



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: March 8, 2023

TIME: 7:30pm

MEETING LOCATION: **REMOTE**

<https://www.cityofmelrose.org/remote-meetings>

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 July 16, 2022 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

22 028 – 42-44 West Emerson Street

The Board of Appeals of the City of Melrose, MA will hold a public hearing remotely on Wednesday, January 11, at 7:30 p.m. for all interested parties in the appeal of Kesak Group, Inc. for Variances from §235-46.A, -18 &-19 of the Zoning Ordinance for lot area to sell an approx. 4,434 sf portion of the 34,974 sf nonconforming lot at 42-44 West Emerson St., Melrose, MA to the abutting owner at 52 West Emerson St. The parcels are shown on Assessor's Map C8 0 114 and C8 0 116.

22 029 – 27 Temple Street

The Board of Appeals of the City of Melrose, MA will hold a public hearing remotely on Wednesday, February 8, at 7:30 p.m. for all interested parties in the appeal of Joseph H. Higgins and Robin L. Higgins, Trustees under §235-60.C of the Zoning Ordinance to overturn the ruling that the Variances granted for this project in 2021 have expired due to non-use. Depending on the outcome of the appeal, the application includes a request for Variances from §235-18 & -19 for lot area, lot width/frontage, and front and left side yard setback for the single family home at 27 Temple Street, Melrose, MA and from §235-18 & -19 & -41.L for front yard setback and driveway width to divide the property into two lots, retain the existing home, and construct a single-family house on the newly created lot, as approved by the Planning Board. The lots of land contain 8,368 sf & 14,758 sf and are shown on Assessor's Map F4 0 63 & F4 0 64.

23 002 – 4-6 Howard Street

The appeal of DS Ventures Inc. for Variances from §235-18 and -19 of the Zoning Ordinance for lot area to convert the single family dwelling to a two family dwelling at 4-6 Howard Street, Melrose, MA, owned by DS Ventures Inc., on a lot of land containing 10,285 sf and shown on Assessor's Map D11 0 62.

Other Business

Approval of meeting minutes from February 8, 2023

Set next meeting date for March 22, 2023

RECEIVED

By Posted at 10:50 am, Feb 22, 2023



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: 3/8/2023

TIME: 7:30pm

MEETING LOCATION: Remote

REQUESTED BY: Rita C. Mercado, Chair

PUBLIC HEARING NOTICE

New Cases

23 002 – 4-6 Howard Street

The appeal of DS Ventures Inc. for Variances from §235-18 and -19 of the Zoning Ordinance for lot area to convert the single-family dwelling to a two family dwelling at 4-6 Howard Street, Melrose, MA, owned by DS Ventures Inc., on a lot of land containing 10,285 sf and shown on Assessor's Map D11 0 62.

Cases Continued from Previous Hearing

22 028 – 42-44 West Emerson Street

The appeal of Kesak Group, Inc. for Variances from §235-46.A, -18 & -19 of the Zoning Ordinance for lot area to sell an approx. 4,434 sf portion of the 34,974 sf nonconforming lot at 42-44 West Emerson St., Melrose, MA to the abutting owner at 52 West Emerson St. The parcels are shown on Assessor's Map C8 0 114 and C8 0 116.

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lot, as approved by the Planning Board. The lots of land contain 8,368 sf & 14,758 sf and are shown on Assessor's Map F4 0 63 & F4 0 64.

Pursuant to An Act Relative to Extending Certain State of Emergency Accommodations, signed into law by Governor Baker on July 16, 2022, 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.