



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: October 16, 2019

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

19 024 – 1 Ireson Court

The appeal of Patricia Matthews and Mark Beckford for Variances from Sections 235-18, -19 & -24 of the Zoning Ordinance for rear yards for the existing house and shed due to a lot line adjustment at 1 Ireson Court, Melrose, MA, on a corner lot of land containing 14,070 sf and shown on Assessor's Map G3 0 19.

19 025 – 138 Main Street and Sylvan Street

(Submitted a request to continue to November 13, 2019)

The appeal of Jay Dunham of Metro Credit Union to amend a Special Permit, Case 90-16, under Section 235-60.E of the Zoning Ordinance to reconfigure the parking lot at 138 Main Street, Melrose, MA, and for a Special Permit under Section 235-17, Parking in Excess of 4 Spaces, to extend the parking lot onto the abutting lot on Sylvan Street for a total of 17 spaces for the existing bank use. The request includes a Variance from Sections 235-41 for Parking Standards; parking will continue to extend into the front yard. The properties are on lots of land containing 10,022 & 3972 sf and shown on Assessor's Map C3 0 8-9 & C3 0 6-7.

19 026 – 44 Cochrane Street

The appeal of Robert and Sara Mestjian for Variances from Sections 235-19 & -19 of the Zoning Ordinance for side yard setback to construct an entryway enclosure on the single-family house at 44 Cochrane Street, Melrose, MA, on a lot of land containing 9,927 sf and shown on Assessor's Map E12 0 93.

19 027 – 76 Swains Pond Avenue

The appeal of Ryan Luks for Variances from Sections 235-18 & -19 of the Zoning Ordinance for frontage and lot width due to a lot line adjustment at 76 Swains Pond Ave, Melrose, MA, on a lot of land containing 66,077 sf and shown on Assessor's Map F3 0 41A.

19 028 – 423 Pleasant Street

The appeal of Jeffrey P. Newman for Variances from Sections 235-17 of the Zoning Ordinance to establish the use of a personal and consumer service establishment, Boston Photo Rental, Sections 235-17 & -32.G for the number of parking spaces provided, Section 235-41.O for driveway width, and Section 235-31 to allow for the proposed signage in a residential district and Special Permits under Section 235-38.A for parking on a separate lot and Section 235-41.M for a reduction in the number of parking spaces required for the proposed use at 423 Pleasant Street, Units 1&2, Melrose, MA, owned by Sidell Family Realty, LLC on a lot of land containing 15,065 sf and shown on Assessor's Map B5 0 117.

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

Other Business

- Approval of meeting minutes from September 11, 2019
- Set next meeting date – Tentatively November 13, 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.