

RECEIVED

By Posted at 8:38 am, Feb 19, 2021



NOTICE OF ON-SITE INSPECTION CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

DATE: February 23, 2021

TIME: 12:00pm

LOCATION: 12-16 Essex Street

REQUESTED BY: Rita C. Mercado, Chair

Notice

The Zoning Board of Appeals will be conducting an on-site inspection of 12-16 Essex Street in connection with Case 21 003.

Case 21 003: The application of Carroll Essex LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 17,900 nsf, 4-story mixed-use building with approx. 1,600 sf of commercial space, 24 residential units, of which six will be affordable as is required and regulated under the law, and 10 parking spaces at 12-16 Essex Street, Melrose, MA, on a lot of land containing 5,777 sf and shown on Assessor's Map C7 0 72. Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-18 & -19 for lot frontage/width, floor area ratio, and open space, §235-32 for off-street parking spaces & §235-16.1 site plan review; Charter and Administrative Code of the City of Melrose §131-3 Historic District Commission.