



## NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION:** Zoning Board of Appeals

**MEETING DATE:** July 10, 2024

**TIME:** 7:30pm

**MEETING LOCATION:** [REMOTE](#)

**REQUESTED BY:** David Roache, Chair

### AGENDA

Pursuant to Chapter 2 of the Acts of 2023, this meeting 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](http://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](http://www.cityofmelrose.org/board-appeals). Interested persons may provide comments to the Board during the hearing or by email to [appeals@cityofmelrose.org](mailto: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**

#### **24 011 – 83 Bellevue Avenue (continued public hearing)**

The modified appeal of Paul and Mary Cunningham to include a Special Permit under §235-17 of the Zoning Ordinance to establish an in-law apartment and a Variance from §235-5 Definition of In-Law Apartment for gross floor area. This is in addition to the original appeal to overturn the ruling that the property is being used as a two-family dwelling under §235-60.C of the Zoning Ordinance and, depending on the outcome of the appeal, a request for a Variance from §235-18 & -19 for lot width/frontage and a Special Permit under §235-17 to convert the single-family dwelling to a two-family dwelling with no exterior changes at 83 Bellevue Ave, Melrose, MA, on a lot of land containing 22,416 sf and shown on Assessor's Map E9 0 7.

#### **24 012 – 264 Upham Street**

The appeal of Molly Pidgeon for Variances under §235-18 and -19 of the Zoning Ordinance for left yard setback to construct a second story addition in the rear of the single-family dwelling at 264 Upham Street, Melrose, MA, owned by Jill Ruso & Joe Goodwin, on a lot of land containing 7,068 sf and shown on Assessor's Map F8 0 140.

#### **24 013 – 112 Lynde Street (continued public hearing)**

The appeal of Tana Qoqi for Variances from §235-18 & -19 of the Zoning Ordinance for lot size to convert the nonconforming single-family dwelling to a two-family dwelling, and front and rear yards to construct an addition that increases the height to 2 ½ stories, and add a rear staircase at

112 Lynde St., Melrose, MA on a lot of land containing 4,672 sf and shown on Assessor's Map D6 0 67. The Applicant also requests a Variance from §235-5, definition of a half story for dormer length.

**24 014 – 36 Waverly Place**

The appeal of Faina Snitkovsky for Variances under §235-18 and -19 of the Zoning Ordinance for minimum lot area, side yard setback, and frontage to expand the existing structure and construct an attached two-story dwelling unit in the left side yard converting the structure to a two-family dwelling at 36 Waverly Place, Melrose, MA, owned by 36 Waverly Place LLC, on a lot of land containing 8,820 sf and shown on Assessor's Map B5 0 145.

**24 015 – 645 Main Street**

The appeal of Adam Principato for a Special Permit under §235-17 for membership club use to establish a Brazilian Jiu-Jitsu studio in the basement of the First United Methodist Church at 645 Main Street, Melrose, MA, on a lot of land containing 36,417 sf and shown on Assessor's Map D8 0 2-2.

**Other Business**

Approve meeting minutes from June 12, 2024 and June 26, 2024

Set next meeting date for August 21, 2024



**RECEIVED**

*By Posted at 10:09 am, Jun 25, 2024*

## **NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS**

**ORGANIZATION: Zoning Board of Appeals**

**MEETING DATE: 7/10/2024**

**TIME: 7:30pm**

**MEETING LOCATION: Remote**

**REQUESTED BY: David Roache, Chair**

### **PUBLIC HEARING NOTICE**

#### **Cases**

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