



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: June 11, 2025

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

21 003 - 12-16 Essex Street – review of exterior building materials and colors related to condition of Comprehensive Permit approval.

25 001 – 538-540 Lynn Fells Parkway – The appeal of Dr. Moira K. Casey for a Variance from §235-5.3 of the Zoning Ordinance for a change in use from accessory professional office to a medical office and a Special Permit under §235-12.4 for nonconforming number of parking spaces and dimensions at 538-540 Lynn Fells Parkway in Melrose on a lot consisting of 9,895 sf and shown on Assessor's Map D13 0 122.

25 006 – 109 Marvin Road – The appeal of Ivan Stano for a Special Permit under §235-12.5.4.b.i of the Zoning Ordinance for the front yard setback requirement to convert an existing nonconforming enclosed front porch into a larger living space on the single-family dwelling at 109 Marvin Road in Melrose owned by Ivan Stano & Frances Fairhead on a lot consisting of 7,754 sf and shown on Assessor's Map C13 0 25.

25 008 – 186 Tremont Street – The appeal of Ronen and Nir Drory for a Variance from §235-7.2.5.e.i of the Zoning Ordinance for maximum residential unit density to construct a mixed-use development with 52 residential units at 186 Tremont Street in Melrose owned

by New York Capitol Investment Group, LLC on a lot consisting of 35,338 sf and shown on Assessor's Map B11 0 76.

25 009 – 9 Ledge Street – The appeal of Dionysios Kaskarelis for a Variance from §235-6.2 of the Zoning Ordinance for maximum number of stories and a Special Permit under §235-12.5.4.b.i for constructing an additional story in the nonconforming setbacks on the single-family dwelling at 9 Ledge Street in Melrose owned by Access Properties, LLC on a lot consisting of 4,012 sf and shown on Assessor's Map E14 0 45.

Other Business

Approve meeting minutes from May 14, 2025

Set next meeting date for June 18, 2025



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PUBLIC HEARING NOTICE

Cases

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