Second Floor, Salem, MA. These materials are also available for review online at <https://tinyurl.com/SalemZBA>.