



## NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION:** Zoning Board of Appeals

**MEETING DATE:** September 12, 2018

**TIME:** 7:45pm

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

**REQUESTED BY:** Rita C. Mercado, Chair

### AGENDA

#### Cases

**18 016 – 21 Spear Street** *(continued from August 1 hearing)*

The appeal of Rita O. Gilligan for a Special Permit under Section 235-17 to establish a two-family house and for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for nonconforming front and side yard setback in order to construct a dormer on the existing single-family house and construct a 1,170 sf, 2 ½ story attached structure at 21 Spear Street, Melrose, MA, owned by Rebecca Spinale, on a lot of land containing 14,102 sf and shown on Assessor's Map E4 0 110.

**18 017 – 22 Slayton Road** *(continued from August 1 hearing)*

The appeal of David Lucas under §235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner as to the need for Variances from §235-18, 235-19, 235-44.D and 235-44.G to construct an approximately 300 sf second floor addition on the single-family house in the nonconforming rear yard on the nonconforming corner lot at 22 Slayton Road, Melrose, MA, on a lot of land containing 7,547 sf and shown on Assessor's Map G7 0 71. The Application, depending on the outcome of the appeal, includes a request for Variances from §235-18, 235-19, 235-44.D and 235-44.G in order to construct the addition.

**18 018 – 24-28 Hurd Street**

The appeal of Underwood & Beacon, LLC for a Special Permit under Section 235-17 of the Zoning Ordinance to establish four townhouses and for Variances from Sections 235-18 & 235-19 for lot area for four dwelling units, frontage and lot width and from Section 235-41.O for insufficient driveway/aisle width at 24-28 Hurd Street, Melrose, MA, on a lot of land containing 10,274 sf and shown on Assessor's Map B6 0 46.

**18 019 – 11 Fairfield Avenue**

The appeal of Gary D. Benard for Special Permits under Section 235-15/17 of the Zoning Ordinance to establish a two-family dwelling and to establish an in-law apartment and for Variances from Sections 235-18/19 for minimum lot area for a two-family dwelling and Section 235-5 for a standard of an in-law apartment at 11 Fairfield Ave, Melrose, MA, on a lot of land containing 10,180 sf and shown on Assessor's Map E4 0 19. Alternatively the appeal is for Variances from Sections 235-15/17 of the Zoning Ordinance to legalize a two-family dwelling, 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. To the extent necessary, the application includes a request for a Variance from Section 235-32 for the number of required parking spaces. The application also includes an appeal as a party aggrieved by the Building Commissioner's determination under Section 235-60.C that this is not a lawful two-family or multi-family dwelling based upon prior use.

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

**Other Business**

Approval of Meeting Minutes from July 11, 2018 and August 1, 2018

Set next meeting date – Tentatively October 10, 2018



## CITY OF MELROSE

## BOARD OF APPEALS

RITA C. MERCADO  
*Chair*

BRYAN E. THORP      DAVID W. ROACHE  
JAMES R. BRADLEY      CURTIS B. DOOLING, II  
ASSOCIATE MEMBERS  
KRISTA A. LILLIS

### NOTICE OF PUBLIC HEARING

#### CASE 18-018 • 24-28 HURD STREET

You are hereby notified that the Board of Appeals of the City of Melrose, MA will hold a public hearing in the Aldermanic Chamber, Melrose City Hall, Melrose, MA on Wednesday, September 12, 2018 at 7:45 p.m. for all interested parties in the appeal of Underwood & Beacon, LLC for a Special Permit under Section 235-17 of the Zoning Ordinance to establish four townhouses and for Variances from Sections 235-18 & 235-19 for lot area for four dwelling units, frontage and lot width and from Section 235-41.O for insufficient driveway/aisle width at 24-28 Hurd Street, Melrose, MA, on a lot of land containing 10,274 sf and shown on Assessor's Map B6 0 46.

The complete application can be reviewed in the Office of Planning and Community Development (OPCD), City Hall, 2<sup>nd</sup> Floor, 562 Main Street, Melrose, MA. Interested persons may provide comments to the Board at the hearing or by submitting written comments by mail to OPCD or by email to [appeals@cityofmelrose.org](mailto:appeals@cityofmelrose.org).

By Order of the Chair  
Rita C. Mercado



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## BOARD OF APPEALS

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ASSOCIATE MEMBERS  
KRISTA A. LILLIS

### NOTICE OF PUBLIC HEARING

CASE 18-019 • 11 Fairfield Ave

You are hereby notified that the Board of Appeals of the City of Melrose, MA will hold a public hearing in the Aldermanic Chamber, Melrose City Hall, Melrose, MA on Wednesday, September 12, 2018 at 7:45 p.m. for all interested parties in the appeal of Gary D. Benard for Special Permits under Section 235-15/17 of the Zoning Ordinance to establish a two-family dwelling and to establish an in-law apartment and for Variances from Sections 235-18/19 for minimum lot area for a two-family dwelling and Section 235-5 for a standard of an in-law apartment at 11 Fairfield Ave, Melrose, MA, on a lot of land containing 10,180 sf and shown on Assessor's Map E4 0 19. Alternatively the appeal is for Variances from Sections 235-15/17 of the Zoning Ordinance to legalize a two-family dwelling, 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. To the extent necessary, the application includes a request for a Variance from Section 235-32 for the number of required parking spaces. The application also includes an appeal as a party aggrieved by the Building Commissioner's determination under Section 235-60.C that this is not a lawful two-family or multi-family dwelling based upon prior use.

The complete application can be reviewed in the Office of Planning and Community Development (OPCD), City Hall, 2<sup>nd</sup> Floor, 562 Main Street, Melrose, MA. Interested persons may provide comments to the Board at the hearing or by submitting written comments by mail to OPCD or by email to [appeals@cityofmelrose.org](mailto:appeals@cityofmelrose.org).

By Order of the Chair  
Rita C. Mercado