



## TOWN OF NORTH SALEM

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### BOARD OF APPEALS

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### PUBLIC HEARING AGENDA

Town Meeting Hall, 66 June Road  
Thursday, February 9<sup>th</sup>, 2023, 7:30 p.m.

#### CALL TO ORDER:

#### ANNOUNCEMENTS:

SET NEXT MEETING DATE: March 9, 2023

ACCEPTANCE OF MINUTES: December 8, 2022 & January 12, 2023

#### PUBLIC HEARINGS:

1. **BA23-03** Mark & Maureen Eckman, (6 Mills Road) – **Area Variance** – to replace one(1) existing propane tank with two(2) new 120-gallon propane tanks within the required rear yard in an R-1/2 zoning district, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a rear yard setback variance of 21 ft. where 35 ft. is required, 17.7 ft. is existing, and 14 ft. is proposed. Also, an area variance to allow installation of a 6-ft. wood fence within the required side yard where 5 ft. is permitted, per Article VI, Section 250-22. A 1 ft. height variance is requested.
2. **BA23-04** Matthew and Jennifer McManmon, (8 Morris Road) – **Area Variance** – to allow an 8 ft. x 12 ft. shed within the required side yard in an R-1/2 zoning district, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a side yard setback variance of 13 ft. where 15 ft. is required and 2 ft. is proposed.
3. **BA23-05** Joanna McCarthy, (205 Hardscrabble Road) – **Area Variance** – to build a one (1)-story addition at the rear of the dwelling within the required rear yard in an R-4 zoning district consisting of approximately 7.03 acres, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a rear yard setback variance of 6.5 ft. where 100 ft. is required, 110.1 ft. is existing, and 93.5 ft. is proposed.
4. **BA23-06** Rosslyn Farm, LLC, (104 Delancey Road) – **Area Variance** – to allow a 10 ft. x 20 ft. horse run-under shed within the required side yard in an R-4 zoning district consisting of approximately 5.75 acres, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a side yard setback variance of 58 ft. where 75 ft. is required and 17 ft. is proposed.

Join Zoom Meeting

<https://zoom.us/j/7558828866>

\* Meeting ID: 755 882 8866

\* Dial in: +1 929 205-6099