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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: January 13, 2021

TIME: 7:45pm

MEETING LOCATION: Remote Meeting

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Melrose Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. **Information for remote participation can be found at the following link as soon as it is available:** www.cityofmelrose.org/remote-meetings. A video recording or other record of proceedings will be posted to the City's website as soon as possible.

Complete applications can be reviewed at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by email to appeals@cityofmelrose.org, or mail to OPCD, 562 Main Street, Melrose, MA. If email or web access are not available to you, please leave a voicemail at 781-979-4196 with your name, address, and comment in advance of the meeting (deadline 5 p.m. the night of the meeting) to be read during the public comment portion of the meeting.

Cases

20 014 – 133 Mt Vernon Avenue

Continued from August 12, September 9, October 14 & November 18, 2020

The appeal of Greg Lang for Variances from §235-18 & -19 of the Zoning Ordinance for front and left side yards to reconstruct the roof, construct front & rear additions, dormers, & 2-story deck & stairs on the 3-family dwelling with nonconforming lot area, frontage/width & yards at 133 Mt Vernon Ave, Melrose, MA, owned by Greg Lang, Sarah Lang, Elliott Feedore, on a lot of land containing 4,657 sf and shown on Assessor's Map C5 0 89.

20 022 – 3 Wildwood Road

Continued from October 14 & November 18, 2020

The appeal of Alfred and Diane Porcaro for Variances from §235-24.A of the Zoning Ordinance for the required front yard setback for an in-ground pool at 3 Wildwood Road, Melrose, MA, on a lot of land containing 8,258 sf and shown on Assessor's Map H9 0 43.

20 026 - 121 Green Street

Continued from November 18, 2020

The appeal of Patricia Burns O'Brien for Variances from §235-25.B to have two principal structures on one lot, §235-18 & -19 for lot area for three units and rear yard setbacks, §235-41.H to park in the front yard and §235-41.L for driveway width all to construct a single-family dwelling on the lot with the existing two-family house at 121 Green Street, Melrose, MA, on a lot of land containing 10,918 sf and shown on Assessor's Map D11 0 94.

20 029 – 927 Franklin Street

The appeal of Christopher Natale for Variances from §235-25.B of the Zoning Ordinance to have two principal structures on one lot & §235-18 & -19 for lot area, side and rear setbacks all required to construct a 2nd floor and deck and egress stairs on the garage to create a second dwelling unit on the property at 927 Franklin St, Melrose, MA, on a lot of land containing 11,250 sf and shown on Assessor's Map A13 0 41.

20 030 - 8 Crystal Street

The appeal of Trinity Properties LLC for Variances from §235-18 & 19 of the Zoning Ordinance for lot area, depth and front yard setback, §235-41.O for driveway width and parking space size, §235-32 for the number of parking spaces provided, if needed, and a Special Permit under §235-41.M to reduce the number of required parking spaces, all to alter the existing structure and convert it to 4 residential dwelling units with 7 parking spaces at 8 Crystal St, Melrose, MA, on a lot of land containing 4,798 sf and shown on Assessor's Map D9 0 5.

Other Business

Approval of meeting minutes from December 9, 2020

Set next meeting date – January 27, 2021