

Public Hearing

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Revised Ordinances of the City of Revere (RRO) that the City of Revere Zoning Board of Appeals (ZBA) will conduct a public hearing on Wednesday evening, August 26, 2026 at 5:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Brandy Soto, 32 Liberty Avenue, Revere, MA 02151 requesting the following variances to enable the appellant to subdivide the existing lot at 32 Liberty Avenue, Revere, MA 02151 into proposed Lot A Liberty Avenue and proposed Lot B Breedens Lane, and construct a single-family dwelling on proposed Lot B Breedens Lane, Revere, MA 02151:

1. RRO Section 17.24.010 with respect to minimum lot area requirement of 8,000 s.f. within the RA1 District for proposed Lot A Liberty Ave;
2. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA1 District for the existing dwelling on proposed Lot A Liberty Ave.;
3. RRO Section 17.24.010 with respect to minimum area requirement of 8,000 s.f. within the RA1 District for proposed Lot B Breedens Lane;
4. RRO Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA1 District for the proposed dwelling on proposed Lot B Breedens Lane;
5. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA1 District for the proposed dwelling on proposed Lot B Breedens Lane.

A copy of the aforementioned application (A-26-23) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before August 19, 2026.

Ashley E. Melnik, Clerk
City of Revere
Zoning Board of Appeals

Revere Journal
Check #3676
8/12/26
8/19/26

APPLICATION NO. A-26-23
DATE: 7/22/26

City of Revere, Massachusetts
Zoning Board of Appeals
Application For Special Permit, Variance, or
Appeal of the Decision of the Building Inspector

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere Zoning Board of Appeals for the following (check one):

- A. ☒ Application for Variance Title 17, Chapter 17.52, Section 17.52.020, M.G.L. Chapter 40A, Section 10. (answer questions 1 through 15 only)
- B. ☐ Application for Special Permit for Alteration and Extension of Nonconforming Structure (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.040. (answer questions 1 through 9b and 16 and 17 only)
- C. ☐ Application for Appeal from the Decision of the Inspector of Buildings, Title 17, Chapter 17.52, Section 17.52.020 M.G.L. Chapter 40A, Section 7 (Procedures Section 15, Chapter 40A) (answer questions 1 through 9b and 18 only).

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the permission requested. That the permission requested will not tend to impair the status of the neighborhood; that the permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere, and that the proposed alteration of the structure will not be substantially more detrimental to the neighborhood than the existing structure.

1. Applicant submitting this application is:

Name: Brandy Soto

Address: 32 Liberty Ave., Revere, MA 02151

Tel. #: 617-750-3344

Email: brandysoto617@gmail.com

FILED
2026 JUL 22 AM 10:42
OFFICE CITY CLERK
REVERE, MASS

2. Applicant is: ☐ Tenant ☐ Licensee ☐ Prospective Purchaser

☒ Owner ☐ Other (Describe)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Lawrence A. Simeone, Jr.

Title: _____

Address: 300 Broadway, Revere, MA 02151 _____

Tel. #: (781) 286-1560 _____

Email: lsimeonejr@simeonlaw.net _____

4. The land for which this application is submitted is owned by:

Name: Brandy Soto _____

Address: 32 Liberty Ave., Revere, MA 02151 _____

Tel. #: 617-750-3344 _____

5. The land described in this application is recorded in Suffolk County Registry of _____,

Book 63588, Page 137. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Lot # _____ Sq. Ft. _____

Subject Property Map Block and Parcel ID: _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105) (check one)?

☐ yes

☒ no

☐ do not know

9B. Is the location of the site of this application within 100 feet of (check all that apply):

☐ a coastal beach; ☐ salt marsh; ☐ land under the ocean;

☐ do not know; ☒ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

This property contains 0.337 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 2019 , having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

11. What is the nature of the appeal or variance requested in this application?

The applicant seeks a variance to allow the construction of an additional one-family dwelling on the existing premises. This relief is necessary to permit the division of the current lot into two separate lots, retaining the existing single-family home on one lot and constructing a new single-family residence on the newly created lot.

12. Describe the soil conditions, shape or topography especially affecting the land or structure9s0 in question, but not affecting generally the zoning district in which the land or structure9s) are located which the appellant to seek this variance:

The property consists of a single parcel of land containing approximately 0.337 acres, with a single-family home and an open yard area.

