



Ashley E. Melnik
ZBA Clerk

Office of the City Clerk

Zoning Board of Appeals
Wednesday, October 23, 2024 at 5:00PM

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

Application #	Applicant
A-24-22	1784 Holdings, LLC, 8777 North Gainey Center Drive, Scottsdale, AZ 85258 requesting a six-month extension of the one-year exercise period from the Zoning Board of Appeals associated with the granted variances of A-23-27 to enable the appellant to raze the existing garage facility and associated structures and construct a new 5-story self-storage facility with associated parking, pedestrian access, and vehicular access drives at 195 American Legion Highway, Revere, MA 02151.
A-24-23 (SP)	Cody Gardner, 193 Rice Avenue, Revere, MA 02151 requesting a special permit from the ZBA pursuant to RRO Section 17.40.040 to enable the appellant to modify an existing non-conforming two-family structure by constructing a 566 sq. ft. addition at 193 Rice Avenue, Revere, MA 02151.
A-24-24	Zepaj Development, LLC, 78 Mill Street, Middleton, MA 01949 requesting a variance of RRO Section 17.28.020 with respect to minimum parking requirements for apartment use in the GB District to enable the appellant to construct a 48-unit residential apartment building with 42 parking spaces at 791 Broadway, Revere, MA 02151.
A-24-25	Billiken Investments, LLC, 407 Proctor Avenue, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to subdivide existing Lot 557 at 87 Derby Road, Revere, MA into new proposed lots Lot A Derby Street and Lot B Derby Street for the purpose of constructing a new single-family dwelling on proposed Lot B Derby Street, Revere, MA 02151: <ul style="list-style-type: none"> 1. RRO Section 17.24.010 with respect to minimum area requirement of 8,000 s.f. within the RB District for proposed lot B which is shown to be 4,364 s.f.; 2. RRO Section 17.24.010 with respect to minimum frontage requirement of 80 feet for proposed lot A within the RB District which is shown to be 76.53';

Supplemental documents and requests to the ZBA must be submitted at least 7 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.

	<ol style="list-style-type: none"> 3. RRO Section 17.24.010 with respect to minimum front yard setback requirement of 20 ft. within the RB District for the proposed structure on proposed lot B; 4. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 ft. within the RB District for the proposed structure on proposed lot B; 5. RRO Section 17.24.010 with respect to maximum principle building coverage requirement of 30% within the RB District for the proposed structure on proposed lot B.
A-24-26	Sheri Murray, 41 Irving Street, Revere, MA 02151 requesting a variance of RRO Section 17.24.010(y) with respect to maximum height requirement of 30' to enable the appellant to construct a second floor with a walk-up finished attic on an existing two-family dwelling at 41 Irving Street, Revere, MA 02151.
A-24-27	<p>125 Squire Road Real Estate Holdings, LLC, Jewel Saeed, 55 Berkshire Street, Swampscott, MA 01907 requesting the following variances of the Revere Revised Ordinances to enable the appellant to construct an additional 56 hotel rooms to the rear of a hotel currently under construction at 125 Squire Road, Revere, MA 02151:</p> <ol style="list-style-type: none"> 1. RRO Section 17.24.010 with respect to rear yard setback. 2. RRO Section 17.24.010 with respect to FAR. 3. RRO Section 17.28.020 with respect to minimum parking requirements.

Supplemental documents and requests to the ZBA must be submitted at least 7 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.