



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: May 8, 2019

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

19 007 – 86-88 Lake Avenue

The appeal of Xunming Chen for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for minimum lot area, front yard, and side yards to convert the two-family structure into a three-family structure with an exterior alteration for an emergency egress and from Sections 235-41.O for driveway width, 235-41.H for front yard parking, and 235-41.I for backing of vehicles onto the street. The application includes a request for Special Permits under Sections 235-17 to establish the use as a three-family dwelling & if the Board finds that the number of parking spaces is insufficient, Section 235-41.M for a reduction in the number of required parking spaces. The property is 86-88 Lake Avenue, Melrose, MA, owned by Xunming Chen & Weiling Jin, on a lot of land containing 7,036 sf and shown on Assessor's Map C9 0 21.

19 008 – 17 Pine Street

The appeal of Rebecca Dempster & Matthew Beck for Variances from Sections 235-18, 235-19, 235-44.D and 235-44.G of the Zoning Ordinance to construct a 21 sf first floor addition onto the single-family house within the nonconforming side yard on the nonconforming lot at 17 Pine Street, Melrose, MA, on a lot of land containing 5,150 sf and shown on Assessor's Map A9 0 90.

19 009 – 139 Green Street

The appeal of Richard Cocci for Variances from Sections 235-18, 235-19 & 235-44.G of the Zoning Ordinance to reduce the footprint of the existing house and construct an approx. 624 sf second floor addition on the single-family dwelling within the nonconforming side and rear yards at 139 Green Street, Melrose, MA, on a lot of land containing 5,885 sf and shown on Assessor's Map D11 0 98.

19 010 – 40 Vine Street

the appeal of 39 Tappan Street Realty, LLC for a Variance from Section 235-41.O of the Zoning Ordinance

for aisle and driveway width at 40 Vine Street, Melrose, MA, on a lot of land containing 11,215 sf and shown on Assessor's Map C8 0 40. The Variance request is for a proposed redevelopment of the site to construct an 8-unit residential building with 8 parking spaces.

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

Other Business

- Approval of meeting minutes from April 10, 2019
- Set next meeting date – Tentatively June 12, 2019



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PUBLIC HEARING NOTICE

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The complete application can be reviewed in the Office of Planning and Community Development (OPCD), City Hall, 2nd 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.