13. Describe how the enforcement of the provisions of the Zoning Ordinances would involve substantial hardship, financial or otherwise, to the undersigned:

The inability of the owner to divide the property as requested would create a substantial hardship, financial or otherwise. Due to the lot's unique size, configuration, and the placement of the existing single-family home, the property cannot be reasonably reconfigured or reduced without zoning relief. These physical conditions limit the owner's ability to make practical use of the land, and strict enforcement of the dimensional requirements would impose a hardship not shared by other similarly situated parcels.

14. Describe how desirable relief may be granted without substantial detriment to the public good:

The applicant's intention to divide the property and maintain one existing single-family home while constructing an additional single-family dwelling can be accomplished without substantial detriment to the public good. The proposed use remains fully consistent with the surrounding residential neighborhood, and the creation of a second one-family home does not introduce any adverse impacts on traffic, safety, utilities, or community character. Granting the variance will allow reasonable use of the land while preserving the residential nature of the area.

15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinances:

The applicant's intention to divide the property and maintain one existing single-family home while constructing an additional single-family dwelling can be accomplished without substantial detriment to the public good.

16. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property consists of a single parcel of land containing approximately 0.337 acres located at 32 Liberty Avenue in Revere. The lot is improved with a single-family Colonial-style home constructed in 2019, containing approximately 3,278 square feet of finished living area. The structure includes three bedrooms, multiple baths, and a basement-level garage. The parcel has an open yard area surrounding the existing dwelling. All standard municipal utilities are available to the property, including public water, public sewer, gas, and electric service.

17. What is the nature of the exception of special permit requested in this application?

N/A

18. Written narrative describing the reasons for appeal and the specific point(s) of disagreement with the Building Inspector's decision:

N/A

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Signature of Applicant

Date

Signature of Owner

Date

_____
Signature of Designated Representative

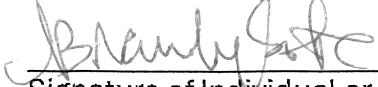
7/22/26

Date

Received from above applicant, the sum of \$_____ to apply against administrative and mailing costs.

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

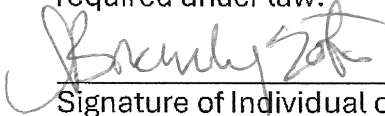


Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



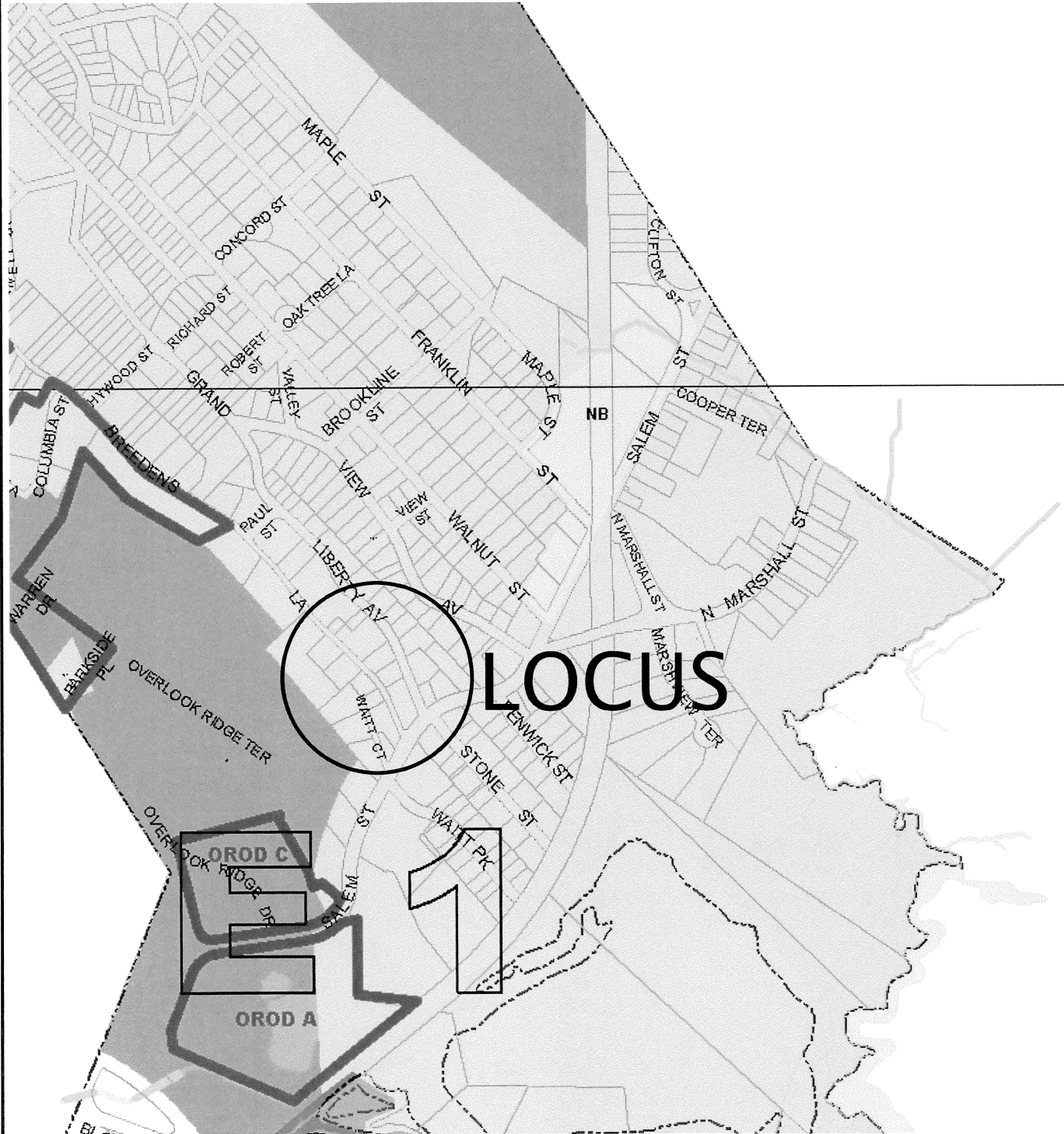
Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



