

Public Hearing

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Title 17 of the Revised Ordinances of the City of Revere that the City of Revere Zoning Board of Appeals will conduct a public hearing on Wednesday afternoon, October 28, 2020 at 4:00 P.M. via remote participation on Zoom on the application of Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA requesting a variance of Title 17, Chapter 17.16, Section 17.16.205(A) of the Revised Ordinances of the City of Revere, distance between a kennel and a residential use, to enable the appellant to operate a kennel at 100 VFW Parkway, Revere, MA 02151.

Zoom Remote Participation Instructions

Please use the link below to join the meeting:
<https://us02web.zoom.us/j/87012342668>
Or Telephone: +1 312 626 6799
Webinar ID: 870 1234 2668

A copy of the aforementioned proposed plan and application (A-20-27) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

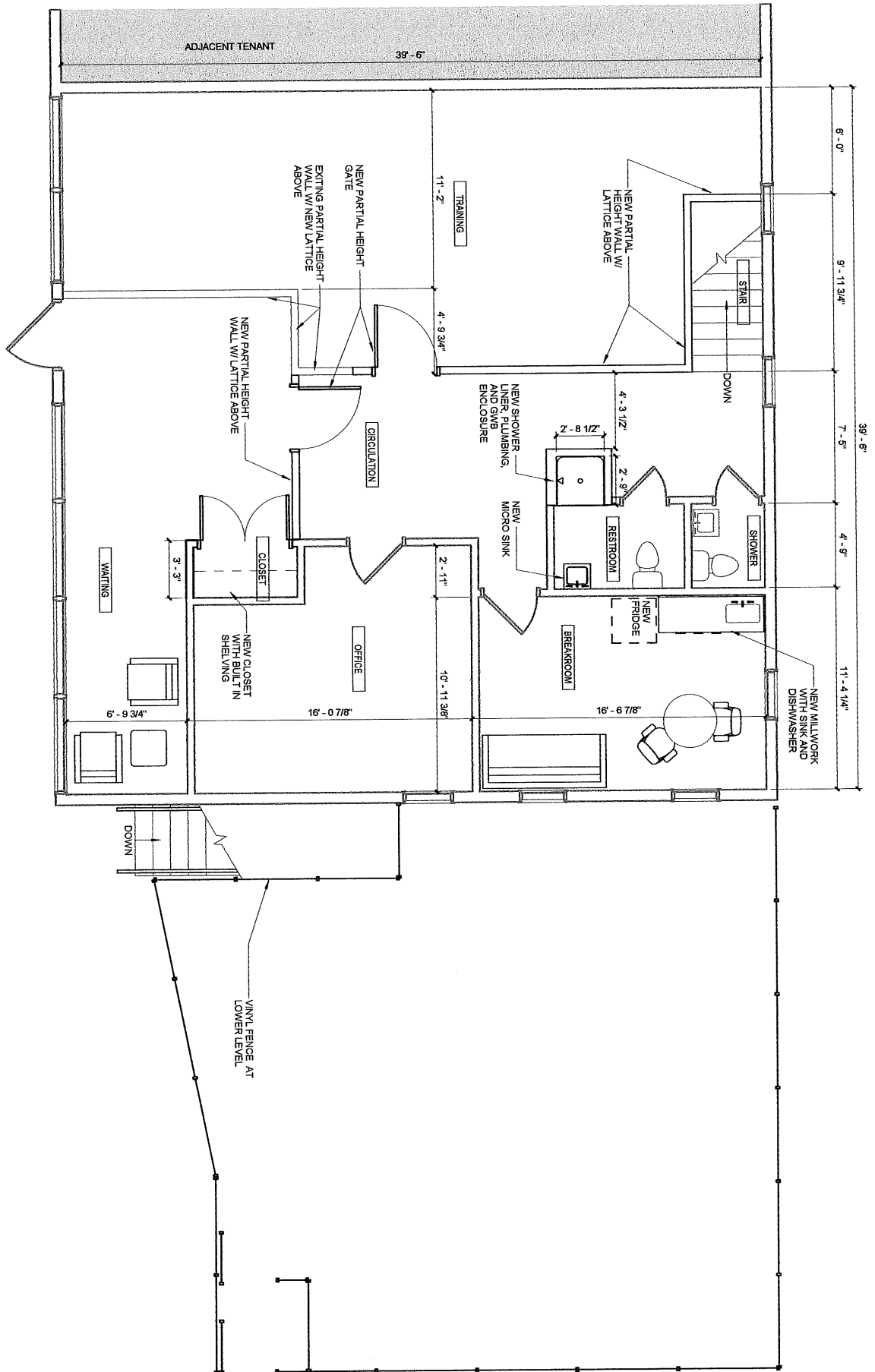
John J. Henry, Clerk
City of Revere
Zoning Board of Appeals

