



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: July 7, 2021

TIME: 7:30pm

MEETING LOCATION: Remote Meeting

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021 that extended the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open-Meeting Law, G.L. c. 30A, §18, this meeting of the Melrose Zoning Board of Appeals will be conducted via remote participation. **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

21 015 – 27 Temple Street

The appeal of Joseph H. Higgins and Robin L. Higgins, Trustees for Variances from §235-18 & -19 of the Zoning Ordinance for lot area and front yard setback, and §235-73.C.1 & §235-73.C.2 from the Slope Protection Ordinance all to retain the existing single-family house 27 Temple Street Melrose, MA and construct a new single-family house on a separate lot. The property contains 23,126 sf of land and is shown on Assessor's Map F4 0 63 & F4 0 64.

21 017 – 4 Spear Street

The appeal of Barun Bhatarai for Variances from §235-18 & -19 of the Zoning Ordinance to construct front and rear additions and a rear deck on the single-family house in the nonconforming front and side yards and into the conforming rear yard at 4 Spear Street, Melrose, MA, on a lot of land containing 5,365 sf and shown on Assessor's Map E3 0 112.

21 018 – 47 Hawley Road

The appeal of Alan Swanson for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct a one-story rear addition on the single-family house in the nonconforming side yard at 47 Hawley Road, Melrose, MA, on a lot of land containing 5,000 sf and shown on Assessor's Map D14 0 93.

21 019 – 50 Prospect Street

The appeal of Rick Visconte for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct an addition over the existing single-story portion of the house in the nonconforming front yard on the corner lot that will affect the nonconforming building height at 50 Prospect Street, Melrose, MA, on a lot of land containing 8,740 sf and shown on Assessor's Map A8 0 36.

21 020 – 58 Prospect Street

The appeal of Brian Wright for Variances from §235-18 & -19 of the Zoning Ordinance to construct a rear deck in the nonconforming rear yard on the corner lot at 58 Prospect Street, Melrose, MA, on a lot of land containing 8,873 sf and shown on Assessor's Map A8 0 37.

Other Business

Approval of meeting minutes from June 9, 2021

Set next meeting date for August 2021

RECEIVED

By Posted at 10:51 am, Jun 23, 2021



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: July 7, 2021

TIME: 7:30pm

MEETING LOCATION: Remote

REQUESTED BY: Rita C. Mercado, Chair

PUBLIC HEARING NOTICE

Continued Case

21 015 – 27 Temple Street

The appeal of Joseph H. Higgins and Robin L. Higgins, Trustees for Variances from §235-18 & -19 of the Zoning Ordinance for lot area and front yard setback, and §235-73.C.1 & §235-73.C.2 from the Slope Protection Ordinance all to retain the existing single-family house 27 Temple Street Melrose, MA and construct a new single-family house on a separate lot. The property contains 23,126 sf of land and is shown on Assessor's Map F4 0 63 & F4 0 64.

New Cases

21 017 – 4 Spear Street

The appeal of Barun Bhatarai for Variances from §235-18 & -19 of the Zoning Ordinance to construct front and rear additions and a rear deck on the single-family house in the nonconforming front and side yards and into the conforming rear yard at 4 Spear Street, Melrose, MA, on a lot of land containing 5,365 sf and shown on Assessor's Map E3 0 112.

21 018 – 47 Hawley Road

The appeal of Alan Swanson for Variances from §235-18, -19 & -44.G of the Zoning Ordinance construct a one-story rear addition on the single-family house in the nonconforming side yard at 47 Hawley Road, Melrose, MA, on a lot of land containing 5,000 sf and shown on Assessor's Map D14 0 93.

21 019 – 50 Prospect Street

The appeal of Rick Visconte for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct an addition over the existing single-story portion of the house in the nonconforming front

yard on the corner lot that will affect the nonconforming building height at 50 Prospect Street, Melrose, MA, on a lot of land containing 8,740 sf and shown on Assessor's Map A8 0 36.

21 020 – 58 Prospect Street

The appeal of Brian Wright for Variances from §235-18 & -19 of the Zoning Ordinance to construct a rear deck in the nonconforming rear yard on the corner lot at 58 Prospect Street, Melrose, MA, on a lot of land containing 8,873 sf and shown on Assessor's Map A8 0 37.

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021 that extended the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open -Meeting Law, G.L. c. 30A, §18, this meeting will be conducted via remote participation. Information for remote participation can be found at www.cityofmelrose.org/remote-meetings. 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, mail to OPCD, 562 Main Street, Melrose, MA, or voicemail at 781-979-4196. A video recording or other record of proceedings will be posted to the City's website as soon as possible.