



Ashley E. Melnik
ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals
February 16, 2022 at 5:00PM

City Councillor Joseph A. DeGrosso
City Council Chamber – 2nd Floor
Revere City Hall
281 Broadway
Revere, Massachusetts 02151

Application #

Applicant

A-22-01
continued from
January 26, 2022

Durant Performance Coatings, Inc., 112 Railroad Street, Revere, MA 02151 appealing the decision of the Building Inspector and/or the Site Plan Review Committee on November 16, 2021 to approve the site plan application submitted in relation to 44 Railroad Street, Revere, MA 02151.

A-22-02
continued from
January 26, 2022

Cristina Napoli and Marcus Santos, 174 Endicott Avenue, Revere, MA 02151 appealing the decision of the Building Inspector to deny the applicants' request for enforcement of the Zoning Ordinances of the City of Revere with respect to the property located at 172 Endicott Avenue and owned by Thomas LaBrecque concerning the unauthorized expansion of a deck to less than one (1) foot within the required side yard setback of ten (10) feet. The applicants' request that the Zoning Board of Appeals reverse the decision of the Building Inspector to delay or withhold the enforcement of the Revere Zoning Ordinances and that Mr. LaBrecque be ordered to remove the deck encroachment into the side set back to the extent it exceeds what was existing previously at the property located at 172 Endicott Avenue, Revere, MA 02151.

A-22-04
continued from
January 26, 2022

Pedro Calcano, 43 Pearl Avenue, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to convert a single-family dwelling to a two-family dwelling on Lot 125 at 43 Pearl Avenue, Revere, MA 02151:

1. Noncompliance with Section 17.28.020 with respect to requirement for 4 parking spaces for a two-family dwelling.
2. Noncompliance with Section 17.24.070(A)(3) with respect to no parking allowed in the rear yard for single-family and two-family dwellings.
3. Noncompliance with Section 17.24.010 footnote (y) with respect to maximum height requirement of 30 feet for lots less than 5,000 square feet.
4. Noncompliance with Section 17.24.010 with respect to maximum of 2 1/2 stories for dwellings within the RB District.

5. Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet on one side and 5 feet on the other side.
6. Noncompliance with Section 17.28.050 with respect to minimum width of 20 feet required for driveways for two-way traffic.
7. Noncompliance with Section 17.28.040 with respect to minimum driveway aisle width requirement of 22 feet for 90-degree parking.
8. Noncompliance with Section 17.32.050 with respect to minimum screening area width of 6 feet between multifamily parking areas and other residential uses.

A-22-05
continued from
January 26, 2022

Thomas L. Labrecque (“Owner”), 172 Endicott Avenue, Revere, MA 02151 appealing the Order of the inspector of buildings/zoning administrator which states in pertinent part: “This correspondence serves as my Order pertaining to the erected deck located at 172 Endicott Avenue, Revere, MA; 1.) The erected deck is not conforming as to zoning and is also not in compliance with the building code. 2.) The Department plans to await a reasonable amount of time for the Owner to bring the deck into compliance within zoning and the code and to comply with this order. The Owner appeals the Order of the inspector of buildings/zoning administrator which orders the Owner to cure the zoning nonconformity of the exterior modifications. The facts and circumstances support the Owner’s position that no action is required respecting a zoning nonconformity, wherein the exterior modifications do not increase the nonconforming nature of 172 Endicott Avenue, Revere, MA and said exterior modifications were properly allowed by right in concert with the issuance of a building permit.