CITY OF REVERE
FEBRUARY 2016 ZONING MAP
SCALE: 1"=500'

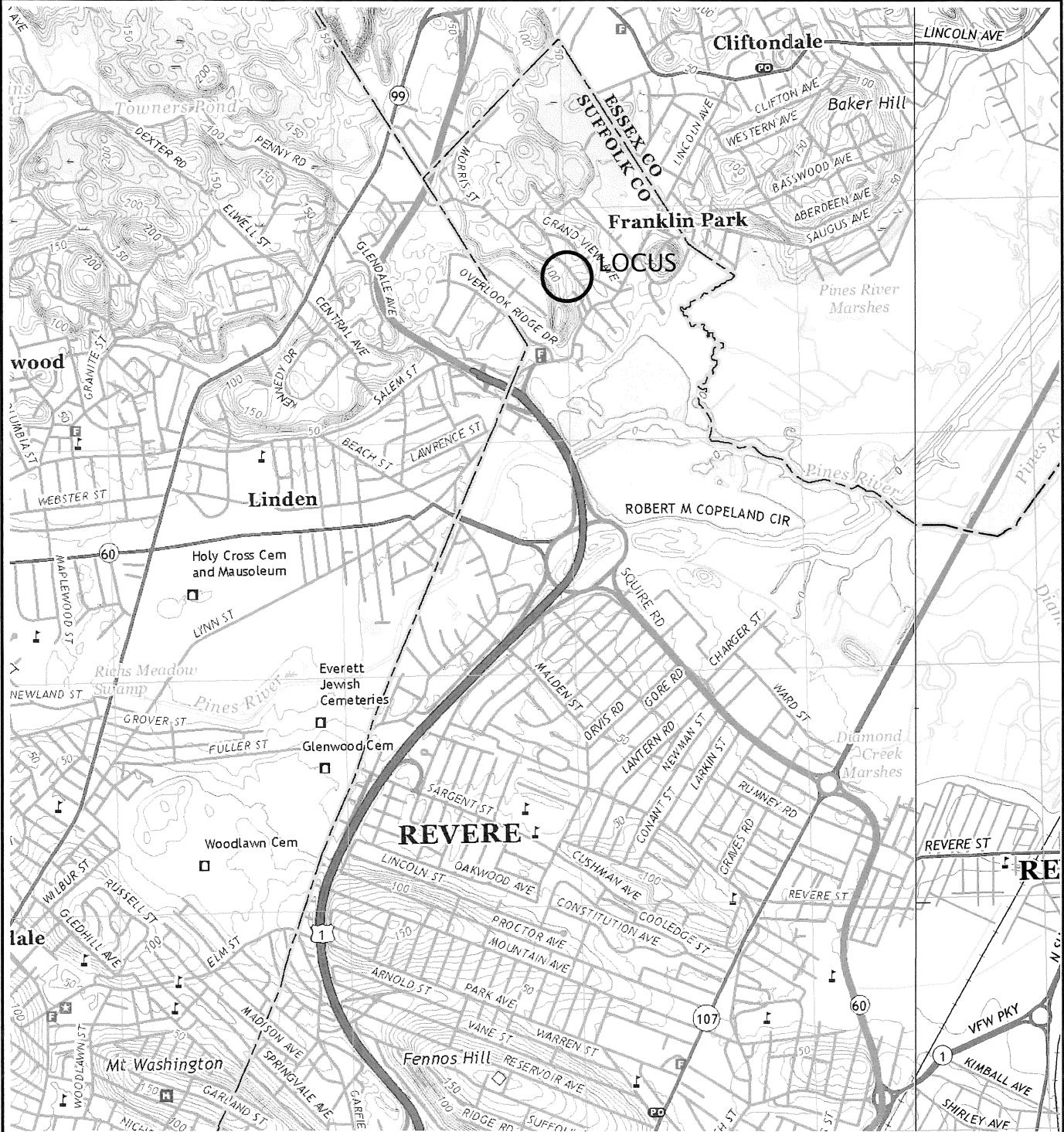
LOCUS MAP
32 LIBERTY AVENUE
REVERE, MA 02151
ZONE: RA1



