



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: February 10, 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

20 021 – 138 Main Street (re-advertisement)

Metro Credit Union's request to amend ZBA Decision 90-16 that allowed for the bank use with 5 parking spaces, parking in the front yard and dimensional relief and their appeal for Variances from §235-15 to establish a 'Miscellaneous professional and business offices and services' for the bank use, §235-41 for Parking Standards, and §235-18 & -19 for the building's front yard setback all required to redevelop the lots with a new building with an ATM, drive through for a pneumatic tube and associated parking lot at 138 Main Street and expansion into the Sylvan Street lot, Melrose, MA, owned by Gas & Electric Employees Credit Union n/k/a Metro Credit Union and Janet & Edward

Higgins. The properties are on lots of land containing 10,022 & 3,972 sf and shown on Assessor's Map C3 0 8-9 & C3 0 6-7.

20 033 – 9 Harding Road

The appeal of Michael Stankvish and Amy Basile for Variances from §235-18 & -19 of the Zoning Ordinance for side and rear yard setback to construct an addition to the single-family house at 9 Harding Road, Melrose, MA, on a lot of land containing 4,737sf and shown on Assessor's Map E10 0 58.

20 034 – 27 Temple Street

The appeal of Joseph Higgins and Robin Higgins, Trustees for Variances to re-divide property into three lots and construct two additional single-family houses on the newly created lots at 27 Temple Street, Melrose, MA, on a lots of land containing 8,368 sf & 14,758 sf and shown on Assessor's Map F4 0 63 & F4 0 64. The Variance requests include the following. For Lot A: Variance from §235-18 & -19 & §235-73.2.C (1) and (2) of the Zoning Ordinance for lot area and slope protection; §235-18 & -19 lot frontage and width and front and left side yard setback. For Lot B: Variance from §235-18 & -19 & §235-73.2.C (1) and (2) for lot area and slope protection; §235-18 & -19 lot frontage and width and front and left side yard setback. For Lot C: Variance from §235-18 & -19 & §235-73.2.C (1) and (2) for lot area and slope protection; §235-18 & -19 lot frontage and width, lot depth, and front and left side yard setback. For the retaining walls: Variance from §235-24B for setback required for accessory structures.

20 035 – 33 Ryder Avenue

The appeal of Joseph Guzzo for Variances from §235- 18, -19 & -44.G of the Zoning Ordinance for front and rear yards to construct a second-floor addition, garage addition and front porch in the nonconforming yards on the single-family house at 33 Ryder Avenue, Melrose, MA, on a lot of land containing 5,673 sf and shown on Assessor's Map D4 0 35.

21 001 – 2 Hemenway Avenue

The appeal of Eleni Kaplan and Marc Okrent for Variances from §235-18, -19 & -44.G of the Zoning Ordinance for front and rear yards on the corner lot to construct a two-story addition in the nonconforming yards on the single-family house at 2 Hemenway Ave, Melrose, MA, on a lot of land containing 16,897 sf and shown on Assessor's Map G3 0 12.

Other Business

Approval of meeting minutes from January 13 & 27, 2021

Set next meeting date – February 24, 2021

RECEIVED

By Posted at 2:44 pm, Jan 27, 2021



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PUBLIC HEARING NOTICE

New Cases

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