

For City Clerk's use: 24-004

Case # ~~24-003~~ JP

Date Stamp

CITY CLERK MELROSE-MA
2024 FEB 6 PM 1:34

Fee \$ 350

**MELROSE BOARD OF APPEALS
Application Checklist**

This application checklist must be completed, signed and submitted with all Zoning Board of Appeals Applications. All documents on the checklist and the collated sets of the required copies must be submitted to the City Clerk's Office and emailed to appeals@cityofmelrose.org.

Applicant's Name: STEPHEN LONGMUIR

Project Address: 9 PARK STREET

Original & 1 copy collated (additional copies may be requested if needed)

- 1. Application Checklist
- 2. Completed Application Form
- 3. Letter from the Building Commissioner
- 4. Advertising Fee Billing Authorization
- 5. Abutters List from Nearby City/Town if within 300 feet of the subject property
- 6. Application Filing Fee
- 7. Certified Plot Plan
- 8. Site Plan
- 9. Construction Plans, if applicable
- 10. Additional Information, if applicable

By signing below, I certify that I understand and agree to comply with the requirements outlined in the "General Requirements for Application to the Melrose Zoning Board of Appeals," and that the application submitted is complete as per those requirements.

Signature  Date 2-6-24

MELROSE BOARD OF APPEALS
Application Form

INSTRUCTIONS: Please read the General Requirements for Application to the Melrose Zoning Board of Appeals (ZBA).

PROJECT ADDRESS & SITE INFORMATION

Address 9 PARK STREET
Assessor's Map & Parcel D5 0 114
Zoning District UR-B
Deed recorded in Middlesex South Registry District Deeds: Book 17339 Page 139 or
Certificate of Title: Number _____ Book _____ Page _____

APPLICANT

Name STEPHEN LONGMUIR
Address 140 TREMONT STREET, MELROSE, MA 02176
Telephone 781-953-0357
Email _____
If applicant is not owner, check his/her interest in the premises:
Prospective Purchaser Lessee Other (Explain) _____

OWNER (If joint ownership, name all parties)

Name _____
Address _____
Telephone _____
Email _____

REPRESENTATIVE

Name PATRICK M MCAVOY
Address 723 MAIN STREET, MELROSE, MA 02176
Telephone 781-662-7900
Email mcavoylaw@att.net

APPLICATION IS HEREBY MADE

- (A) For a Variance from requirements in the following sections of the Zoning Ordinance:
Chapter 235, Sections 41(I)
- (B) For a Special Permit referenced in the following sections of the Zoning Ordinance:
Chapter 235, Sections _____
- (C) As a party aggrieved, for review of a decision made by the Building Commissioner or other authority. The decision, stating the grounds thereof, must be attached.

PROPOSAL INFORMATION

Were the premises the subject of a previous application to the Board? _____

If yes, give date of application and case number if available _____

Approximate date of construction of existing building _____

Zoning Data	Existing	Proposed
Use(s) of Property	Single Family	Single Family
Lot Area	4015 sf	4015 sf
Frontage/Lot Width	54.2/82.5 ft	54.2/82.5 ft
Building Height - ft/#stories	ft / 1.5 stories	ft / 1.5 stories
Square Feet of Building	sf	sf
Dimensions of Addition or New Building	—	

Describe the proposed work and/or use including the reasons for the requested relief. Address the requirements for obtaining a Special Permit or a Variance as set forth in the General Requirements for Application to the ZBA. Attach additional sheets if necessary.

Applicant began construction of a driveway along the westerly boundary of the lot off of Park Street. A representative of the City advised applicant that he would need a variance from the requirement of Section 41(I) of the zoning ordinance.

Section 41(I) requires driveway location to be 50 feet from the curblineline of any intersecting street. Due to the size of the Applicant's lot and location of the building on the lot, both long existing conditions, the Applicant cannot comply with the requirements of Section 41(I).

Installation a driveway in this instance will improve the property and overall safety for the current and any future occupant by removing the need to park on Park Street. The location proposed by the Applicant is consistent with other properties in the neighborhood. Having the driveway start 39.3 feet from the intersection of Park Street and Lebanon Street will not create any undue traffic issues where sufficient visibility exists and the driveway will allow occupants to dispense with the need for on street parking.

Denial of a variance in this instance will create an undue hardship requiring on street parking and preventing the Applicant and any occupant reasonable use of the Property consistent with the use made by neighboring properties.

SIGNATURE  DATE 2-6-21

APPLICATION FEE:
 \$350.00 1-3 Family Residence
 \$500.00 All Others
Non-Refundable FEE
MUST ACCOMPANY THIS APPLICATION

MELROSE BOARD OF APPEALS
Advertising Fee Billing Authorization

To: Melrose Free Press Observer
48 Dunham Road
Suite 3100
Beverley, MA 01915
Attn: Legal Advertising Department

I hereby authorize GateHouse New England to bill me directly for the legal notice to be published two times in the Melrose Free Press newspaper for a notice of Public Hearing with the Melrose ZBA. I understand the ZBA Staff will write and submit the advertisement, using the information contained on the application, and that the Melrose Free Press will bill me directly for the cost of the ad. I understand that it is my responsibility to contact the Melrose Free Press at (781) 433-7902 and pay for the notice no later than Friday at 5 PM the week before the advertisement is scheduled to be published.

Errors and omissions in the application material are the responsibility of the applicant and could result in additional advertisement costs to the applicant.

Please note: An application cannot be scheduled for public hearing without advertisement. If the Melrose Free Press is unable to publish the advertisement due to non-payment by the applicant or other reasons related to actions or inactions by the applicant, the hearing date may be revoked and the City of Melrose may no longer be able to accommodate a hearing within 65 days of the filing date.

Signed: _____

Print Name: Stephen Longmuir

Address: 140 Tremont Street

Melrose, MA 02176

Home Phone: 781-953-0357

Work Phone: _____

Notice to Applicant:

The cost of the advertisement is based on the length of the ad and varies with each application. If you have concerns about this cost, please call the Melrose Free Press and inquire about their rates prior to submitting your application to the ZBA.