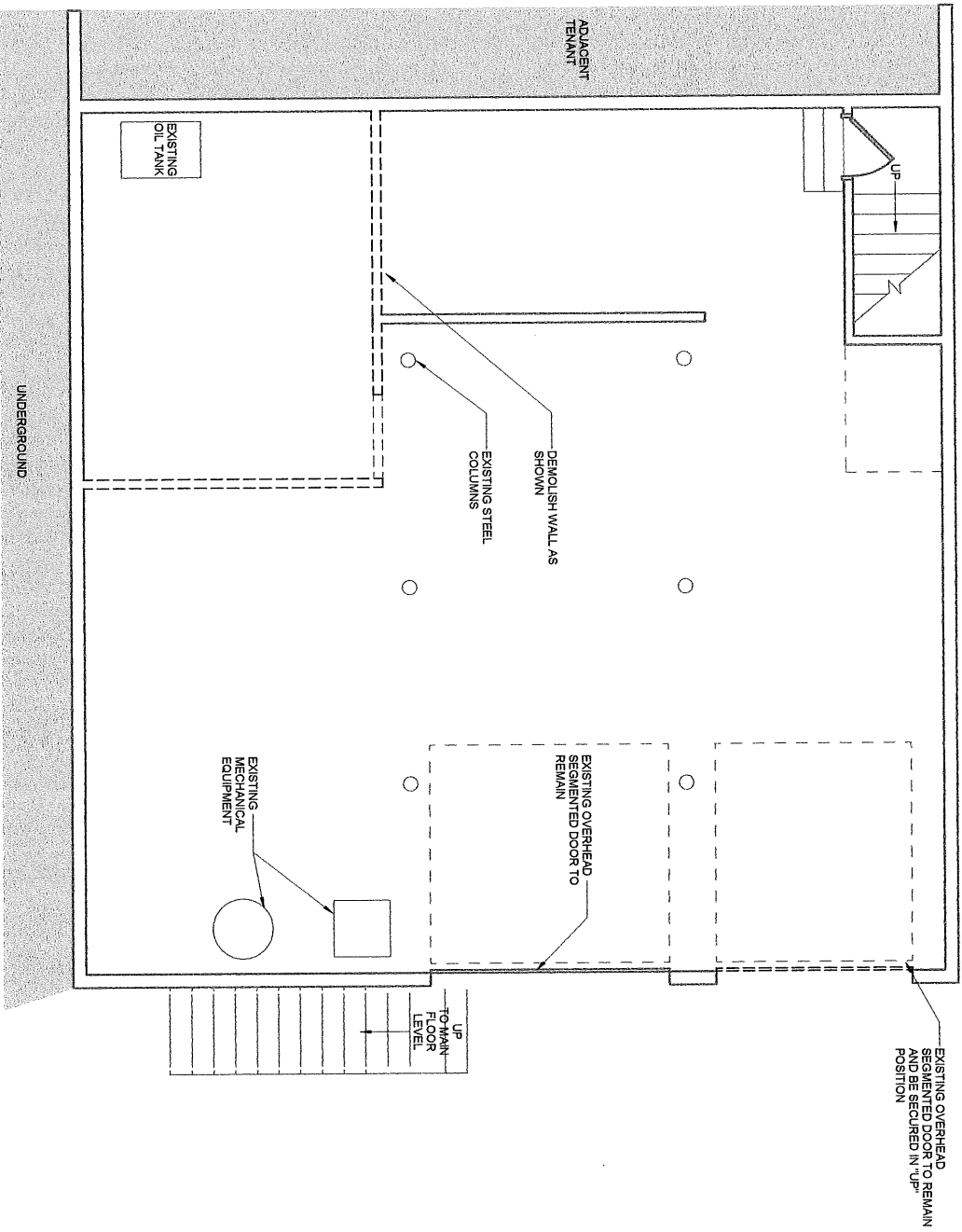
Revere Journal
Check attached
10/14/2020
10/21/2020

