



Ashley E. Melnik

ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals

August 24, 2022 at 5:00PM

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

Application #

Applicant

**A-22-11 continued
from June 22, 2022**

Soumia Elanbi, 26 Rumney Road, Revere, MA 02151 requesting a variance of Section 17.28.020 minimum parking requirements 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 325C at 26 Rumney Road, Revere, MA 02151.

A-22-14

Cavallo Corporation, 70 Victoria St., Somerville, MA 02144 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to construct a two-family duplex dwelling on Lot 17 True Street, Revere, MA 02151:

1. Noncompliance with Section 17.16.040 footnote 1\1 with respect to the requirement that duplex dwellings within the RB District must have a minimum lot size of 6,000 square feet and shall have an offset of at least five (5) feet in depth between each unit.
2. Noncompliance with Section 17.24.010 with respect to maximum of 2 1/2 stories allowed within the RB District.

A-22-15

Nixon Jimenez, 114 Augustus Street, Revere, MA 02151 seeking a variance of Section 17.24.070(2) no more than two parking spaces shall be allowed in tandem for a two-family use to enable the appellant to sub-divide existing lots, Lot 718 and Lot 719 at 114 Augustus Street, Revere, MA into new lots, Lot A and Lot B, and convert a single family dwelling to a two-family dwelling on proposed Lot A and construct a new residential on proposed Lot B.

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-22-16 Dione Krieger, 453A Broadway, Everett, MA 02149 seeking a variance of RRO Section 17.28.030 minimum parking space dimensions to enable the appellant to convert the existing single family dwelling to a two-family dwelling at 70 Ridge Road, Revere, MA 02151.

A-22-17 Revere Dev., LLC, 304 Squire Road, Revere, MA 02151, requesting the following variances from the ZBA to enable the appellant to raze the existing structure and build a new fast food restaurant with a drive-through window at 304 Squire Road, Revere, MA 02151:

1. Noncompliance with Section 17.28.040 with respect to minimum aisle dimension of 22 feet for two way traffic where the parking angle is between 61-90 degrees;
2. Noncompliance with Section 17.28.030 with respect to minimum parking requirements of 1 space/150 GSF for a fast food restaurant.

A-22-18 Silcared Harvest, LLC, 259 Oakwood Ave., Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to raze the existing structure and construct a sixteen (16) unit residential structure at 5 Washington Avenue, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 (q) with respect to minimum rear yard setback requirement of 20 feet and side yard setback of 15 feet for residential uses within the GB District;
2. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 within the GB District;
3. Noncompliance with Section 17.32.050 with respect to minimum screening area width of 6 feet between unenclosed multifamily parking and abutting residential uses.

A-22-19 55 Walnut, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to raze the existing structure and build a five-story, thirty (30) unit residential structure at 55 Walnut Avenue, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 (q) with respect to minimum front yard setback of 20 feet, rear yard setback of 20 feet, and side yard setback of 15 feet for multi-family use within the GB District;
2. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 in the GB District;
3. Noncompliance with Section 17.24.010 with respect to minimum area requirement of 10,000 s.f. within the GB District;
4. Noncompliance with Section 17.24.010 with respect to minimum frontage requirement of 100 feet within the GB District;
5. Noncompliance with Section 17.28.020 with respect to minimum parking requirement for apartment use within the GB 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-22-20 Eastern Equity Partners, LLC and Jamie Russo, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to raze the existing structure and build a five-story, twenty (20) unit residential structure at 38 Walnut Avenue, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 (q) with respect to minimum front yard setback requirement of 20 feet, rear yard setback requirement of 20 feet, and side yard setback requirement of 15 feet for multi-family construction within the GB District;
2. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 within the GB District;
3. Noncompliance with Section 17.28.020 with respect to minimum parking requirements for apartment use within the GB District;
4. Noncompliance with Section 17.24.010 with respect to minimum area requirement of 10,000 s.f. within the GB District;
5. Noncompliance with Section 17.24.010 with respect to minimum frontage requirement of 100 feet within the GB District.

A-22-21 1499, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to raze the existing structure and build a five-story, thirty-eight (38) unit residential structure at 1499 North Shore Road, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 (q) with respect to minimum requirement for rear yard setback of 20 feet, side yard setback of 15 feet, and front yard setback of 20 feet for multi-family use within the GB District;
2. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 in the GB District;
3. Noncompliance with Section 17.24.010 with respect to minimum area requirement of 10,000 s.f. in the GB District;
4. Noncompliance with Section 17.24.010 with respect to minimum frontage requirement of 100 feet within the GB District;
5. Noncompliance with Section 17.28.020 with respect to minimum parking requirements for apartment use within the GB District.

A-22-22 Zepaj Development, LLC, 78 Mill Street, Middleton, MA 01949 requesting the following variances from the ZBA to enable the appellant to raze the existing structure and build a four-story, twenty-five (25) unit residential structure at 344 Salem Street, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 with respect to minimum front yard setback requirement of 10 feet within the NB District;
2. Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 15 feet within the NB District;
3. Noncompliance with Section 17.24.010 with respect to minimum rear yard setback requirement of 20 feet within the NB District;
4. Noncompliance with Section 17.24.010 with respect to maximum building coverage requirement of 40% within the NB District;
5. Noncompliance with Section 17.24.010 with respect to maximum height requirement of 35 feet within the NB District;
6. Noncompliance with Section 17.24.010 with respect to a maximum of 2 1/2 stories requirement within the NB District;
7. Noncompliance with Section 17.28.020 with respect to minimum parking requirement of 2 spaces/unit for apartment use within the NB 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-22-23

Olympia Development Corporation, 1605 North Shore Road, Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to construct a six-story, fifty (50) unit residential structure on Lots 153, 154, 155, 156, and 157 at 791 Broadway, Revere, MA 02151:

1. Noncompliance with Section 17.24.010 (q) with respect to minimum front yard setback requirement of 20 feet and side yard setback requirement of 15 feet for residential use within the GB District;
2. Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 within the GB District; 3) Noncompliance with minimum parking requirements for apartment use within the GB District;
3. Noncompliance with Section 17.24.010 with respect to maximum height of 50 feet within the GB District;
4. Noncompliance with Section 17.24.010 with respect to maximum number of 5 stories within the GB District;
5. Noncompliance with Section 17.32.050 with respect to minimum screening area width of 6 feet between unenclosed multifamily parking and abutting residential uses;
6. Noncompliance with Section 17.28.220 with respect to minimum setback requirement of 10 feet for a dumpster pad.

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.