

**RECEIVED**

By Posted at 11:27 am, Feb 01, 2024



## NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION:** Zoning Board of Appeals

**MEETING DATE:** February 7, 2024

**TIME:** 7:30pm

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

**REQUESTED BY:** Curtis B. Dooling, II, Acting 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

#### **23 024 – 73 Boardman Avenue (continued public hearing)**

The appeal of Lori Mabardi Connor and Thomas Connor for Variances under §235-5 of the Zoning Ordinance for half-story definition to construct a shed dormer on the rear on the nonconforming single-family house at 73 Boardman Avenue in Melrose on a lot consisting of 8,243 sf and shown on Assessor's Map E13 0 46.

#### **23 027 – 14 Martin Street (continued public hearing)**

The appeal of Nick Hall for Variances from §235-24 of the Zoning Ordinance for front and side yard setback to demolish the existing garage and construct a larger one in the same location at 14 Martin Street in Melrose, owned by Catherine Cezeaux & Maryellen Fitzgibbon, on a lot consisting of 6,348 sf and shown on Assessor's Map A8 0 107-08.

#### **23 028 – 25 Herbert Street (continued public hearing)**

The appeal of Jin Qing Gao for Variances from §235-41.I of the Zoning Ordinance for the distance between the entrance to the driveway and the curb-line of the intersection, §235-41.M for the minimum aisle width, and §235-18 and -19 for reducing the amount of open space, to construct a driveway in the side yard of the two-family dwelling at 25 Herbert Street in Melrose on a lot consisting of 3,193 sf and shown on Assessor's Map C7 0 35.

### **23 031 – 365 Porter Street (request for continuance)**

The appeal of George D. Lynch, Jr., Trustee for a Variance from §235-18 and -19 of the Zoning Ordinance for frontage to remove the tennis court and construct a single family house at 365 Porter Street in Melrose on a lot consisting of 37,060 sf and shown on Assessor's Map G10 0 57. The proposal includes constructing a driveway from Porter Street to access the lot.

### **23 034 – 83 Lincoln Street**

The appeal of Russell Ingersoll & Janine Morales for Variances from §235-5 of the Zoning Ordinance for half-story definition to construct two shed dormers on the rear of the nonconforming single-family house at 83 Lincoln Street in Melrose on a lot consisting of 8,370 sf and shown on Assessor's Map E9 0 127.

### **24 001 – 34 Longfellow Road**

The appeal of Elizabeth Rosato for Variances from §235-18 and -19 of the Zoning Ordinance for side yard setbacks to construct a bulkhead and single-story rear addition on the nonconforming single-family house at 34 Longfellow Road in Melrose on a lot consisting of 5,042 sf and shown on Assessor's Map A7x 0 3.

### **24 002 – 1047 Main Street**

The appeal of Kevin Carrigan for Variances from §235-24 of the Zoning Ordinance for maximum coverage of an accessory structure to construct a detached, two-story garage in the rear yard of the single-family house at 1047 Main Street in Melrose on a lot consisting of 10,335 sf and shown on Assessor's Map D13 0 107.

## **Other Business**

Approval of meeting minutes from January 10

Approval of ZBA 2024 meeting dates:

- February 28
- March 13
- April 10
- May 8
- June 12
- July 10
- August 14
- September 11
- October 9
- November 13
- December 11

Set next meeting date for February 28, 2024

**RECEIVED**

By Posted at 12:45 pm, Jan 24, 2024



## NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION:** Zoning Board of Appeals

**MEETING DATE:** 2/7/2024

**TIME:** 7:30pm

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

**REQUESTED BY:** Curtis B Dooling, II, Acting Chair

### PUBLIC HEARING NOTICE

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