



PEABODY CITY COUNCIL

Special Permit #12

Map 85 Lot 134

May 9, 2014

Building Inspector
City Hall
Peabody, MA

Dear Sir:

At a Regular Meeting of the Peabody City Council held on Thursday evening, May 8, 2014, the following Special Permit was approved:

COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application from Juan Carrion, 6 Oak Street, Peabody, MA for a Special Permit to convert an existing two-family dwelling to a four-family dwelling at 6 Oak Street, Peabody, MA as filed in accordance with Sections 4.2, 6.1 and 15.7 of the Peabody Zoning Ordinance be approved based on the following reasons and subject to the following conditions:

CONDITIONS:

- 1) There shall be a maximum of four (4) dwelling units in a single structure on the lot.
- 2) Architectural detail shown on drawing A2-A south and north elevations above the front façade of the east portion of the structure included to blend that portion of the structure with the main portion of the structure in residential appearance shall be retained and final design of such detail shall be approved by the construction review committee and planning board as a function of site plan review.
- 3) No sign or apparatus, including, but not limited to, antennas or satellite receiving devices, shall be placed on any roof or any façade of the structure where visible from the street.
- 4) No window air conditioners or similar apparatus shall be installed in the windows in front façade of the structure.
- 5) Landscaping shall be established and maintained on the lot in front of the front façade of the structure and such landscaping shall include shrubs as defined in the zoning ordinance and a diagram illustrating such landscaping shall be provided and shall be approved by the construction review committee and planning board as a function of site plan review.

Ward Councillors

Barry P. Osborne, Ward 1
Peter M. McGinn, Ward 2
James Moutsoulas, Ward 3
Robert E. Driscoll, Ward 4
Joel D. Saslaw, Ward 5
Barry C. Sinewitz, Ward 6

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Timothy E. Spanos

City Council

Stenographer

Allyson Danforth, RPR

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- 6) The applicant shall cover the cost of two (2) street trees in front of the lot on Oak St by participating in the City of Peabody's Adopt-A-Tree program.
- 7) All trash and re-cycling shall be contained in the rear of the lot not visible from the street and such trash and re-cycling storage location shall be indicated on the final version of the site plan and shall be approved by the construction review committees and planning board as a function of site plan review.
- 8) Any commercial vehicle or similar contractor vehicle shall be parked in the rear of the lot not visible from the street and such commercial vehicle or similar contractor vehicle parking shall be indicated on the final version of the site plan and shall be approved by the construction review committees and planning board as a function of site plan review.
- 9) The sidewalk at the driveway and in the front of the proposed new door entry shall be repaired in a manner such that ADA requirements are satisfied.
- 10) Alleged violations of special permit conditions may result in a show cause hearing at the City Council.

Reason: Owing to the fact that the use as approved satisfies a desirable local need, that its design and appearance will not be injurious to the established or future character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody.
(Carried 11-0)

NOTICE OF DECISION: *IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE MASSACHUSETTS GENERAL LAWS, AN APPEAL OF THIS DECISION MUST BE FILED WITHIN TWENTY (20) DAYS FROM THE DATE OF FILING OF SAID DECISION WITH THE APPROPRIATE COURT AND OFFICE OF THE CITY CLERK.*

IF SAID SPECIAL PERMIT WAS APPROVED, YOU MUST OBTAIN A CERTIFIED COPY OF THE SPECIAL PERMIT FROM THE OFFICE OF THE CITY CLERK, AND A BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED BY THE INSPECTOR OF BUILDINGS AFTER THE TWENTY DAY APPEAL PERIOD HAS EXPIRED. IF THE 20TH DAY FALLS ON A WEEKEND DAY (SATURDAY OR SUNDAY), THE NEXT BUSINESS DAY IS CONSTITUTED AS THE 20TH DAY. SAID SPECIAL PERMIT MUST BE EXERCISED WITHIN TWO YEARS FROM THE DATE OF TIME STAMP WITH THE OFFICE OF THE BUILDING INSPECTOR. IF NOT, SAID SPECIAL PERMIT SHALL EXPIRE.



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City Council

Stenographer

Allyson Danforth

THERE SHALL BE NO TRANSFER OF THIS SPECIAL PERMIT UNTIL WRITTEN APPROVAL OF THE SAME IS OBTAINED FROM THE SPECIAL PERMIT GRANTING AUTHORITY, OR ITS DESIGNEE

A COPY OF YOUR SPECIAL PERMIT MUST BE POSTED UPON THE BUSINESS PREMISES IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AT ALL TIMES.

THE LAST DAY TO FILE AN APPEAL IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 17 IS MAY 29, 2014

IF THE SAID SPECIAL PERMIT WAS APPROVED, YOU CAN OBTAIN A BUILDING/OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR ON MAY 30, 2014 IF NO APPEALS ARE FILED. IT IS REQUIRED THAT SAID PERMIT BE OBTAINED FROM THE BUILDING INSPECTOR, AND A CERTIFICATE OF BUSINESS BE OBTAINED FROM THE CITY CLERK IN ORDER TO COMPLETE THE SPECIAL PERMIT REQUIREMENTS.

PEABODY CITY COUNCIL
COUNCILLOR THOMAS L. GOULD
CITY COUNCIL PRESIDENT

Timothy E. Spanos
City Clerk

cc: Planning Board, Community Development Department, Police Department,
Human Services Department,

City Hall
24 Lowell Street

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