



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: January 8, 2025

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. 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

24 022 – 111 Youle Street

The appeal of Danielle Champoux Bohnke for a Variance from §235-6.2 of the Zoning Ordinance to construct an enclosed entryway in the front yard setback on the single family house at 111 Youle Street in Melrose on a lot consisting of 8,668 sf and shown on Assessor's Map A10 0 61.

24 024 – 35 Elmcrest Circle

The appeal of John and Susan Nadworny for a Special Permit under §235-5.3.6 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling at 35 Elmcrest Circle in Melrose on a lot consisting of 28,545 sf and shown on Assessor's Map G10 0 63.

24 025 – 22 York Terrace

The appeal of John Michael Candeias and Sarah Elizabeth Nelson for a Variance from §235-6.3.6.c for maximum impervious surface in the front yard and a Special Permit under §235-6.2 of the Zoning Ordinance for front yard setback to construct a two car garage in the front yard on the nonconforming single-family dwelling at 22 York Terrace in Melrose on a lot consisting of 6,708 sf and shown on Assessor's Map A13 0 74.

Other Business

Review Zoning Board of Appeals Draft Rules and Regulations & Updated Application Forms

Approve meeting minutes from December 11, 2024

Set next meeting date for February 12, 2025

RECEIVED

By Posted at 11:15 am, Dec 24, 2024



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ORGANIZATION: Zoning Board of Appeals

MEETING DATE: 1/8/2025

TIME: 7:30pm

MEETING LOCATION: Remote

REQUESTED BY: David Roache, Chair

PUBLIC HEARING NOTICE

Cases

24 022 – 111 Youle Street (continued public hearing)

The appeal of Danielle Champoux Bohnke for a Variance from §235-6.2 of the Zoning Ordinance to construct an enclosed entryway in the front yard setback on the single family house at 111 Youle Street in Melrose on a lot consisting of 8,668 sf and shown on Assessor's Map A10 0 61.

24-024 – 35 Elmcrest Circle

The appeal of John and Susan Nadworny for a Special Permit under §235-5.3.6 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling owned by John and Susan Nadworny at 35 Elmcrest Circle in Melrose on a lot consisting of 28,545 sf and shown on Assessor's Map G10 0 63.

24-025 – 22 York Terrace

The appeal of John Michael Candeias and Sarah Elizabeth Nelson for a Variance from §235-6.3.6.c for maximum impervious surface in the front yard and a Special Permit under §235-6.2 of the Zoning Ordinance for front yard setback to construct a two car garage in the front yard on the nonconforming single-family dwelling at 22 York Terrace in Melrose on a lot consisting of 6,708 sf and shown on Assessor's Map A13 0 74.

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