



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: February 7, 2018

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

17 022 – 45 Whittier Street

The appeal of Chad & Meghan Larson for Variances from Sections 235-18, 235-19, 235-44.G of the Zoning Ordinance to construct a 2nd floor rear addition and 14'x15' deck onto the single-family house within the nonconforming side yard on the nonconforming lot at 45 Whittier Street, Melrose, MA, on a lot of land containing 5,000 sf and shown on Assessor's Map A7 0 78.

17 023 – 11 Fairfield Avenue

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.

18 001 – 1139 Franklin Street

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

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.

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

Other Business

Set next meeting date – Tentatively March 14, 2018



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, February 7, 2018 at 7:45 p.m.

Case 17-022 45 Whittier Street

For all parties interested for or against the appeal of Chad & Meghan Larson for Variances from Sections 235-18, 235-19, 235-44.G of the Zoning Ordinance to construct a 2nd floor rear addition and 14'x15' deck onto the single-family house within the nonconforming side yard on the nonconforming lot at 45 Whittier Street, Melrose, MA, on a lot of land containing 5,000 sf and shown on Assessor's Map A7 0 78.

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



RITA C. MERCADO
Chair

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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, February 7, 2018 at 7:45 p.m.

Case 17-023 11 Fairfield Avenue

For all parties interested for or against 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.

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
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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, February 7, 2018 at 7:45 p.m.

Case 18-001
1139 Franklin Street

For all parties interested for or against 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.

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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