



## CITY OF MELROSE

## PLANNING BOARD

GREGORY SAMPSON  
*Chairman*

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April 29, 2024

Board of Appeals  
City of Melrose  
Massachusetts

Re: Case 24-007, 59 Ridgewood Lane

To the Members of the Board:

The Planning Board reviewed the above referenced case at its regular meeting held on Monday, April 29, 2024, to make a recommendation to you based on the application materials provided. Information regarding the proposal and zoning data is in the attached table.

The Planning Board took no position on the request for variances. Members agreed with the comments in the Staff Brief and emphasized that the shed should be made smaller to limit the additional impervious surface on the lot and to pull it farther away from the property line.

We believe that this case involves judgements that can best be determined by the Board of Appeals during the public hearing.

Sincerely,

Gregory Sampson  
Chairman

cc: Douglas White, Applicant  
Neil Burke, Owner

**CASE INFORMATION**

**ZBA CASE NUMBER** 24-007      **PROPERTY ADDRESS/LOCATION** 59 Ridgewood Lane      **APPLICANT/PROPERTY OWNER** Douglas White/Neil R. Burke

**PLANNING BOARD MEETING DATE** April 29, 2024      **ZONING BOARD OF APPEAL PUBLIC HEARING DATE** May 8, 2024

**ZONING DISTRICT** SRB      **EXISTING LAND USE** Single-family structure      **LAND AREA** 7,996 sf      **PERMIT/RELIEF SOUGHT** Variances: §235-24.A side setback for detached shed §235-18 and -19 open space

**PROPERTY INFORMATION/HISTORY**  
This is a nonconforming lot as it relates to lot area and the open space on the lot is also nonconforming.

**SUMMARY OF REQUEST**  
The Applicant is requesting variances to install a shed in the right side yard setback.

**COMPATIBILITY with the Master Plan &/or Zoning Ordinance Standards**

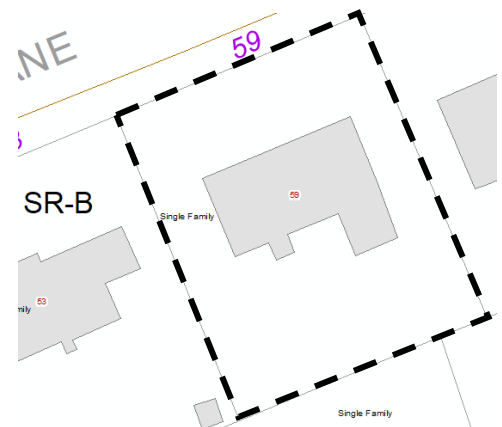
Relevant Zoning Dimensions	Required	Existing	Proposed
Side yard setback for shed	10 ft.	-	2 ft.
Open space	3,198 sf (40% of lot area)	2,945 sf	2,865 sf

**PLANNING BOARD RECOMMENDATION based upon a technical analysis prior to the public hearing**

Neutral position – see letter for details

**STAFF REVIEW based upon a technical analysis prior to the public hearing**

Given the existing pool, seating area, and the modest size of the backyard, there does not appear to be another place on the lot suitable for the proposed shed. However, the Applicant should consider reducing the size of the shed so that it can be pulled farther out of the setback. This would also help limit adding impervious surface to this lot. Since the shed is proposed to be close to the property line, it will be important to understand if the abutter on the right has any concerns or comments.



ATTACHMENTS	APPLICATION FORM	DENIAL LETTER	LEGAL NOTICE
	SUPPLEMENTAL MATERIALS	PLOT PLAN 8.30.2019	ARCHITECTURAL PLANS