

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, April 11, 2018
7:45p.m.
Aldermanic Chamber, Melrose City Hall, 562 Main Street**

Present:

Rita Mercado, *Chair*
James Bradley
Curtis Dooling, II
David Roache
Bryan Thorp

Absent:

Krista Lillis, *Associate*

Staff Present: Lori Massa

The meeting was called to order at 7:48 pm.

CASES BEFORE THE BOARD

**CASE 18 001: The appeal of Thomas K. Harvey
1139 Franklin Street**

As advertised, case 18-001, was an appeal of Mr. 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.

Attorney Brian McGrail submitted a written request to withdraw the case with prejudice because he had resolved the matter with the Building Commissioner.

The Board voted, 5-0, to approve the request to withdraw the case with prejudice.

Documents: ZBA Application 18-001
Letter from Brian D. McGrail, dated April 11, 2018

**CASE 18 005: The appeal of Geoffrey and Tara Pope
110 Woodcrest Drive**

As advertised, case 18-005, was for a Variance from Section 235-24 of the Zoning Ordinance for rear yard for an in-ground swimming pool at 110 Woodcrest Drive, Melrose, MA, on a lot of land containing 8,096 sf and shown on Assessor's Map G10 0 83.

Owners, Geoffrey and Tara Pope, appeared to explain the proposal. The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. No one appeared to speak in support of or in opposition to the proposal.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variance.

Documents: ZBA Application 18-005

**CASE 18 006: The appeal of Garrett G. & Leigh L. Gillespie
45 Green Street**

As advertised, case 18-006, was for Variances from Sections 235-18, 235-19, 235-44.D and 235-44.G of the Zoning Ordinance to construct first floor additions on the single-family house within the nonconforming front and rear yards on the nonconforming corner lot at 45 Green Street, Melrose, MA, on a lot of land containing 5,706 sf and shown on Assessor's Map D10 0 66.

Attorney, Robert Bell, and Owners, Garrett G. & Leigh L. Gillespie, appeared to explain the proposal. The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. No one appeared to speak in support of or in opposition to the proposal.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variances.

Documents: ZBA Application 18-006

**CASE 18 007: The appeal of Daniel & Pamela Witkowski
30 Meadowview Road**

As advertised, case 18-007, was 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 for a Variance from 235-18, 235-19 and 235-44.G to construct a two-car garage within the side yards at 30 Meadowview Road, Melrose, MA on a lot of land containing 21,498 sf and shown on Assessor's Map F10 0 75 and F10 0 91.

Architect, Joseph Luna, and Owners, Daniel & Pamela Witkowski, appeared to explain the proposal. The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. No one appeared to speak in support of or in opposition to the proposal.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Special Permit and Variances.

Documents: ZBA Application 18-007

OTHER BUSINESS

The next meeting is tentatively scheduled for May 9, 2018.

The meeting adjourned at 8:50 pm.