LEVEL 01 FLOOR PLAN

1/4" = 1'-0"

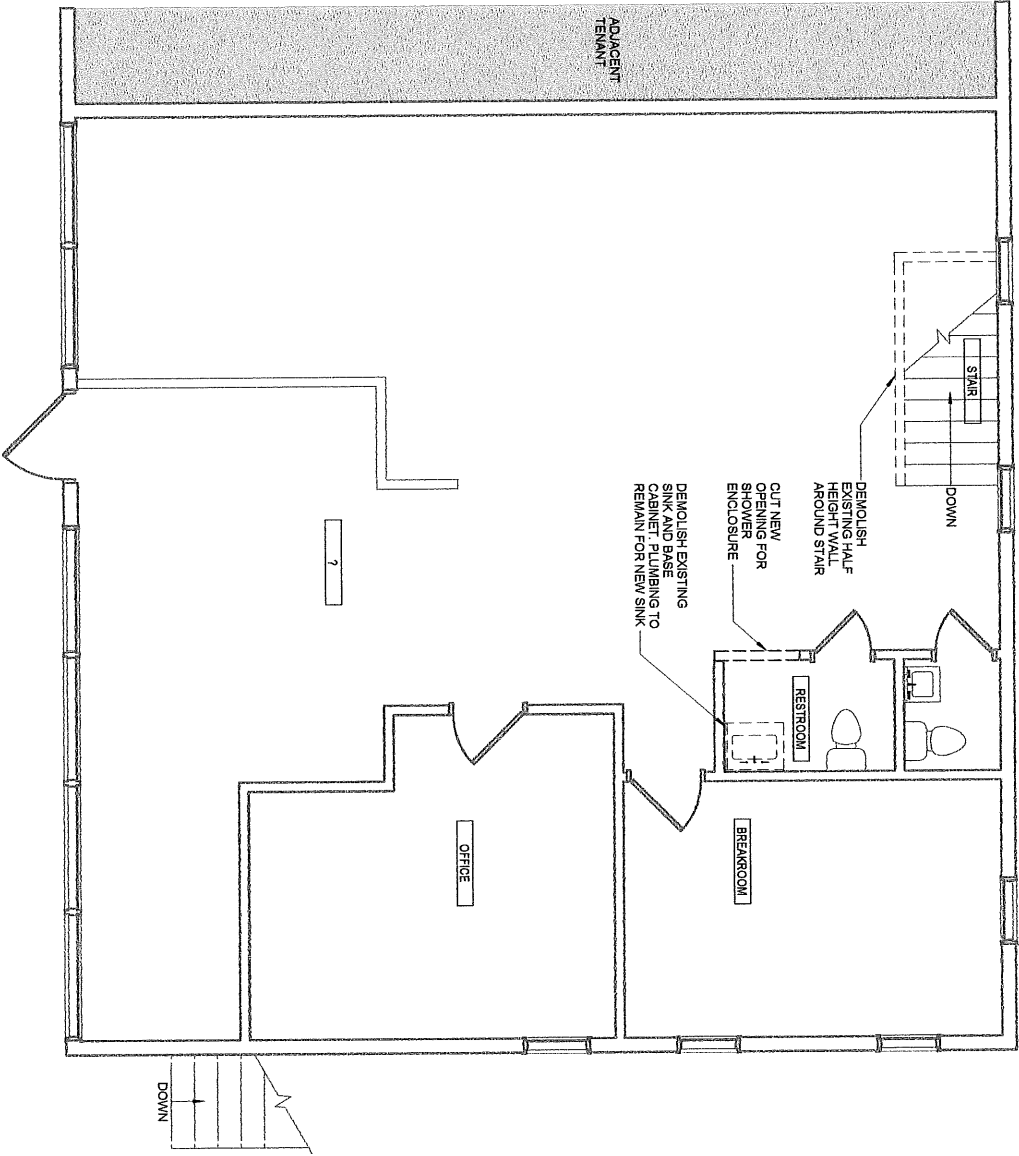
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LOWER LEVEL DEMOLITION PLAN

