



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: August 14, 2019

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

19 018 – 26 Prospect St *(continued from July 10, 2019)*

The appeal of Joshua & Ngoc Anh Goldstein for Variances from Sections 235-24.A & -24.B of the Zoning Ordinance for front and side yard setback for an accessory structure in order to construct a retaining wall near the property lines at 26 Prospect St, Melrose, MA, on a lot of land containing 19,944 sf and shown on Assessor's Map A8 0 32.

19 019 – 8 Spear Street

The appeal of Elm Capital and Investments, LLC for Variances from Sections 235-18 & -19 of the Zoning Ordinance for lot area, front and rear yard setbacks, and lot depth and Section 73.2 for slope protection regulations to subdivide the lot at 8 Spear Street, Melrose, MA, into one parcel that contains an existing single-family house on it and another parcel fronting onto Forest Street that would seek zoning relief for construction at another time. The total land area is approx. 28,737 sf and is shown on Assessor's Map E3 0 111.

19 020 – 20 Faxon Street

The appeal of Caroline Petrovick for a Variance from Sections 235-18 & 235-19 of the Zoning Ordinance for front yard setback in order to construct a 1 ½ story front addition onto the single-family house at 20 Faxon Street, Melrose, MA, owned by Bethany Ellis & Caroline Petrovick on a lot of land containing 9,801 sf and shown on Assessor's Map E6 0 181.

19 021 – 67 & 73 Lovell Road

The appeal of Bradley J. and Kristen P. Schreck for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for lot area, lot frontage/width and side and rear yards for a detached

garage for 67 Lovell Road and Sections 235-18 & 235-19 for lot area, lot frontage/width, side yard for the principal structure and side and rear yards for a detached garage, and Section 235-46.A for further reducing a nonconforming side yard at 73 Lovell Road, Melrose, MA, on lots of land containing 5,807 & 5,777 sf and shown on Assessor's Maps E12 0 36 & E13 0 35. The purpose of the application is to allow for the reconfiguration of a lot line between the properties so that they each have their own driveway and detached garage.

19 022 – 11 Fields Court

The appeal of Rebecca O'Grady for Variances from Sections 235-44.A & 235-44.B of the Zoning Ordinance to extend a nonconforming use and structure and Sections 235-18 & 235-19 for front and side yards to construct a two-story deck at 11 Fields Court, Melrose, MA, on a lot of land containing 5,580 sf and shown on Assessor's Map C7 0 98-11.

19 023 – 12 Fields Court

The appeal of Rebecca Sandlin for Variances from Sections 235-44.A & 235-44.B of the Zoning Ordinance to extend a nonconforming use and structure and Sections 235-18 & 235-19 for front and side yards to construct a two-story deck at 12 Fields Court, Melrose, MA, owned by Timothy Sandlin, on a lot of land containing 5,580 sf and shown on Assessor's Map C7 0 98-12.

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 26 & July 10, 2019
- Set next meeting date – Tentatively September 11, 2019



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PUBLIC HEARING NOTICE

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19 021 – 67 & 73 Lovell Road

The appeal of Bradley J. and Kristen P. Schreck for Variances from Sections 235-18 & 235-19 of the Zoning Ordinance for lot area, lot frontage/width and side and rear yards for a detached garage for 67 Lovell Street and Sections 235-18 & 235-19 for lot area, lot frontage/width, side yard for the principal structure and side and rear yards for a detached garage, and Section 235-46.A for further reducing a nonconforming side yard at 73 Lovell Road, Melrose, MA, on lots of land containing 5,807 & 5,777 sf and shown on Assessor's Maps E12 0 36 & E13 0 35. The purpose of the application is to allow for the reconfiguration of a lot line between the properties so that they each have their own driveway and detached garage.

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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.