



Ashley E. Melnik

ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals
February 22, 2023 at 5:00PM

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

Application #

Applicant

A-23-01

Beach Landing, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting the following variance from the ZBA to enable the appellant to raze the existing structure and build a seven-story, mixed used development consisting of eighteen (18) residential units and one (1) commercial unit at 37 Revere Beach Boulevard, Revere, MA 02151:

1. Noncompliance with RRO Section 17.28.020(D) with respect to minimum parking requirements of 1.5 spaces/1 bedroom units and 1.75 spaces/2 bedroom units for apartment uses, and 1 space / 4 seats for a non-fast-food restaurant use within the RC2 District.
2. Noncompliance with RRO Section 17.28.020 minimum loading space requirement of 1 space for non-fast-food restaurant use within the RC2 District.
3. Noncompliance with Section 17.24.010(G) with respect to the maximum extension of balconies no more than 4 feet from the wall of the principal building over the front, side and rear yard within the RC2 District.

**A-23-02 also see
A-22-10**

Hamel Management Group, Inc., 10 Lookout Terrace, Lynnfield, MA 01940 requesting a six-month extension of the one-year exercise period from the Zoning Board of Appeals associated with the granted variances of A-22-10 to enable the appellant to raze the existing structure on the property known and numbered as 470 Broadway, Revere, MA, and construct an addition to the adjacent Fernwood Professional Building at 454 Broadway, 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.

A-23-03 also see Basilio DiFlumeri, 439 Proctor Avenue, Revere, MA 02151 requesting a six-month extension of the one-year exercise period from the Zoning Board of Appeals associated with the granted variances of A-22-08 to enable the appellant construct a two-family dwelling on Lot B at 243 Malden Street, Revere, MA 02151.
A-22-08

A-23-04 Yovany F. Hernandez Villarta, 29 Agatha Street, Revere, MA 02151 requesting of variance of RRO Section 17.16.260(F)(1) accessory structures may only be allowed in the rear yard to enable the appellant to construct a 16.8' x 9.5' shed in the front yard at 29 Agatha Street, Revere, MA 02151.

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