



# NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION: Zoning Board of Appeals**

**MEETING DATE: January 10, 2018**

**TIME: 7:45pm**

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

**REQUESTED BY: Rita C. Mercado, Chair**

## AGENDA

### Cases

#### **17 020 – 80 Park Street**

The appeal of Sean Audet & Erin Hobin-Audet for Variances from Sections 235-18, 235-19, 235-44.D of the Zoning Ordinance to construct a rear addition and deck onto the single-family house within the nonconforming side yard on the nonconforming lot at 80 Park Street, Melrose, MA, on a lot of land containing 5,620 sf and shown on Assessor's Map E5 0 112.

#### **17 021 – 20 Wheeler Avenue**

The appeal of H.B. Development Corp. under Section 235-60.c of the Zoning Ordinance who is aggrieved by a decision of the Building Commissioner regarding the issuance of an occupancy permit due to the construction of dormers and lack of porticos on the structure which differs from the Board of Appeals approved plans for the two-family house at 20 Wheeler Avenue, Melrose, MA, on a lot of land containing 14,813 sf and shown on Assessor's Map F6 0 130131. Alternatively, the Applicant is seeking an amended Special Permit to allow for the two-family as-built under Section 235-60.e.

#### **17 014 – 39-41 Winthrop Street** *(Continued from December 13, 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**

Set next meeting date – Tentatively February 7, 2018



RITA C. MERCADO  
*Chair*

## CITY OF MELROSE

## BOARD OF APPEALS

BRYAN E. THORP    DAVID W. ROACHE  
R. ERIC SLAGLE    CURTIS B. DOOLING, II  
ASSOCIATE MEMBERS  
JAMES R. BRADLEY    KRISTA A. LILLIS

### NOTICE OF PUBLIC HEARING

### TO WHOM IT MAY CONCERN:

You are hereby notified that the Board of Appeals of the City of Melrose will hold a Public Hearing in the Aldermanic Chamber, Melrose City Hall, on Wednesday, January 10, 2018 at 7:45 p.m.

**Case 17-020**  
**80 Park Street**

For all parties interested for or against the appeal of Sean Audet & Erin Hobin-Audet for Variances from Sections 235-18, 235-19, 235-44.D of the Zoning Ordinance to construct a rear addition and deck onto the single-family house within the nonconforming side yard on the nonconforming lot at 80 Park Street, Melrose, MA, on a lot of land containing 5,620 sf and shown on Assessor's Map E5 0 112.

The complete application can be reviewed in the Office of Planning and Community Development, City Hall, 562 Main Street, Melrose, MA.

BY ORDER OF  
**RITA C. MERCADO, CHAIR**  
**BOARD OF APPEALS**



## CITY OF MELROSE

## BOARD OF APPEALS

RITA C. MERCADO  
*Chair*

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### NOTICE OF PUBLIC HEARING

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You are hereby notified that the Board of Appeals of the City of Melrose will hold a Public Hearing in the Aldermanic Chamber, Melrose City Hall, on Wednesday, January 10, 2018 at 7:45 p.m.

#### **Case 17-021 20 Wheeler Avenue**

For all parties interested for or against the appeal of H.B. Development Corp. under Section 235-60.c of the Zoning Ordinance who is aggrieved by a decision of the Building Commissioner regarding the issuance of an occupancy permit due to the construction of dormers and lack of porticos on the structure which differs from the Board of Appeals approved plans for the two-family house at 20 Wheeler Avenue, Melrose, MA, on a lot of land containing 14,813 sf and shown on Assessor's Map F6 0 130131. Alternatively, the Applicant is seeking an amended Special Permit to allow for the two-family as-built under Section 235-60.e.

The complete application can be reviewed in the Office of Planning and Community Development, City Hall, 562 Main Street, Melrose, MA.

BY ORDER OF  
**RITA C. MERCADO, CHAIR**  
**BOARD OF APPEALS**