

For City Clerk's use:

Case #

Date Stamp

Fee \$

**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: GLOBAL COMPANIES, LLC
90 CAROLYN PARKER

Project Address: 376-386 MAIN 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 \$500.00 - CHECK 7317
- 7. Certified Plot Plan (REQUEST WANER)
- 8. Site Plan (REQUEST WANER)
- 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 Carolyn A Parker Date 3/27/24

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 376-386 MAIN STREET
Assessor's Map & Parcel C 60 54-55
Zoning District BA1
Deed recorded in Middlesex South Registry District Deeds: Book 13646 Page 444 or
Certificate of Title: Number _____ Book _____ Page _____

APPLICANT

Name GLOBAL COMPANIES, LLC
Address 800 SOUTH STREET, WALTHAM, MA 02454
Telephone 800-225-1927
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 SAME AS ABOVE
Address _____
Telephone _____
Email _____

REPRESENTATIVE

Name CAROLYN PARKER CONSULTING
Address 3 LORION AVENUE, WORCESTER, MA 01606
Telephone 774-239-2781
Email capconsulting@verizon.net

APPLICATION IS HEREBY MADE

- (A) For a Variance from requirements in the following sections of the Zoning Ordinance:
Chapter 235, Sections 30. A. (1) CHANGING SIGNS
- (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? YES
 If yes, give date of application and case number if available 79-06 89-23
 Approximate date of construction of existing building 1975

Zoning Data	Existing	Proposed
Use(s) of Property		
Lot Area		N/A sf
Frontage/Lot Width		ft ft
Building Height - ft/#stories	ft / stories	ft / 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.

SEE ATTACHED DRAWING.

SIGNATURE Carolyn A Parker DATE 3/28/24

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: Carolyn A. Parker

Print Name: CAROLYN A. PARKER

Address: 3 LORION AVENUE
WORCESTER, MA 01606

Home Phone: _____

Work Phone: 774-239-2781

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.

Variance Criteria for 376-386 Main Street Melrose, MA

1. **Conditions and circumstances are unique to the applicant's lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district:** The site is unique in that it is a gas station and needs to properly display the current gas prices. The existing pylon sign currently has manual prices we propose to install LED prices. The site is located in a Business A1 zone and is surrounded by other similar businesses.
2. **Strict Application of the provisions of the Zoning Ordinances would deprive the Applicant of reasonable use of the lot, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same district:** Granting the variance to allow the LED price signs would have minimal impact to the site and surrounding properties based on their size and intensity. The LED price signs will help to improve both day and night visibility and will eliminate several safety concerns associated with manually changing the prices. Unlike manual changeable copy signs (permitted by the ordinance) which require personnel to physically change the letters on the sign, electronic LED signs can be changed remotely from the safety of a computer. Electronic LED signs are also an aesthetic enhancement over manual changeable copy signs. Where manual changeable copy signs' letters often become cracked, yellowed, or lost in a matter of months, electronic LED signs' copy will look new for many years to come.
3. **The unique conditions and circumstances are not the result of actions of the Applicant taken subsequent to the adoption of the Zoning Ordinance on November 27, 1972:** Technology has changed since the inception of the Zoning Ordinance in 1972: The Zoning Ordinance 235-30.A.(1) states: Moving, changing or flashings signs and signs illuminated by or including any flashing, projecting or oscillating light; electronic message boards and reader boards. Flashing or animated signs of any color or light source, including but not limited to incandescent, neon, fluorescent, LED and plasma, shall not be permitted. The proposed LED digits will differ from traditional digits only in their ability to automatically change rather than be manually changed. They would display static copy only. Transitions from one static image to the next would appear substantially instantaneous, without the appearance of flashing, intermittent, rotating or moving lights. The sign's intensity and illumination levels wouldn't noticeably change. In fact, the sign's illumination would not go blank (like one would initially think of a flashing or intermittent sign). This prevents the appearance of inconstant intensity, flashing or intermittence. Generally, such changes in prices go unnoticed unless one is looking directly at the sign.
4. **Relief, if approved, will not cause substantial detriment to the public good or impair the purpose of and intent of the Zoning Ordinance:** There will be no detriment to the public good; in fact the installation of the on the LED prices will benefit the public to inform them of the current gas prices.
5. **Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district:** There would be no special privilege if you granted the variance to allow LED as other gas stations in town have been approved for the LED prices.
6. **A literal enforcement of the provisions of the Zoning Ordinance would involve a substantial hardship, financial or otherwise:** The installation of the LED prices would allow Mobil to change the prices from within the building. Manual price panels, which are permitted within Melrose, MA, require personnel to physically change the prices. The store employees have to shut down the lanes with safety cones to change the prices even in rainy, icy or windy conditions; this can be a dangerous feat.