



**Ashley E. Melnik**

ZBA Clerk

Office of the City Clerk

**Zoning Board of Appeals**  
September 21, 2022 at 5:00PM

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

**Application #**

**Applicant**

**A-22-15**  
**continued from**  
**August 24, 2022**

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.

**A-22-22**  
**continued from**  
**August 24, 2022**

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-22-24** Yeny Alejandra Alvarez, 20 Martin Street, Revere, MA 02151 the following variances from the ZBA to enable the appellant to validate an existing gazebo structure at 20 Martin Street, Revere, MA 02151:
1. Noncompliance with Section 17.16.260 (F) (1) with respect that no accessory structure shall be located within the required side yard, which is 5 feet for lots less than 6,000 sf within the RB District;
  2. Noncompliance with Section 17.16.260 (F) (1) with respect that no accessory structure shall be more that 10% of the rear yard.
- A-22-25** Herby Jean-Baptiste, 321 Proctor Avenue, Revere, MA 02151 seeking a variance of RRO Section 17.24.070 no parking in the rear yard to enable the appellant to establish a driveway entrance on Burbank Street, Revere, MA and provide two additional off-street parking spaces in the rear yard for 321 Proctor Avenue, Revere, MA 02151.
- A-22-26** Sergio A., Sorto, 28 Proctor Avenue, Revere, MA 02151 seeking the following variances from the ZBA to enable the appellant to construct a 252 s.f. addition and reconstruct and extend the existing deck at the rear of the existing single-family dwelling at 28 Proctor Avenue, Revere, MA 02151:
1. Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RB District;
  2. Noncompliance with Section 17.24.010 (a) with respect to minimum side yard setback requirement of 10 feet for all decks.
- A-22-27** Oscar R. Escobar and Reina Leonor Escobar Figueroa, 14 Bellevue Avenue, Revere, MA 02151 seeking a variance of RRO Section 17.16.260(F)(1) detached accessory structures may only be erected within the rear yard to enable the appellant to construct a 15' x 8.3' shed in the front yard at 14 Bellevue Avenue, Revere, MA 02151.

***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.***