WILLIAMS & SPARGES
CIVIL ENGINEERS &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP
BOSTON NORTH, MA 2018 QUADRANGLE
SCALE: 1:24,000 (metric contours)

LOCUS MAP
32 LIBERTY AVENUE
REVERE, MA 02151



From: fstringi@revere.org
To: Peter Blaisdell; amelnik@revere.org; fstringi@revere.org; lsimeonejr@simeonelaw.net; lcavagnaro@revere.org
Subject: [External] Application Review Comments
Date: Wednesday, July 8, 2026 4:37:37 PM

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: July 08, 2026
Application #: SPR26-000162
Address: 32 LIBERTY AVE
Description: Division of single parcel into 2
Review Status: Denied

Thank you for your recent permit application for Division of single parcel into 2. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: 1) Noncompliance with Section 17.24.010 with respect to minimum lot area requirement of 8,000 s.f. within the RA1 District for proposed Lot A Liberty Ave; 2) Noncompliance with Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA1 District for the existing dwelling on proposed Lot A Liberty Ave.; 3) Noncompliance with Section 17.24.010 with respect to minimum area requirement of 8,000 s.f. within the RA1 District for proposed Lot B Breedens Lane; 4) Noncompliance with Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA1 District for the proposed dwelling on proposed Lot B Breedens Lane; 4) Noncompliance with Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA1 District for the proposed dwelling on proposed Lot B Breedens Lane.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

ASSESSED: 982,800/ 982,800

ASSESSED:

ASSESSED:

Usage Description	User Account
	33/468A/4V

Ultram

Entered Lot Size	14660	GIS Ref
Original Land	14660	Insp Date
Unit Type	SF	07/12/22

1143591	Date	1/6/2026	40000000
PRINT			

Date _____

04/29/26	11:11:16	LAST REV	11/11/2024	DATE ACCT
			12/26/2023	
			11/20/2023	
			1/6/2023	
			10/21/2022	
apto				
44320				

No.

[illegible]

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ACTIVITY INFORMATION

Date	Result	P
7/12/2022	PERMIT	33
10/9/2020	PERMIT	33
12/12/2017	VACANT	42
2/28/2007	VACANT	33
12/10/2001	Change - H	JF

Sign:	VERIFICATION OF VISIT NOT DATA	

LT	Base
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Class	%	Land Code	Fac. Use Value
3	706		289,706
	,016		1,001,016

290,722	Spl Credit		Total:	:
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2021

EXTERIOR INFORMATION

Type:	6	-	COLORAL	
Sy Ht:	2	-	2	STORIES
(Liv) Units:	1		Total:	1
Foundation:	1	-	CONCRETE	
Frame:	1	-	WOOD	
Prime Wall:	4	-	VINYL	
Sec Wall:				%
Roof Struct:	1	-	GABLE	
Roof Cover:	1	-	ASPHALT	
Color:			GRAY	
View / Desir:				

