



CITY OF MELROSE

Inspection Services

Paul E. Johnson
Director of Inspection Services
Building Commissioner

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May 18, 2021

David Roache
8 Prescott St.
Melrose, MA 02176

Re: 8 Prescott St.

Dear Owners

I have reviewed your building application and plans to raze the existing deck, construct a 16' x 24' rear deck (with bump out) with landing and stairs. The plans submitted with your application are a boundary plan dated December 13, 2019 and proposed plot plan dated April 19, 2021 by Control Point; and architectural plans A-100, A102 and A-103 by Krista Knickerbocker dated April 5, 2021.

The property is located in the SRA district and contains 12,398 SF of lot area. The existing lot is pre-existing nonconforming as it relates to lot area. The existing structure is pre-existing conforming.

In accordance with Chapter 235 §235–18 and §235–19 of the Melrose Zoning Ordinance (Ordinance) the SRA District requires a minimum of a 40' rear yard. Your proposed plot plan shows a 23.7' rear yard. Therefore proposal is in violation of §235–18 and §235–19 of the Ordinance and your permit is denied. Prior to this office issuing a permit for this proposal, you are required to obtain a variance from the Melrose Zoning Board of Appeals for the above noted violations. To the extent you are aggrieved by this determination you may appeal as outlined in the Chapter 235-60.C of the Ordinance.

Additionally the property borders conservation land. Therefore prior to obtaining a permit you are required to contact conservation agent Eric Devlin at edevlin@cityofmelrose.org for their process.

Very truly yours,
Paul E Johnson
Paul E Johnson
Director of Inspectional Services
Building Commissioner
Zoning Officer

Cc: Denise Gaffey, Director of Planning
Lori Massa, Board of Appeals Clerk
Eric Devlin, Conservation Agent