



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: December 13, 2017

TIME: 7:45pm

MEETING LOCATION: Aldermanic Chamber, City Hall
562 Main Street, Melrose

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

17 015 – 23 Union Street

The appeal of Angela & Ralph Moore for Variances from Sections 235-18, 235-19 & 235-44.D of the Zoning Ordinance to construct a two-story addition on the single-family structure within the nonconforming front yard on the nonconforming lot at 23 Union Street, Melrose, MA, on a lot of land containing 3,590 sf and shown on Assessor's Map C11 0 120.

17 016 – 727 Main Street

The appeal of Geoffrey Shafer for Variances from Section 235-41.H of the Zoning Ordinance for parking in the front yard, Section 235-41.I to allow vehicles to back out onto the street, and Section 235-41.O for parking spaces without direct access to an aisle or driveway all for the purpose of establishing a by-right Miscellaneous Professional and Business Office and Services at 727 Main Street, Melrose, MA, on a lot of land containing 4,633 sf and shown on Assessor's Map D9 0 9-10. To the extent necessary, the application includes a request for a Special Permit under Section 235-40.A for the reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot.

17 017 – 12 Corner Street

The appeal of Patrick & Caron L. Emerson for Variances from Sections 235-18, 235-19 and 235-44.D of the Zoning Ordinance to construct a second story onto the single-family house within the nonconforming front, right and left side yards on the nonconforming lot at 12 Corner Street, Melrose, MA, on a lot of land containing 4,113 sf and shown on Assessor's Map E15 0 23.

17 018 – 17 Pine Street

The appeal of Rebecca Dempster & Matthew Beck for Variances from Sections 235-18, 235-19, 235-44.D and 235-44.G of the Zoning Ordinance to construct a 21 sf first floor addition onto the single-family house within the nonconforming side yard on the nonconforming lot at 17 Pine Street, Melrose, MA, on a lot of land containing 5,150 sf and shown on Assessor's Map A9 0 90.

17 019 – 66 Wheeler Avenue

The appeal of Ian & Sarah MacLellan for Variances from Sections 235-18, 235-19, 235-44.D, 235-44.G of the Zoning Ordinance to construct a second story onto the single-family house within the nonconforming side yards on the nonconforming lot at 66 Wheeler Avenue, Melrose, MA, on a lot of land containing 6,600 sf and shown on Assessor's Map F6 0 118.

17 014 – 39-41 Winthrop Street *(Continued from November 8, 2017 hearing)*

The appeal of Brown Dog Properties, LLC for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for minimum lot area, lot frontage & width, front, right and left side yard setbacks and building coverage and Section 235-41.O for access to an aisle or driveway for the four proposed parking spaces. The proposal includes demolishing the existing 2-family dwelling and constructing a new 2-family dwelling at 39-41 Winthrop Street, Melrose, MA, on a lot of land containing 5,164 sf and shown on Assessor's Map C8 0 93.

Applications can be reviewed in the Office of Planning and Community Development, 2nd floor of City Hall.

Other Business**Revision to 16 034 – 20 Wheeler Avenue**

Addition of dormers to the approved plans for the appeal of Sukhdev R. Kesar and Anita K. Kesar for a Special Permit to establish a 2-family use under Section 235-17 of the Zoning Ordinance at 20 Wheeler Avenue, Melrose, MA on a lot of land containing 14,813 sf and shown on Assessor's Map F6 0 130131.

Set next meeting date – Tentatively January 10, 2018



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, December 18, 2017

TIME: 8:00 PM

MEETING LOCATION: Cassidy Conference Room, City Hall, 562 Main Street, Melrose

REQUESTED BY: Anne DeSouza-Ward, Chairwoman

PUBLIC HEARING RENOTIFICATION

The Planning Board of the City of Melrose will hold a public hearing in the Cassidy Conference Room, Second Floor, Melrose City Hall, 562 Main Street, Melrose, MA on Monday, December 18, 2017 at 8:00 PM on the application of John Wise, Wise Construction, to modify the Planning Board's Site Plan Review and Affordable Housing Incentive Program Special Permit Decision (Case No. 16-009 dated January 23, 2017) in accordance with Chapter 235, Section 16.1 and Section 73.1 of the Melrose Zoning Ordinance. The modification eliminates the fourth story of the previously approved four-story structure and thereby results in a reduction of the number of residential units to 10 from the previously approved 11 units on the property located at 524-530 Main Street in Melrose, on one lot consisting of 8,082 square feet and shown on Assessor's Map C7, Lot 70.

The project plans are available for viewing in the Office of Planning and Community Development, City Hall, Second Floor, 562 Main Street, Melrose, MA.