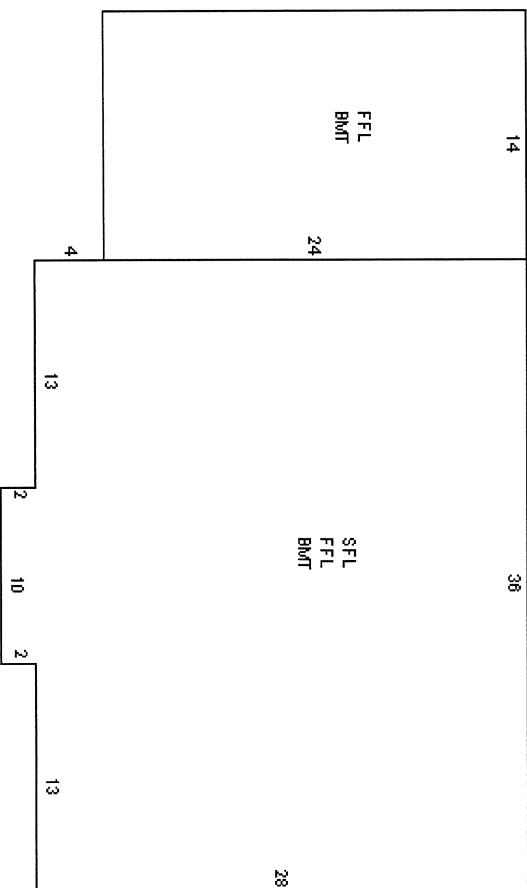
BATH FEATURES

Full Bath:	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:	1	Rating:	GOOD
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBTb:		Rating:	
Other:	1	Rating:	GOOD

COMMENTS

COMBINATION OF 33-468A-004 THRU 007 AND
033 THRU 035.

SKETCH



GENERAL INFORMATION

Grade: C+ - AVG. (+)	
Year Bit: 2019	Eff Yr Bit:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

REMODELING

INTERIOR INFORMATION

Avlg Ht/Ft.: STD		
Prim Int Wall: 2 - PLASTER		
Sec Int Wall:		%
Partition: T - TYPICAL		
Finish Floor: 2 HARDWOOD		

DEPRECIATION

Phys Cond:	AV - Average	1.9 %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj: 1.00167227	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
------	-----------	------	------	------------

SUB AREA

Code	Description	Area - SQ	Rate - /V	Under Value
BMT	BASEMENT	1.364	64.720	88.274
FFL	FIRST FLOOR	1.364	186.240	254.022
SFL	SECOND FLOOR	1.028	186.240	191.45

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu #	Ter
BMT	100	RRM	65	A	

Solar HW:	NO
-----------	----

MOBIL E HOME		Make:	Model:	Serial #	Year:	Color:
% Com Wal	% Sprinkled	Depreciated Total: 691667		Final	Idol: 691600	Valis Szad: 289.13

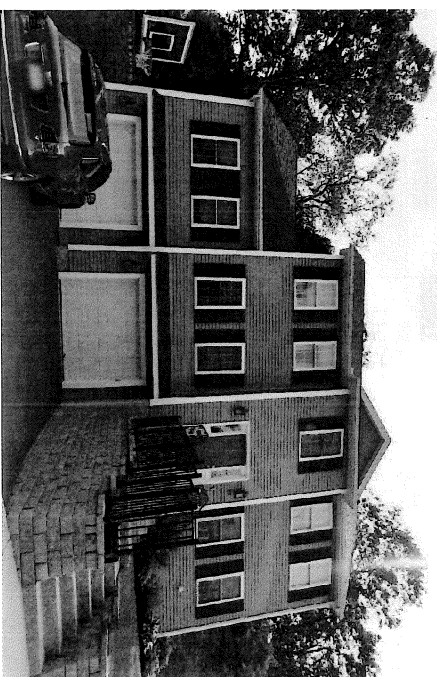
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB/Fa	Appr Value	JCoof/Fact	Juns. Value
19	PATIO	D Y	111X23	A	AV	2020	2.49 T	15	101				500		500

