



Ashley E. Melnik
ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals
May 31, 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-23-13
continued from
April 26, 2023

Agildo Lemes Da Silva, 49 Rose Street, Revere, MA 02151 requesting a variance of RRO Section 17.16.260(F)(1) with respect to no accessory structure may be located within the required side yard setback and within 2’ of the rear property line and shall not cover more than 10% of the rear yard in the RB District to enable the appellant to construct a 20’ x 22’ gazebo with an outdoor kitchen at 49 Rose Street, Revere, MA 02151.

A-23-14

1 Revere Beach Blvd., LLC, 544 Salem Street, Wakefield, MA 01880 requesting the following variances to enable the appellant to construct a six level mixed use 35 unit building to adjoin the pre-existing apartment building at 1 Revere Beach Boulevard, Revere, MA 02151:

1. RRO Section 17.24.010 with respect to minimum lot area requirement of 25,000 s.f. within the RC2 District;
2. RRO Section 17.24.010 with respect to maximum FAR requirement of 3.0 within the RC2 District;
3. RRO Section 17.24.010 with respect to minimum side yard setback requirement of 20 feet each side within the RC2 District;
4. RRO Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RC2 District;
5. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RC2 District;
6. RRO Section 17.28.020 with respect to minimum parking requirement for apartment use within the RC2 District;
7. RRO Section 17.28.020 with respect to minimum parking requirement for retail or restaurant use within the RC2 District;
8. RRO Section 17.28.220 with respect to minimum setback requirement of 10 feet from property lines for dumpster pads.

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-23-15 Albeiro Lopera, 29 Broad Sound Avenue, Revere, MA 02151 requesting variances of RRO Sections 17.24.030A(e)(iii) 40 feet frontage requirement for a qualified vacant lot within the HD Zone, and 17.24.030(3)(a)(i) and (ii) parking requirements for existing lots in the HD Overlay Zone to enable the appellant to construct a single-family dwelling on Lot C Hichborn Street, Revere, MA which is deemed unbuildable. The existing developed lot, Lot B at 82 Hichborn Street, Revere, MA, cannot accommodate four off-street parking spaces as required by Section 17.24.030(3), so the adjacent vacant lot, Lot C Hichborn Street, Revere, MA, is necessary to meet the parking requirements of the developed lot.

A-23-16 Washington Sherman, LLC, 9 South Street, Chestnut Hill, MA 02467 requesting a six-month extension of the one-year exercise period from the Zoning Board of Appeals associated with the granted variances of A-22-13 to enable the appellant to construct a four-story building, containing thirty residential units, on the property known and numbered as 810 Washington Avenue, Revere, MA.

A-23-17 Eastern Equity Partners, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting the following variances to enable the appellant to construct a five-story, mixed-use building with thirty-two (32) residential units and one (1) commercial unit at 1485 North Shore Road, Revere, MA 02151:

1. RRO Section 17.24.010 with respect to maximum FAR of 1.5 in the GB District;
2. RRO Section 17.24.010 with respect to minimum area requirement of 10,000 s.f. within the GB District;
3. RRO Section 17.24.010 (q) with respect to minimum front yard setback requirement of 20 feet for residential use within the GB District;
4. RRO Section 17.24.010 (q) with respect to minimum rear yard setback requirement of 20 feet for residential use within the GB District;
5. RRO Section 17.24.010 (q) with respect to minimum side yard setback of 15 feet each side for residential use within the GB District;
6. RRO Section 17.28.020 with respect to minimum parking requirement for apartment and retail use within the GB District;
7. RRO Section 17.24.070 (C) with respect tandem parking prohibited for apartment use.

A-23-18 Revere Residential, LLC, 95 Beacon Street, Unit 12, Boston, MA 02108 requesting the following variances to enable the appellant to construct a seven-story, mixed-use building on 49-64 Revere Beach Boulevard, Revere, MA 02151:

1. RRO Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RC2 District;
2. RRO Section 17.24.010 with respect to minimum side yard setback requirement of 20 feet each side within the RC2 District;
3. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RC2 District;
4. RRO Section 17.24.010 with respect to maximum FAR requirement of 3.0 within the RC2 District;
5. RRO Section 17.28.020 with respect to minimum parking requirements for multifamily residential condominium, retail, and restaurant use within the RC2 District;
6. RRO Section 17.24.070 (C) with respect to tandem parking spaces prohibited for apartment use.

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