

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, August 11, 2021
7:30 p.m.
Remote Meeting

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Katherine Moore
David Roache
Bryan Thorp

Absent:

Curtis Dooling, II
Julianna Hanlon, *Associate*

Staff Present: Lori Massa, Clerk

The meeting was called to order at 7:30 pm.

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021, this meeting was be conducted via remote participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting were found on the City of Melrose's website, at www.cityofmelrose.org/remote-meetings. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time, or in the event that we are unable to do so, on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings was posted as soon as possible after the meeting. A link was also available on www.cityofmelrose.org.

Application materials were posted to the City's website: www.cityofmelrose.org/board-appeals.

CASES BEFORE THE BOARD

21 014 – 14 Hawes Avenue / Ells Avenue

The appeal of M. Razvan Teodorescu & Tina Teodorescu for Variances from §235-21 of the Zoning Ordinance to separate the lot into two, for Lot 1 Variances from §235-18 & -19 for lot area, lot depth, front yard, rear yard, and §235-41.O for tandem parking and for Lot 2 Variances from §235-18, & -19 for lot area and lot depth, §235-25.J for lot width at the rear building line, and §235-41.O for tandem parking, all required to retain the existing single-family house at 14 Hawes Ave and construct a new single-family house on Ells Ave, Melrose, MA, on a lot of land containing 13,114 sf and shown on Assessor's Map D13 0 154 & D14 0 16.

This case was continued from the June 9, 2021 hearing. Applicant Tina Teodorescu submitted an email dated July 28, 2021 requesting to withdraw the application without prejudice.

By roll call the Board voted, 5-0, to grant the request to withdraw the application without prejudice.

Documents: ZBA Application 21-014
Email from Tina Teodorescu dated July 28, 2021

21 021 – 1023 Main Street

The appeal of Cara Drew for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to raze the existing deck and construct a 24'-6" x 19' two-story addition on the corner lot at 1023 Main Street, Melrose, MA, on a lot of land containing 4,857 sf and shown on Assessor's Map D13 0 72.

Applicant Cara Drew submitted an email dated July 30, 2021 requesting to withdraw the application without prejudice.

By roll call the Board voted, 5-0, to grant the request to withdraw the application without prejudice.

Documents: ZBA Application 21-021
Email from Cara Drew dated July 30, 2021

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.

This case was continued from the July 7, 2021 hearing. Mr. Bhatarai appeared remotely to explain the changes to the proposal. Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

By roll call the Board voted, 5-0, to grant the requested Variances.

Documents: ZBA Application 21-017

OTHER BUSINESS

Mr. Roache made a motion to approve the meeting minutes from July 7, 2021. Mr. Thorp seconded the motion. By roll call members Rita Mercado, Megan Carriere, Katherine Moore, Bryan Thorp and David Roache voted, 5-0, to approve the minutes.

The next meeting is set for September 22, 2021.
The meeting adjourned at 7:50 pm.