



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: November 8, 2017

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

17 011 – 80 Laurel Street

The appeal of 80 Laurel Street, LLC for Variances from the following requirements of the Zoning Ordinance: for Lots A & B from the requirements of Section 235-18 & 235-19 for lot width/frontage, Section 238-25.J for lot width, and Section 235-41.H for parking in the front yard in order to subdivide the property into two lots each containing 8,579 sf with frontage of 61.5 ft. The proposal includes demolishing the existing single-family dwelling at 80 Laurel Street, shown on Assessor's Map E7 0 67, and constructing two single-family dwellings.

17 012 – 17 Larchmont Road

The appeal of Gibraltar Pools Corp., PJ de Bernardo, for Variances from Section 235-24 of the Zoning Ordinance for side and rear yard setback requirements for an above ground swimming pool at 17 Larchmont Rd, Melrose, MA, owned by Mark D. and Elena A. Stymest on a lot of land containing 6,691 sf and shown on Assessor's Map F10 0 27.

17 013 – 5 Glendower Road

The appeal of Matthew Goulian for a Special Permit under the requirements of Section 235-17 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling, and due to the proposed by-right addition, for a Variance from the requirement of Sections 235-5(F&G) that states that the in-law apartment can only be located within a structure as it existed on January 1, 1990. The property is located at 5 Glendower Road, Melrose, MA, on a lot of land containing 6,063 sf and shown on Assessor's Map F5 0 28.

17 014 – 39-41 Winthrop Street

The appeal of Brown Dog Properties, LLC for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for minimum lot area, lot frontage & width, front, right and left side yard setbacks and building coverage and Section 235-41.O for access to an aisle or driveway for the four proposed parking spaces. The proposal includes demolishing the existing 2-family dwelling and constructing a new 2-family dwelling at 39-41 Winthrop Street, Melrose, MA, on a lot of land containing 5,164 sf and shown on Assessor's Map C8 0 93.

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

Other Business

Set next meeting date – Tentatively December 13, 2017



RITA C. MERCADO
Chair

CITY OF MELROSE

BOARD OF APPEALS

BRYAN E. THORP DAVID W. ROACHE
R. ERIC SLAGLE CURTIS B. DOOLING, II
ASSOCIATE MEMBERS
JAMES R. BRADLEY 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, November 8, 2017 at 7:45 p.m.

Case 17-011 80 Laurel Street

For all parties interested for or against the appeal of 80 Laurel Street, LLC for Variances from the following requirements of the Zoning Ordinance: for Lots A & B from the requirements of Section 235-18 & 235-19 for lot width/frontage, Section 238-25.J for lot width, and Section 235-41.H for parking in the front yard in order to subdivide the property into two lots each containing 8,579 sf with frontage of 61.5 ft. The proposal includes demolishing the existing single-family dwelling at 80 Laurel Street, shown on Assessor's Map E7 0 67, and constructing two single-family dwellings.

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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Chair

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