1/4" = 1'-0"



LEVEL 01 DEMOLITION PLAN

1/4" = 1'-0"



From: fstringi@revere.org
Subject: Application Review Comments
Date: October 7, 2020 at 4:51 PM
To: staff@sandys4pawscare.com, amelnik@revere.org, fstringi@revere.org, lcavagnaro@revere.org



CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: October 07, 2020
Application #: SPR20-000131
Address: 100 VFW PKWY
Description: Change of Business
Review Status: Denied

Thank you for your recent permit application for Change of Business. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). 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.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.16.205 (A) of the Revised Revere Zoning Ordinance, no kennel shall be placed or used within two hundred fifty feet of a residential use or residential district.

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.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



477 BEACH ST DNO NOMINEE REALTY TRUST GOLDBERG C/O LORRAINE 290 WILDERERNESS RD SEVERNA PARK, MD 21146	8-148-12A LUC: 326	VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	8-149-4 LUC: 423	21 KIMBALL AVE BAHLOUL IMAD M BAHLOUL ISSAM 81 CAMPBELL AVE Revere, MA 02151	8-150-20 LUC: 111
483 BEACH ST ALFARO CATARINO ALFARO MARIA J 483 BEACH ST Revere, MA 02151	8-148-16 LUC: 105	100 VFW PKWY 100 VFW PARKWAY LLC C/O ROGER LITMAN 76 NOANETT RD NEEDHAM, MA 02494	8-149-5 LUC: 325	25 KIMBALL AVE THONG LIN A THONG VON 25 KIMBALL AVE REVERE, MA 02151	8-150-21 LUC: 101
485 BEACH ST HART JOSEPH BRADFORD 311 MASSACHUSETTS AVE ARLINGTON, MA 02474	8-148-17 LUC: 105	120 VFW PKWY REVERE PARKWAY ROSEN TRUST C/O REMIC PROPERTIES POST OFFICE BOX 620626 NEWTON LOWER FALLS, MA 02462	8-149-6 LUC: 325	VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	8-156-1A LUC: 423
487 BEACH ST TERESA CERBONE REVOCABLE TRUST CERBONE TERESA TRUSTEE 3 ELK SPRING DR WAKEFIELD, MA 01880	8-148-18 LUC: 105	506 BEACH ST NUNEZ JORGE POST OFFICE BOX 760728 MELROSE, MA 02176	8-150-13 LUC: 104	VFW PKWY UE REVERE LLC 210 ROUTE 4 EAST PARAMUS, NJ 07652	8-156-6A LUC: 323
489 BEACH ST SOUZA PIMENTA JADIR SOUZA SUERLI 489 BEACH ST REVERE, MA 02151	8-148-19 LUC: 105	500 BEACH ST BEACH REVERE INVESTMENT LLC C/O NEW BOSTON MGMNT LLC 111 EVERETT AVE 2ND FLR CHELSEA, MA 02150	8-150-14 LUC: 111		
491 BEACH ST MIOTA JACINTO RETIS VICTORIA L 491 BEACH ST REVERE, MA 02151	8-148-20 LUC: 105	23 VFW PKWY PARKWAY REVERE INVESTMENT LLC C/O NEW BOSTON COMPANIES 111 EVERETT AVE CHELSEA, MA 02150	8-150-15 LUC: 105		
BEACH ST BRIDGE MASS BAY TRANS AUTHORITY 10 PARK PLAZA BOSTON, MA 02116	8-149-1 LUC: 920	VFW PKWY CASTELLANOS SIGFREDO 7-9 KIMBALL AVE Revere, MA 02151	8-150-16 LUC: 132		
60 VFW PKWY CHELSEA POINT NOMINEE TRUST PORTER ROBERT F TRUSTEE 135 SARGENT ST WINTHROP, MA 02152	8-149-2A LUC: 340	7 KIMBALL AVE CASTELLANOS SIGFREDO 7-9 KIMBALL AVE Revere, MA 02151	8-150-17 LUC: 109		
VFW PKWY 100 VFW PARKWAY LLC LITMAN C/O ROGER 76 NOANETT RD NEEDHAM, MA 02492	8-149-2B LUC: 391	11 KIMBALL AVE MERDANI SHPRESA 11 KIMBALL AVE REVERE, MA 02151	8-150-18 LUC: 104		
VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286	8-149-3 LUC: 423	15 KIMBALL AVE MELITO RICHARD J LIFE ESTATE MELITO LINDA M LIFE ESTATE 15 KIMBALL AVE REVERE, MA 02151	8-150-19 LUC: 101		

