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By Posted at 9:40 am, Apr 08, 2021



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: April 14, 2021

TIME: 7:30pm

MEETING LOCATION: Remote Meeting

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Melrose Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. **Information for remote participation can be found at the following link as soon as it is available:** www.cityofmelrose.org/remote-meetings. A video recording or other record of proceedings will be posted to the City's website as soon as possible.

Complete applications can be reviewed at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by email to appeals@cityofmelrose.org, or mail to OPCD, 562 Main Street, Melrose, MA. If email or web access are not available to you, please leave a voicemail at 781-979-4196 with your name, address, and comment in advance of the meeting (deadline 5 p.m. the night of the meeting) to be read during the public comment portion of the meeting.

Cases

20 029 – 927 Franklin Street (*continued case – will request to withdraw*)

The appeal of Christopher Natale for Variances from §235-25.B of the Zoning Ordinance to have two principal structures on one lot & §235-18 & -19 for lot area, side and rear setbacks all required to construct a 2nd floor and deck and egress stairs on the garage to create a second dwelling unit on the property at 927 Franklin St, Melrose, MA, on a lot of land containing 11,250 sf and shown on Assessor's Map A13 0 41.

20 032 – Blueberry Hill Lane *(continued case)*

The appeal of Forest Street, LLC (William A. Bruce, Manager), s/i/i to Brookstone Realty Trust under Zoning Ordinance §235-60.C to overturn the order regarding fence height for the approved 19-unit townhouse development on Blueberry Hill Lane, Melrose, MA, on a lot of land containing 3.2 acres and shown on Assessor's Map E2 0 1A1, 1A2, 1A3 & 1A4.

20 033 – 9 Harding Road *(continued case)*

The appeal of Michael Stankavish and Amy Basile for Variances from §235-18 & -19 of the Zoning Ordinance for side and rear yard setback to construct an addition to the single-family house at 9 Harding Road, Melrose, MA, on a lot of land containing 4,737sf and shown on Assessor's Map E10 0 58.

21 001 – 2 Hemenway Avenue *(continued case)*

The appeal of Eleni Kaplan and Marc Okrent for Variances from §235-18, -19 & -44.G of the Zoning Ordinance for front and rear yards on the corner lot to construct a two-story addition in the nonconforming yards on the single-family house at 2 Hemenway Ave, Melrose, MA, on a lot of land containing 16,897 sf and shown on Assessor's Map G3 0 12.

21 010 – 34 & 45-55 Summit Avenue

The appeal of North Shore Residential Development for a Special Permit under §235-17 of the Zoning Ordinance to establish four two-family dwellings at 34 & 45-55 Summit Avenue, Melrose, MA. This request is part of a proposal to demolish single-family homes and construct two new single-family homes and four new two-family homes on six lots of varying sizes that currently encompass lots on Assessor's Map B13 0 21-27 & B14 0 1-2.

Other Business

Approval of meeting minutes from March 10, 2021

Set next meeting date – April 28, 2021

RECEIVED

By Posted at 2:39 pm, Mar 19, 2021



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ORGANIZATION: Zoning Board of Appeals

MEETING DATE: April 14, 2021

TIME: 7:30pm

MEETING LOCATION: Remote

REQUESTED BY: Rita C. Mercado, Chair

PUBLIC HEARING NOTICE

New Case

21 010 – 34 & 45-55 Summit Avenue

The appeal of North Shore Residential Development for a Special Permit under §235-17 of the Zoning Ordinance to establish four two-family dwellings at 34 & 45-55 Summit Avenue, Melrose, MA. This request is part of a proposal to demolish single-family homes and construct two new single-family homes and four new two-family homes on six lots of varying sizes that currently encompass lots on Assessor's Map B13 0 21-27 & B14 0 1-2.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting will be conducted via remote participation. Information for remote participation can be found at www.cityofmelrose.org/remote-meetings. Complete applications can be reviewed at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by email to appeals@cityofmelrose.org, mail to OPCD, 562 Main Street, Melrose, MA, or voicemail at 781-979-4196. A video recording or other record of proceedings will be posted to the City's website as soon as possible.