



CITY OF MELROSE

Inspection Services

Paul E. Johnson
Director of Inspection Services
Building Commissioner

City Hall, 562 Main Street
Melrose, Massachusetts 02176
pjohnson@cityofmelrose.org
Telephone – (781) 979-4135
Fax – (781) 662-3450

July 20, 2021

148 Myrtle St. Trust
C/O Matthew Roman
55 Maple St
Wenham, MA 01984
VIA Electronic Mail matthewroman@hotmail.com

Re: 148 Myrtle St.

Dear Owners

I have reviewed your building application and plans to raze the existing structure and construct a 5 unit Multi-Family building. The plans submitted with your application are as follows; existing and proposed plot plans by Peter Nolan dated April 15, 2021 and Architectural plans By Peter Quinn dated April 29, 2021 with last revision date of 6/28/21. Please note the proposed building does not fall within the definition of townhouses (as labeled), therefore the structure is considered a Multi-family for this Zoning purposes.

It is noted that there are two sets of measurements referenced on the existing plot plan; “recorded and/or per deed” and “per plan & measured”. In accordance with Chapter 235 §235-5 the definition of “Lot” of the Melrose Zoning Ordinance (Ordinance), we are to use the recorded/deed measurements.

The property is located in the UR-D district and contains 10,977 SF of (recorded) lot area. The existing lot is pre-existing nonconforming as it relates to the 80’ (recorded) frontage/lot width. The existing building is pre-existing nonconforming as it relates to the 18.2’ front yard.

§235-16.1 Site Plan Review:

The proposed project falls within the Site Plan Review process. Therefore you required to obtain Site Plan approval prior to obtaining any permits for this project.

§235-17 USE:

The proposed Multi-Family use is permitted as of right and no relief is required.

§235-18 & §235-19 Dimensional and Density Regulations:

New Multifamily 5 Dwelling units UR-D	Required	Proposed Existing	Violation of the Ordinance §235- 18 AND §235-19	Relief Required prior to issuing a Building Permit
Lot area 6,000 SF 1st unit 1,250 SF for each additional unit	11,000 SF	10,977 SF (recorded)	Yes	Yes
Frontage & width	100'	80' (recorded)	Yes	Yes
Lot depth	90'	135'	No	No
Front yard	20'	14.2' to front porch	Yes	Yes
R. side yard	10'	10.1'	No	No
L. side yard	10'	10.5'	No	No
Rear yard	15'	15.5'	No	No
Max Height	50'	34'-9" ±	No	No
Max Stories	4	3	No	No
Max Building Area	50%	36.3%	No	No
Min open space %	20%	42.1%	No	No
Maximum floor area ratio	1	.944	No	No
Bicycle parking	N/A	N/A		

§235-32 through §235-42 Parking Regulations:

§235 – 32. B of the Ordinance requires to spaces per dwelling unit. The project requires 10 parking spaces. The proposal shows five parking spaces. **Therefore your proposal is in violation of §235 – 32.B of the Ordinance.** It is noted that if the applicant obtains a Special Permit using (revised) §235– 40 of the Ordinance, a variance will no longer be required.

In accordance with (revised) §235 – 41.L of the Ordinance a two-way driveway is required to be a minimum 20' wide for two way traffic. The proposed two-way driveway is 11'. **Therefore your proposal is in violation of §235 – 41.L of the Ordinance.**

In accordance with (revised) §235 – 41.D of the Ordinance, you are required to provide sufficient space for snow storage. The proposal shows no snow storage. **Therefore your proposal is in violation of §235 – 41.D of the Ordinance.** It is noted that if the applicant can show the ZBA sufficient snow storage or removal by assured means, a variance will no longer be required.

§235 – 73.1 Affordable Housing:

The proposed project falls within §235 – 73.1 of the Ordinance. Therefore you're required to provide 15% of the total units as affordable. **Also you will need to complete the Affordable Housing process prior to this office issuing any permits.**

Prior to this office issuing a permit for this proposal, you are required to obtain variances from the Melrose Zoning Board of Appeals (ZBA) for the above noted violations and/or a special permit (if needed) from the ZBA and/or Planning Board.

To the extent you are aggrieved by this determination you may appeal as outlined in the Chapter 235-60.C of the Ordinance.

Very truly yours,

Paul E Johnson

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Director of Inspectional Services

Building Commissioner

Zoning Officer

Cc: Denise Gaffey, Director of Planning and Community Development

Lori Massa, Board of Appeals Clerk