



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: March 11, 2020

TIME: 7:45pm

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

REQUESTED BY: Rita C. Mercado, Chair

Updated AGENDA

Cases

19 043 – 360 Main Street

(Continued from February 12, 2020 & Readvertised)

The appeal of Matthew Roman for Variances from Sections 235-18 & -19 of the Zoning Ordinance for building height, number of stories and floor area ratio, 235-41.N for parking space size, 235-41.O for driveway widths and 235-33 for not providing a loading dock all required in order to construct a mixed use building including 42 residential units, approx. 3,400 sf of retail and/or restaurant 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. The application includes Special Permits under Sections 235-41.M for a 20% reduction in the number of parking spaces required and 235-40.A for a reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot. Depending on the outcome of the Special Permit requests, the application includes a Variance from Section 235-17.Q & -32 for the number of parking spaces for 2 residential units, 6 spaces for the community facility space and the parking for the retail and/or restaurant use.

20 003 – 159 Forest Street

The appeal of Zdenek Frank Jurik and Irina Jurikova for Variances for Lots 1A & 1B from Sections 235-18 & -19 of the Zoning Ordinance for lot area and frontage and Section 235-25.J for lot width at the rear building line in order to subdivide the lot at 159 Forest Street, Melrose, MA, containing 17,538 sf and shown on Assessor's Map E4 0 80 into Lots 1A & 1B containing 8,366 sf and 9,172 sf. The proposal includes retaining the existing single-family dwelling on one lot and constructing a new single-family dwelling on the other lot.

20 004 – 40 Hancock Street

The appeal of Seaside Legal Solutions for Variances from Sections 235-41(H) of the Zoning Ordinance for parking in the front yard, 235-41(J) to install a curb cut closer than 50 feet to the intersection, 235-41(L) for driveway width, and 235-41(N) for parking space size in order to remove granite curbing to accommodate a driveway for the single-family dwelling at 40 Hancock Street, Melrose, MA, on a lot of land containing 3,801 sf and shown on Assessor's Map F3 0 100.

20 005 – 116-158 Essex Street

The appeal of LCB Senior Living c/o Jason Fredette, Poyant Signs, Inc for Variances from Sections 235-71.2.G.7.c.1 of the Zoning Ordinance for sign size and 235-71.2.G.7.f for sign lighting to install an approx. 5.5x50 foot wall sign with halo lit letters above the entrance to the assisted living facility at 116-158 Essex Street, Melrose, MA, on a lot of land containing 77,548 sf and shown on Assessor's Map C8 0 2-3.

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

Other Business

- Vote to rescind decision for case 19 028, 423 Pleasant Street
- Request to continue Case 19 035 272 Tremont Street to May 13, 2020
- Approval of meeting minutes from February 12, 2020
- Set next meeting date – April 15, 2020



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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.



CITY OF MELROSE

BOARD OF APPEALS

RITA C. MERCADO
Chair

BRYAN E. THORP DAVID W. ROACHE
CURTIS B. DOOLING, II
ASSOCIATE MEMBERS
JULIANNA HANLON

NOTICE OF PUBLIC HEARING

Readvertisement

CASE 19-043 • 360 MAIN STREET

You are hereby notified that the Board of Appeals of the City of Melrose, MA will hold a public hearing in the City Council Chamber, City Hall, 562 Main St, Melrose, MA on Wednesday, March 11, 2020 at 7:45 p.m. for all interested parties in the appeal of Matthew Roman for Variances from Sections 235-18 & -19 of the Zoning Ordinance for building height, number of stories and floor area ratio, 235-41.N for parking space size, 235-41.O for driveway widths and 235-33 for not providing a loading dock all required in order to construct a mixed use building including 42 residential units, approx. 3,400 sf of retail and/or restaurant 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. The application includes Special Permits under Sections 235-41.M for a 20% reduction in the number of parking spaces required and 235-40.A for a reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot. Depending on the outcome of the Special Permit requests, the application includes a Variance from Section 235-17.Q & -32 for the number of parking spaces for 2 residential units, 6 spaces for the community facility space and the parking for the retail and/or restaurant use.

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By Order of the Chair, Rita C. Mercado