

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, January 8, 2020
7:45 p.m.
City Council Chamber, Melrose City Hall, 562 Main Street**

Present:

Curtis Dooling, II
Julianna Hanlon, *Associate*
Rita Mercado, *Chair*
David Roache
Bryan Thorp

Absent:

None

Staff Present: Lori Massa

The meeting was called to order at 7:50 pm.

CASES BEFORE THE BOARD

**CASE 19 025: The appeal of Jay Dunham of Metro Credit Union
138 Main Street and Sylvan Street**

As advertised, case 19-025, was 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.

Christopher S. Tolley, Agent, sent a letter to the Board dated November 21, 2019 to request that the case is withdrawn.

The Board voted, 5-0, to approve the request to withdraw the case without prejudice.

Documents: ZBA Application 19-025
Letter from Christopher S. Tolley dated November 21, 2019

**CASE 19 038: The appeal of Stephen G. Curry, Jr.
20 Meadowview Road**

As advertised, case 19-038, was for a Variance from Sections 235-18 & -19 of the Zoning Ordinance for rear yard in order to construct a two-story addition on the single-family house at 20 Meadowview Road, Melrose, MA, on a lot of land containing 13,049 sf and shown on Assessor's Map F10 0 78.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Attorney Jason Happel and Applicant Stephen Curry appeared to present the proposal. No one appeared to speak in support of or in opposition to the application.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variance.

Documents: ZBA Application 19-038

**CASE 19 039: The appeal of Timothy White
299 Beech Avenue**

As advertised, case 19-039, was for Variances from Sections 235-18, -19 & -44.D of the Zoning Ordinance for front and rear yards on the nonconforming corner lot to construct a two-story addition on the single-family house at 299 Beech Ave, Melrose, MA, on a lot of land containing 11,570 sf and shown on Assessor's Map C6 0 48 & C6 0 49.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Applicant Timothy White appeared to present the proposal. No one appeared to speak in support of or in opposition to the application.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variances.

Documents: ZBA Application 19-039

**CASE 19 040: The appeal of Daniel J. Hayden and Elizabeth Hayden
152 Grove Street**

As advertised, case 19-040, was for a Variance from Sections 235-18, -19 & -44.D of the Zoning Ordinance for front yard on the nonconforming corner lot in order to construct a one-story addition on the single-family house at 152 Grove Street, Melrose, MA, on a lot of land containing 5,426 sf and shown on Assessor's Map D6 0 164.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Attorney Robert Bell for Attorney Louis Izzi and Elizabeth Hayden appeared to present the proposal. No one appeared to speak in support of or in opposition to the

application. Attorney Bell submitted a supportive petition signed by neighbors from 11 properties on Grove Street and Dell Avenue and Krissy Carter, owner of 9-11 Dell Avenue, submitted a letter in support.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variance.

Documents: ZBA Application 19-040

**CASE 19 041: The appeal of Lauren Knott
2 Walnut Street**

As advertised, case 19-041, was for a Variance from Sections 235-18 & -19 of the Zoning Ordinance for front yard in order to construct a porch on the single-family house at 2 Walnut Street, Melrose, MA, on a corner lot of land owned by Matthew Knott containing 4,755 sf and shown on Assessor's Map C6 0 127.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Owner Matthew Knott appeared to present the proposal. One person, Bonita Penfold, of 5 Walnut Street, appeared to ask where the porch would go and if it would reduce the parking area.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variance.

Documents: ZBA Application 19-041

**CASE 19 042: The appeal of Andrew & Kerrienne Pippy
17 Worth Street**

As advertised, case 19-042, was for Variances from Sections 235-18 & -19 of the Zoning Ordinance for side yards in order to construct a second story on the existing one-story single-family dwelling at 17 Worth Street, Melrose, MA, on a lot of land containing 6,338 sf and shown on Assessor's Map F3 0 37.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Owner Andrew Pippy and Contractor Michael DiGirolamo appeared to present the proposal. No one appeared to speak in support of or in opposition to the application.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 5-0, to approve the requested Variances.

Documents: ZBA Application 19-042

OTHER BUSINESS

Approval of meeting minutes from December 11, 2019

Mr. Thorp made a motion to approve the meeting minutes from December 11, 2019. Mr. Dooling seconded the motion. All members present voted in favor. None were opposed.

The next meeting is set for February 12, 2020 in the City Council Chamber.

The meeting adjourned at 9:00 pm.