PARCEL ID 33-468A-4B

IMAGE

AssessPro Patriot Properties, Inc



20 WAITT CT	33-461-465-13
	LUC: 101
NABOULSI ABDESSAMAD	
20 WAITT CT	
REVERE, MA 02151	
22 BREEDENS LN	33-461-465-16
	LUC: 101
KKS TRUST	
TRAN THE QUOC TRUSTEE	
283 FELLSSWAY EAST	
MALDEN, MA 02148	
36 BREEDENS LN	33-461-465-17
	LUC: 104
SVENDSEN CARL G	
36 BREEDENS LN	
REVERE, MA 02151	
BREEDENS LN	33-461-465-17A
	LUC: 131
101 WALNUT STREET, LLC	
2 PAUL ST	
REVERE, MA 02151	
BREEDENS LN	33-461-465-17B
	LUC: 390
101 WALNUT STREET, LLC	
2 PAUL ST	
REVERE, MA 02151	
17 BREEDENS LN	33-468A-2
	LUC: 101
QUICENO QUERUBIN YOJAN E	
MUNERA MENETON YURANY A	
17 BREEDENS LN	
REVERE, MA 02151	
25 BREEDENS LN	33-468A-3
	LUC: 101
BINDA LINO CHARLES	
BINDA RUTH ANN	
25 BREEDENS LN	
REVERE, MA 02151	
LIBERTY AVE	33-468A-32
	LUC: 132
ROSA FRANCISCO J	
ROSA MARIA N	
61 LIBERTY AVE	
REVERE, MA 02151	
32 LIBERTY AVE	33-468A-4B
	LUC: 101
SOTO BRANDY	
BELTRE ISAURA	
32 LIBERTY AVE	
REVERE, MA 02151	
BREEDENS LN	33-468A-8
	LUC: 132
LEVIN SAMUEL	
BERGER R	
26 JASMINE LN	
LONG ISLAND, NY 11101	

46 LIBERTY AVE	33-468A-9C
	LUC: 101
RUAN WEITONG	
ZHENG XIN	
46 LIBERTY AVE	
REVERE, MA 02151	
48 GRAND VIEW AVE	33-468B-33
	LUC: 101
WINSOR ANGELA G	
48 GRAND VIEW AVE	
REVERE, MA 02151	
44 GRAND VIEW AVE	33-468B-34
	LUC: 101
AUBOURG MARC DANIEL	
AUBOURG SABINA	
44 GRAND VIEW AVE	
REVERE, MA 02151	
40 GRAND VIEW AVE	33-468B-35
	LUC: 101
SHRESTHA KRISHNA	
SHRESTHA SAGUN	
40 GRANDVIEW AVE	
REVERE, MA 02151	
34 GRAND VIEW AVE	33-468B-36
	LUC: 101
LOMBANA DARWIN MEDINA	
ALZATE DANIELA LOPEZ	
34 GRAND VIEW AVE	
REVERE, MA 02151	
23 LIBERTY AVE	33-468B-4
	LUC: 101
FERRINGO FAMILY TRUST	
FERRINGO JOSEPH P TRUSTEE	
23 LIBERTY AVE	
REVERE, MA 02151	
29 LIBERTY AVE	33-468B-5
	LUC: 101
FENG MENG YANG	
ZHOU YUNQING	
29 LIBERTY AVE	
REVERE, MA 02151	
35 LIBERTY AVE	33-468B-6
	LUC: 101
35 LIBERTY AVENUE REALTY TRUST	
MAHONEY GINA TRUSTEE	
2 PAUL ST	
Revere, MA 02151	
41 LIBERTY AVE	33-468B-7
	LUC: 101
ROSA FRANCISCO J	
ROSA MARIA N	
61 LIBERTY AVE	
REVERE, MA 02151	
47 LIBERTY AVE	33-468B-8
	LUC: 101
BRETAS ANDRADE GIOVANINI	
BRETAS ADRIANA D	
47 LIBERTY AVE	
Revere, MA 02151	

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

[Signature]

