



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: March 14, 2018

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

18 001 – 1139 Franklin Street *(continued from 2/7/18 & requesting to continue to 4/11/18)*

The appeal of Thomas K. Harvey under Sections 235-60.C of the Zoning Ordinance who is aggrieved by the Building Commissioner's enforcement order letter regarding the following sections of the Ordinance: Section 235-5 for exceeding the definition of an private garage, 235-17 for the use of the garage, 235-24.A for exceeding the allowed accessory structure footprint, and 235-53 for going beyond the scope of permits and for work without permits, at 1139 Franklin Street, Melrose, MA, on a lot of land containing 7,693 sf and shown on Assessor's Map A13 0 30.

18 002 – 98 Whitman Avenue *(continued from 2/7/18)*

The appeal Pamela Ricevuto & Christopher Ricevuto for Variances from Sections 235-18, 235-19, 235-44.D of the Zoning Ordinance to construct a first floor open porch and second floor addition above it on the single-family house within the front yard setback on the nonconforming lot at 98 Whitman Avenue, Melrose, MA, on a lot of land containing 6,325 sf and shown on Assessor's Map E6 0 54.

17 023 – 11 Fairfield Avenue *(continued from 2/7/18)*

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.

18 003 – 20 Meadowview Road

The appeal of Stephen G. Curry, Jr. for a Variance from Section 235-24.A of the Zoning Ordinance for side and rear yards for the construction of an accessory structure at 20 Meadowview Road, Melrose, MA, on a lot of land containing 13,048 sf and shown on Assessor's Map F10 0 78.

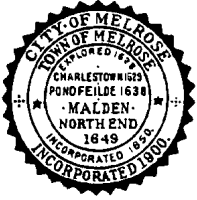
18 004 – 8 Greenleaf Place

The appeal of 120 Tremont Street LLC under §235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner as to the need for a Variance from §235-19 for rear yard setback and as to the applicability of §235-25.J regarding lot width at 8 Greenleaf Place, Melrose, MA, on a lot of land containing 11,120 sf and shown on Assessor's Map D11 0 4. The Application, depending on the outcome of the appeal, includes a request for a Variance from §235-19 for rear yard setback or §235-25.J for lot width in order to demolish the single-family structure and construct a 6-unit residential building with 9 parking spaces.

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

Other Business

Set next meeting date – Tentatively April 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, March 14, 2018 at 7:45 p.m.

Case 18-003 20 Meadowview Road

For all parties interested for or against the appeal of Stephen G. Curry, Jr. for a Variance from Section 235-24.A of the Zoning Ordinance for side and rear yards for the construction of an accessory structure at 20 Meadowview Road, Melrose, MA, on a lot of land containing 13,048 sf and shown on Assessor's Map F10 078.

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



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Case 18-004 8 Greenleaf Place

For all parties interested for or against the appeal of 120 Tremont Street LLC under §235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner as to the need for a Variance from §235-19 for rear yard setback and as to the applicability of §235-25.J regarding lot width at 8 Greenleaf Place, Melrose, MA, on a lot of land containing 11,120 sf and shown on Assessor's Map D11 0 4. The Application, depending on the outcome of the appeal, includes a request for a Variance from §235-19 for rear yard setback or §235-25.J for lot width in order to demolish the single-family structure and construct a 6-unit residential building with 9 parking spaces.

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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RITA C. MERCADO, CHAIR
BOARD OF APPEALS