

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

Present:

Rita Mercado, *Chair*
James Bradley
Curtis Dooling, II
Krista Lillis, *Associate*
Bryan Thorp

Absent:

David Roache

Staff Present: Lori Massa

The meeting was called to order at 7:50 pm.

CASES BEFORE THE BOARD

**CASE 17 023: The appeal of Gary D. Benard
11 Fairfield Avenue**

As advertised, case 17-023, was 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 Board received a written request to withdraw the application from Attorney Patrick McAvoy dated July 5, 2018. The Board voted, 5-0, to accept the request to withdraw the application.

Documents: ZBA Application 17-023
Letter from Attorney Patrick McAvoy dated July 5, 2018

CASE 18 008: The appeal of David Rouse
125 Myrtle Street

As advertised, case 18-008, was for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance to construct a two-story addition and deck in the rear of the two-family house within the nonconforming side yard at 125 Myrtle Street, Melrose, MA, on a lot of land containing 7,524 sf and shown on Assessor's Map C8 0 125.

The Board of Appeals opened and discussed the case at their meetings on May 9, June 13, and July 11, 2018.

The Chair swore in the Applicants and those choosing to speak at the hearing. Applicant, David Rouse, appeared to explain the proposal. 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, 4-0, without Curtis Dooling who was not present at the first public hearing, to approve the requested Variances for the revised plans for the addition that do not include a proposed deck.

Documents: ZBA Application 18-008
Plot Plan dated June 21, 2018,
Floor Plans & Elevations dated June 15, 2018

CASE 18 015: The appeal of Valerie Mulvihill
50 Mystic Avenue

As advertised, case 18-008, was for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for lot area, front yard setback, rear yard setbacks and Section 235-41.H for parking in the front yard, Section 235-32.A2 for number of parking spaces, and/or Section 235-41.N for the required minimum parking space size and Section 235-41.O for parking space access to an aisle, all for the purpose of converting the single-family dwelling into a two-family dwelling and constructing a two-story addition for an egress stairway on the corner lot at 50 Mystic Avenue, Melrose, MA, on a lot of land containing 6,400 sf and shown on Assessor's Map 5D 0 18.

The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. Owners, Valerie and Denise Mulvihill, and their daughter, Annie Mulvihill, appeared to explain the proposal. Three people appeared to speak in support of 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, without the variance from Section 235-32.A2 for number of parking spaces because the revised site plan includes an expanded driveway that can fit four cars.

Documents: ZBA Application 18-015
Plot Plan dated revised July 3, 2018

OTHER BUSINESS

The Board voted, 5-0, to approve the minutes from the hearing on June 13, 2018.

The next meeting is tentatively scheduled for August 1, 2018.

The meeting adjourned at 8:30 pm.