

# 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**

April 27, 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-22-01**

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-22-09**

Mario Zepaj, 78 Mill Street, Middleton, MA 01949 seeking the following variances of the Revised Ordinances of the City of Revere to enable the appellant to subdivide existing lots 23, 25, 27, and part lot 29 Bosson Street, Revere, MA into proposed lots, Lot A and Lot B Bosson Street for the purpose of constructing a new two-family home on proposed Lot A Bosson Street, Revere, MA:

1. Noncompliance with RRO Section 17.24.010 with respect to minimum area requirement of 8,000 s.f. and frontage requirement of 80-ft for the creation of lot A Bosson St. for the purpose of constructing a two family dwelling within the RB District;
2. Noncompliance with RRO Section 17.24.010 with respect to the minimum area requirement of 8,000 s.f. and frontage requirement of 80-ft. for the creation of lot B Bosson St. within the RB District.

***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-22-10**

Hamel Management Group, Inc., 10 Lookout Terrace, Lynnfield, MA seeking the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing structure on Lot 161 at 470 Broadway, Revere, MA and construct an addition to the property known and numbered as 454 Broadway, Revere, MA in order to expand upon the current community medical office(s) housed therein:

1. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 within the CB District;
2. Noncompliance with Section 17.24.010 (v) with respect to minimum side yard setback requirement of 20 feet where abutting a residential use in the CB District;
3. Noncompliance with Section 17.28.020 (A) with respect to minimum parking requirements of 1/1,200 GSF for commercial use (general office) for new construction within the CB District.

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