



Ashley E. Melnik
ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals

April 28, 2021 at 5:00PM

Remote Participation via Zoom

<https://us02web.zoom.us/j/86827456704>

Telephone: US: +1 301 715 8592

Webinar ID: 868 2745 6704

Application

Applicant

A-21-10
continued
from
March 24,
2021

JEK Enterprises, LLC, Attn: Josef Koch, 7 Franklin St., Revere, MA 02151 appealing from the decision of the Inspector of Buildings of the City of Revere respecting the determination as to the current use of 7 Franklin Street, Revere, MA 02151 as set forth in the Order to Correct dated January 19, 2021 and states in pertinent part: "Neither the NB zone nor any asserted grandfathered use of the property supports any of the structures or premises being utilized for a 24/7 business operation, particularly with the movement of and noise generated from large vehicles and construction material".

A-21-13

Steven M. Ferrante, Sr., 22 Pemberton St., Revere, MA 02151 seeking a variance of Section 17.16.260(F)(2) of the Revised Ordinances of the City of Revere, minimum side yard setback for a pool, to enable the appellant to install an aboveground pool at 22 Pemberton St., Revere, MA 02151.

A-21-14

Frank A. and Lisa M. Barry, 40 Stone Street, Revere, MA requesting variances of Section 17.24.010 minimum side yard setback, Section 17.16.260(D) maximum height for an accessory structure, and Section 17.16.260(F)(1) maximum coverage of an accessory structure of the rear yard of the Revised Ordinances of the City of Revere to enable the appellant to construct a 24' x 28' garage at 40 Stone Street, Revere, MA 02151.

A-21-15 Nahant, LLC, 1040-1048 North Shore Rd., Unit 2B, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing structure and construct a new building comprising of thirty-eight residential units at 13 Nahant Avenue, Revere, MA 02151:

1. Section 17.24.010, minimum lot area of 10,000 s.f. in the GB District;
2. Section 17.24.010, minimum frontage of 100 feet within the GB District;
3. Section 17.24.010, maximum FAR of 1.5 within the GB District;
4. Section 17.24.010(q), minimum front yard setback of 20 feet for residential use within the GB District.;
5. Section 17.24.010(q), minimum side yard setback requirement of 15 feet for residential use within the GB District;
6. Section 17.24.010(q), minimum rear yard setback of 20 feet for residential use within the GB District;
7. Section 17.28.020, minimum parking requirements for apartment use;
8. Section 17.28.050(B), minimum two way driveway width of 22 feet within the GB District;
9. Section 17.32.050 minimum screening width of 6 feet between multi-family parking and residential uses.

A-21-16 Eastern Equity Partners, LLC, 1040-1048 North Shore Rd., Unit 2B, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing structures and construct a new building comprising of forty-five residential units at 60-66 Shirley A, Revere, MA 02151:

1. Section 17.24.010, minimum lot area requirement of 10,000 s.f. within the GB District;
2. Section 17.24.010, minimum frontage requirement of 100 feet within the GB District;
3. Section 17.24.010, maximum Far of 1.5 within the GB District;
4. Section 17.24.010(q), minimum side yard requirement of 15 feet for residential uses within the GB District;
5. Section 17.24.010(q), minimum front yard setback requirement of 20 feet for residential use within the GB District;
6. Section 17.28.020, minimum parking requirement for apartment use;
7. Section 17.28.050, minimum two way driveway width of 22 feet within the GB District;
8. Section 17.32.050 with respect to minimum screening area of 6 feet between multi-family parking and residential uses.