



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: February 12, 2020

TIME: 7:45pm

MEETING LOCATION: City Council Chamber, City Hall
562 Main Street, Melrose

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Cases

19 033 – 1 Sewall Street

(Continued from December 11, 2019)

The appeal of Emily Alonzo for Variances from Sections 235-5, -18, -19, & -44.D of the Zoning Ordinance from the definition of a half story and to alter the structure in the nonconforming rear yard on a corner lot by constructing a 19' dormer on the single-family house at 1 Sewall St, Melrose, MA, on a lot of land containing 3,600 sf and shown on Assessor's Map E8 0 93.

19 043 – 360 Main Street

The appeal of Matthew Roman for a Special Permit under Section 235-41.M of the Zoning Ordinance for a 20% reduction in the number of parking spaces required and for Variances from Sections 235-18 & -19 for building height, number of stories and floor area ratio, 235-17.Q & -32 for the number of parking spaces, 235-41.N for parking space size, and 235-41.O for driveway widths, all required in order to construct a mixed use building including 42 residential units, approx. 3,400 sf of retail space and approx. 3,500 sf of community facility space with 43 parking spaces at 360 Main Street, Melrose, MA, owned by PBA Associates, Inc., on a lot of land containing 17,257 sf and shown on Assessor's Map C6 0 56.

19 044 – 105 Beech Avenue

The appeal of John & Allison Rynak for a Variance from Sections 235-18, -19 & -44.G of the Zoning Ordinance to construct a second floor addition on the single-family dwelling in the nonconforming side yard at 105 Beech Ave, Melrose, MA, on a lot of land containing 4,855 sf and shown on Assessor's Map E6 0 27.

20 001 – 401 Upham Street

The appeal of New Hampshire Signs under Section 235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner and MGL c.40A s.6 as to the need for Variances from Sections 235-31 to install signs that are not allowed in the residential district, 235-31.2 to alter nonconforming signs and not bring them into compliance, 235-30 to install LED/changing, internally lit signs and more than one sign in a residential district, and 235-29.B to install internally lit signage at 401 Upham Street, Melrose, MA, owned by WW Industries – Thomas Harvey, on a lot of land containing 7,800 sf and shown on Assessor's Map G9 0 4. The Application, depending on the outcome of the appeal, includes a request for Variances from Sections 235-31, -44.B, -31.2, -30 and -29.B in order to install the proposed illuminated signs.

20 002 – 419-429 Main Street

The appeal of 419-429 Main Street Melrose, LLC for a Variance from Section 235-25.I of the Zoning Ordinance for minimum floor area of four dwellings within the mixed-use building that is currently under construction at 419-429 Main Street, Melrose, MA, on a lot of land containing 7,045 sf and shown on Assessor's Map C6 0 51.

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

Other Business

- Approval of meeting minutes from January 8, 2019
- Set next meeting date – Tentatively March 11, 2020



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: February 12, 2020

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

PUBLIC HEARING NOTICE

Cases

19 043 – 360 Main Street

The appeal of Matthew Roman for a Special Permit under Section 235-41.M of the Zoning Ordinance for a 20% reduction in the number of parking spaces required and for Variances from Sections 235-18 & -19 for building height, number of stories and floor area ratio, 235-17.Q & -32 for the number of parking spaces, 235-41.N for parking space size, and 235-41.O for driveway widths, all required in order to construct a mixed use building including 42 residential units, approx. 3,400 sf of retail space and approx. 3,500 sf of community facility space with 43 parking spaces at 360 Main Street, Melrose, MA, owned by PBA Associates, Inc., on a lot of land containing 17,257 sf and shown on Assessor's Map C6 0 56.

19 044 – 105 Beech Avenue

The appeal of John & Allison Rynak for a Variance from Sections 235-18, -19 & -44.G of the Zoning Ordinance to construct a second floor addition on the single-family dwelling in the nonconforming side yard at 105 Beech Ave, Melrose, MA, on a lot of land containing 4,855 sf and shown on Assessor's Map E6 0 27.

20 001 – 401 Upham Street

The appeal of New Hampshire Signs under Section 235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner and MGL c.40a s.6 as to the need for Variances from Sections 235-31 to install signs that are not allowed in the residential district, 235-31.2 to alter nonconforming signs and not bring them into compliance, 235-30 to install LED/changing, internally lit signs and more than one sign in a residential district, and 235-29.B to install internally lit signage at 401 Upham Street, Melrose, MA, owned by WW Industries – Thomas

Harvey, on a lot of land containing 7,800 sf and shown on Assessor's Map G9 0 4. The Application, depending on the outcome of the appeal, includes a request for Variances from Sections 235-31, -44.B, -31.2, -30 and -29.B in order to install the proposed illuminated signs.

20 002 – 419-429 Main Street

The appeal of 419-429 Main Street Melrose, LLC for a Variance from Section 235-25.I of the Zoning Ordinance for minimum floor area of four dwellings within the mixed-use building that is currently under construction at 419-429 Main Street, Melrose, MA, on a lot of land containing 7,045 sf and shown on Assessor's Map C6 0 51.

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.