



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: June 13, 2018

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

17 023 – 11 Fairfield Avenue *(continued from 2/7/18, 3/14/18 & 5/21/18)*

The appeal of Gary D. Benard for Variances from Sections 235-15 and 235-17 of the Zoning Ordinance to legalize a three-family dwelling, Sections 235-18 and 235-19 for front yard setback, Section 253-41.H for parking in the front yard, and Section 235-41.O for parking without direct access to an aisle and a Special Permit under Section 235-41.M for an 80% reduction in the required number of parking spaces for the property owned by Gary D. Benard Trustee of the Gary D. Benard Trust at 11 Fairfield Avenue, Melrose, MA, on a lot of land containing 10,180 sf and shown on Assessor's Map E4 0 19. To the extent necessary, the application includes a request for a Variance from Section 235-32 for the number of required parking spaces.

18 008 - 125 Myrtle Street *(continued from 5/21/18)*

The appeal of David Rouse for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance to construct a two-story addition and deck in the rear of the two-family house within the nonconforming side yard at 125 Myrtle Street, Melrose, MA, on a lot of land containing 7,524 sf and shown on Assessor's Map C8 0 125.

18 012 – 3 Geneva Road

The appeal of Laura & Ryan Fay for a Variance from Sections 235-18, 235-19 and 235-44.G of the Zoning Ordinance to increase the height of the single-family house in the nonconforming rear yard on the corner lot at 3 Geneva Road, Melrose, MA on a lot of land containing 8,129 sf and shown on Assessor's Map E8 0 104.

18 013 – 14 East Street

The appeal of James P. O’Hare for a Special Permit under Section 235-17 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling owned by James & Jessica O’Hare at 14 East Street, Melrose, MA, on a lot of land containing 9,211 sf and shown on Assessor’s Map F9 0 140.

18 014 – 538/540 Lynn Fells Parkway

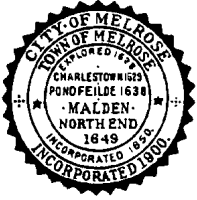
The appeal of MKC Properties, LLC for Variances from Sections 235-31 & 235-31.2 of the Zoning Ordinance to remove the preexisting nonconforming ground sign and install a new ground sign for the accessory professional office, Melrose Orthodontics, at 538/540 Lynn Fells Parkway, Melrose, MA, on a lot of land containing 9,885 sf and shown on Assessor’s Map D10 0 122.

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

Other Business

Approval of Meeting Minutes from May 9, 2018

Set next meeting date – Tentatively July 11, 2018



CITY OF MELROSE

BOARD OF APPEALS

RITA C. MERCADO
Chair

BRYAN E. THORP DAVID W. ROACHE
JAMES R. BRADLEY CURTIS B. DOOLING, II
ASSOCIATE MEMBERS
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, June 13, 2018 at 7:45 p.m.

Case 18-012 3 Geneva Road

For all parties interested for or against the appeal of Laura & Ryan Fay for Variances from Sections 235-18, 235-19 and 235-44.G of the Zoning Ordinance to increase the height of the single-family house in the nonconforming rear yard on the corner lot at 3 Geneva Road, Melrose, MA on a lot of land containing 8,129 sf and shown on Assessor's Map E8 0 104.

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

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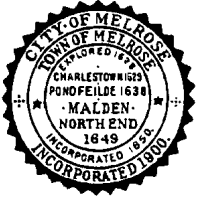
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Case 18-013
14 East Street

For all parties interested for or against the appeal of James P. O'Hare for a Special Permit under Section 235-17 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling owned by James & Jessica O'Hare at 14 East Street, Melrose, MA, on a lot of land containing 9,211 sf and shown on Assessor's Map F9 0 140.

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

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Case 18-014 538/540 Lynn Fells Parkway

For all parties interested for or against the appeal of MKC Properties, LLC for Variances from Sections 235-31 & 235-31.2 of the Zoning Ordinance to remove the preexisting nonconforming ground sign and install a new ground sign for the accessory professional office, Melrose Orthodontics, at 538/540 Lynn Fells Parkway, Melrose, MA, on a lot of land containing 9,885 sf and shown on Assessor's Map D10 0 122.

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

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