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

DATE: 10/8/20

APPLICATION NO. A-20-27
DATE: 10/8/2020

**City of Revere, Massachusetts
Zoning Board of Appeals
Application For Special Permit or
Variance or Appeal from
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:

- ☒ A. Application for Variance Title 17, Chapter 17.52, Section 17.52.020, M.G.L. Chapter 40A, Section 10. (answer questions 1 thru 15 only)
- B. 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)

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.

- C. 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 thru 9b and 16 and 17 only)

1. Applicant submitting this application is:

Name: Sandra M. Tapia

Address: 57 Chamberlain Ave. Revere, MA 02151

Tel. #: 617-642-2937

2. Applicant is: ☒ Tenant ☐ Licensee ☐ Prospective Purchaser
☐ Owner ☐ Other (Describe)

FILED
2020 OCT -8 PM 3:42
OFFICE CITY CLERK
REVERE, MASS.

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

Name: Sandra M. Tapia

Title: Business Owner

Address: 57 Chamberlain Ave. Revere, MA 02151

Tel. #: 617-642-2937

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

Name: Peter Litman

Address: 100 VFW Parkway. Revere, MA 02151

Tel. #: _____

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

Book 45100, Page 288. Certificate # (if registered) _____,

Book 625, Page 54.

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. _____

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)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

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

_____ do not know; X 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.):

- Location is 100 VFW Parkway
- Abutting Building is Beach Sales at 80 VFW Parkway
- All utilities are currently working and available
- Originally used for North Shore Fuel Offices
- Dimensions are 40Ft.x36Ft x 2 Floors
- 10-12 Assigned parking spaces

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

- Building is within the 250ft required by the city from the closest resident.

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

- N/A

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

- Loss of revenue
- Loss of current and future local employees.
- Loss of opportunity to help community with training their dogs in proper setting.
- Loss to the community to have a location to properly socialize their dogs in a structured setting.

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

- Statistics show there's a rise in dog aggression/reactivity. Especially now with the pandemic, there are fewer resources. The demand for trainers is higher than ever. Having a facility easily accessible will give the public good a good reliable option for the growing demand.

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

- The facility will have an 8Ft Fence to help minimize any noise, such as any barking.
- Daycare will take place mainly in the inside part of the building with scheduled outdoor play.

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.):

- Restponded on question 10 (same question)

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

- Answered on question 11 (Same question)

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

07OCT2020

Date



Signature of Owner

07OCT2020

Date


Signature of Designated Representative

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.

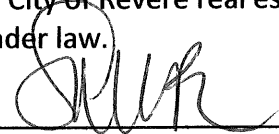
 _____

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)

