

# The City of Revere, Massachusetts



## City Hall

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**Ashley E. Melnik**

ZBA Clerk

Office of the City Clerk

### Zoning Board of Appeals

March 23, 2022 at 5:00PM

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

#### Application #

#### Applicant

**A-22-05**  
**continued from**  
**January 26, 2022**  
**February 16, 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.

**A-22-06**

Steven Ciambelli, 22 Clark Rd., Lynnfield, MA 01940 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to construct a new two-family dwelling on Lot 70 at 53 Tapley Ave., Revere, MA 02151:

1. Noncompliance with Section 17.28.020 with respect to the requirement of 4 off street parking spaces for a two family dwelling;
2. Noncompliance with Section 17.24.010 (a) with respect to minimum side yard setback requirement of 5 feet on one side; Noncompliance with Section 17.24.010 (y) with respect to maximum height requirement of 30 feet for lots under 5,000 s.f.

***Supplemental documents and requests to the ZBA must be submitted at least 7 business days in advance of the public hearing to ensure the ZBA members have ample time to examine the documentation being submitted. Late submittals will not be considered by the ZBA at this public hearing.***

**A-22-07** Mario Zepaj, 78 Mill St., Middleton, MA 01949 requesting a variance of RRO Section 17.16.040^^ with respect to minimum area requirement of 6,000 s.f. and frontage requirement of 60 feet for duplex dwellings in the RB District to enable the appellant to construct a new townhouse dwelling at 70 Bellingham Avenue, Revere, MA 02151.

**A-22-08** Basilio DiFlumeri, 439 Proctor Ave., Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to subdivide existing Lot 2 at 243 Malden Street, Revere, MA into new proposed lots Lot A Malden Street and Lot B Malden Street for the purpose of constructing a new two-family dwelling on proposed Lot B Malden Street, Revere, MA 02151:

1. Section 17.24.010 with respect to minimum area requirements of 8,000 s.f. within the RB District for the creation of proposed Lot A;
2. Section 17.24.010 with respect to minimum area requirements of 8,000 s.f. within the RB District for the creation of proposed Lot B;
3. Section 17.24.010 with respect to minimum frontage requirement of 80-ft within the RB District for the creation of proposed Lot B;
4. Section 17.24.010 with respect to minimum front yard setback requirement of 20-ft for the proposed two family dwelling on Lot B;
5. Section 17.24.010 with respect to the minimum rear yard setback requirement of 30-ft for the proposed two family dwelling on Lot B;
6. Section 17.24.010 (a) with respect to the minimum rear yard setback of 20-ft for all decks within the RB District for the proposed two family dwelling on Lot B;
7. Section 17.24.010 with respect to maximum principal building lot coverage of 30% for the proposed two family dwelling on Lot B within the RB District.

**Open Meeting  
Law Complaint** Open Meeting Law Complaint from Durant Performance Coatings, Inc. and Burbank Realty, LLC regarding the Zoning Board of Appeals meeting of February 16, 2022.

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