



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: June 26, 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 (continued from 5/8/2019)

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.

19 012 – 159 Laurel St (continued from 6/12/2019)

The appeal of Jonathan D. & Judith H. Rick for a Special Permit under Section 235-17 of the Zoning Ordinance to establish a two-family dwelling and Variances from Sections 235-18 & 235-19 for minimum lot area for a two-family and lot frontage/width at 159 Laurel Street, Melrose, MA, on a lot of land containing 8,510 sf and shown on Assessor's Map F7 0 96.

19 014 – 45 Warren St

The appeal of Steven Meyers for Variances from Sections 235-18, 235-19 & 235-44.G of the Zoning Ordinance for front and rear yards to add a second story onto the nonconforming single-family house and a one-story shed attached to the house on a corner lot owned by Sean & Chrissy Finn at 45 Warren Street, Melrose, MA, on a lot of land containing 6,000 sf and shown on Assessor's Map B12 0 39.

19 015 – 29 Wheeler Ave

The appeal of Jesse Nicholson & Megan Willey for Variances from Sections 235-18, 235-19 & 235-44.G of

the Zoning Ordinance for the side yard requirement for a second-story rear addition and deck on the nonconforming single-family house at 29 Wheeler Ave, Melrose, MA, on a lot of land containing 7,200 sf and shown on Assessor's Map F6 O 138.

19 016 – 647 Main St

The application of Austin Frakt for a Special Permit under Section 235-40.A of the Zoning Ordinance for the reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot for a by-right non-profit art studio/community art center at 647 Main Street, Melrose, MA, shown on Assessor's Map D8 O 2-3.

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

Other Business

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



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PUBLIC HEARING NOTICE

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19 016 – 647 Main St

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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.