DATE: 9/29/26

32 Liberty Avenue, Revere
MA

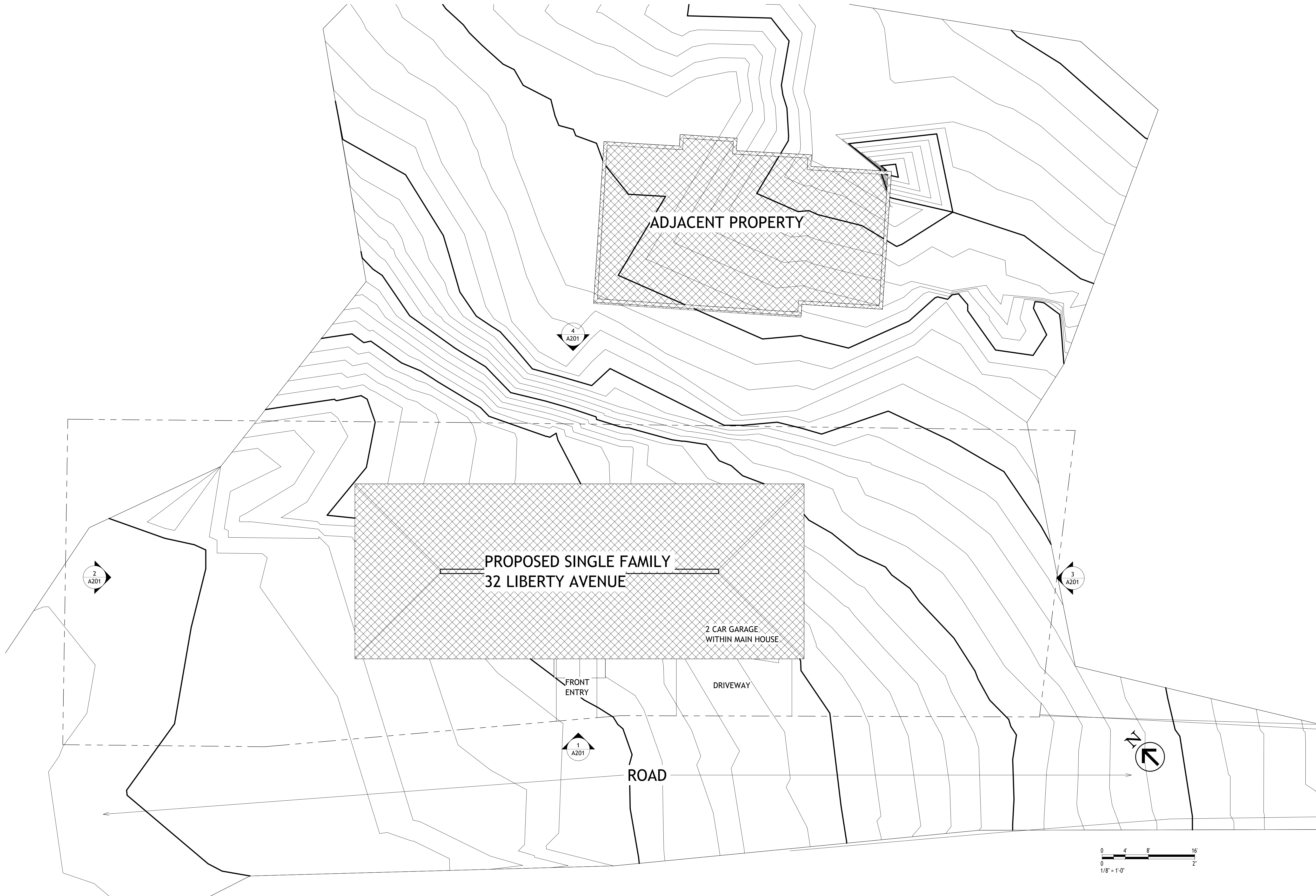
Exclusive Use

These drawings have been prepared exclusively for a specific building improvement with the distinct understanding that they are instruments of service for this improvement and remain the property of the architect. If these drawings, or any part thereof, are used in any other manner without the written consent of the architect, the user will be indebted to the architect for the full commission and all legal collection fees.

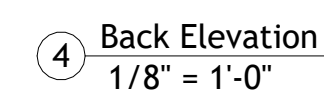
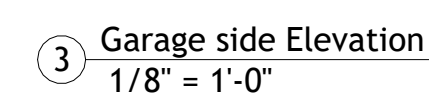
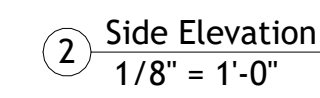
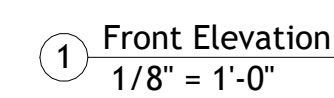
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Project number	260604
Date	July 07, 2026
Drawn by	DJS
Checked by	DJS

Scale	1/8" = 1'-0"
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1 First Floor Architectural Plan
1/8" = 1'-0"



Scale	1/8" = 1'-0"
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