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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: January 14, 2026

TIME: 7:30pm

MEETING LOCATION: REMOTE

REQUESTED BY: Bryan Thorp, Chair

AGENDA

Pursuant to Chapter 2 of the Acts of 2025, this meeting will be conducted via remote participation. **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 781-979-4195 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

25 024 – 116 Washington Street –

The appeal of Amy L. Mark and Joey Chun Cheung for a Variance from §235-6.2 of the Zoning Ordinance for lot area & a Special Permit under §235-5.2 for two-family permitted use to convert the existing single-family dwelling with an in-law apartment to a two-family dwelling at 116 Washington Street in Melrose on a lot consisting of 9,901 sf and shown on Assessor's Map B3 0 5.

25 025 – 401 Upham Street –

The appeal of Carol and George Saleh for a Variance from §235-5.2 of the Zoning Ordinance for permitted use to allow the sale of food items in a retail establishment at 401 Upham Street in Melrose on a lot consisting of 7,802 sf and shown on Assessor's Map G9 0 45.

25 026 – 174 Green Street –

The appeal of Nick Riccio and Samantha Riccio for a Variance from §235-5.2 of the Zoning Ordinance to allow for townhouse use and §235-6.3.B for two principal structures on a lot, all to construct 6 townhouses on the lot owned by Robert D. Glendon, Trustee of ROG Realty Trust II at 174 Green Street in Melrose on a lot consisting of 10,476 sf and shown on Assessor's Map D11 0 64A.

25 027 – 177 Bellevue Ave –

The appeal of Lisa & Alex Payne for a Special Permit under §235-5.3.F.8.b of the Zoning Ordinance to convert a pre-existing non-conforming carriage house into an accessory dwelling unit on the lot at 177 Bellevue Ave in Melrose on a lot consisting of 12,345 sf and shown on Assessor's Map D10 0 102.

Other Business

- Items not reasonably anticipated at the time of posting
- Approve meeting minutes from December 10, 2025
- Set next meeting date for February, 11, 2026