

DECISION OF THE CITY OF REVERE BOARD OF APPEALS

May 26, 2021

Decision of the City of Revere Zoning Board of Appeals (ZBA) on the City of Revere, Massachusetts, 281 Broadway, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing fire station and construct a new fire station at 140 Lynnway, Revere, MA 02151:

1. Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA District;
2. Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA District;
3. Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RA District;
4. Section 17.24.010 with respect to minimum usable open space requirement of 35% within the RA District;
5. Section 17.28.220 with respect to minimum setback of 10 feet for dumpsters;
6. Section 17.28.020 with respect to minimum parking of 1 space/4 seats for meeting hall.

A copy of the appellant's plan and application (A-21-17) have been filed with the ZBA and the City Clerk of the City of Revere and are incorporated and made a part of this decision.

A public hearing was conducted by the ZBA on this application on May 26, 2021. A record of the proceedings of the public hearing has been filed with the City Clerk's Office of the City of Revere and are incorporated and made part of this decision.

Following the public hearing, a copy of which is attached and made a part of this decision, the ZBA made the following findings:

A hardship does exist with respect to the size and shape of the existing lot. The ZBA concludes that the appellant cannot reasonably make full use of the lot without a variance being granted.

A literal enforcement of the Zoning Ordinances of the City of Revere would prevent the appellant from constructing a new fire station at 140 Lynnway.

The ZBA finds that by granting the variance, the general character of this area will not be changed and the public good will be served.

This variance is granted subject to the following restrictions:

1. If the rights authorized by this variance are not exercised within one year of the date of the grant of this variance the rights shall lapse.
2. This variance shall not be valid until the appellant has recorded this variance in the Suffolk County Registry of Deeds and submits document recording numbers and dates to the City Clerk and Building Inspector of the City of Revere.
3. The appellant must receive Site Plan Review approval prior to applying for a building permit.

Based upon its findings and following discussion the ZBA took up the appellant's request for a variance of the Zoning Ordinances of the City of Revere (A-21-17) subject to the ZBA's findings and restrictions:

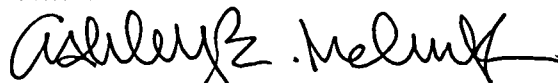
Roll Call: Voting to grant the variance requested: Mr. Buccilli, Mr. Limeneh, Mr. Lopes, Mr. Pelton, and Mr. Tucker.

Voting against granting the variance requested: NONE

Recused and absent: NONE

VARIANCE GRANTED

Attest:



Ashley E. Meirik
Clerk Zoning Board of Appeals
Decision Filed: May 27, 2021



**City of Revere
Massachusetts
Zoning Board of Appeals
NOTICE OF DECISION**

Notice is hereby given that the City of Revere Zoning Board of Appeals, on the application listed below, after due public notice and hearing has rendered the following decision:

A-21-17

Decision of the City of Revere Zoning Board of Appeals (ZBA) on the application of City of Revere, Massachusetts, 281 Broadway, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing fire station and construct a new fire station at 140 Lynnway, Revere, MA 02151:

- 1. Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA District;**
- 2. Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA District;**
- 3. Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RA District;**
- 4. Section 17.24.010 with respect to minimum usable open space requirement of 35% within the RA District;**
- 5. Section 17.28.220 with respect to minimum setback of 10 feet for dumpsters;**
- 6. Section 17.28.020 with respect to minimum parking of 1 space/4 seats for meeting hall.**

☐ Denied

☒ Granted

Decision recorded in the City Clerk's Office of the City of Revere.

Date: May 27, 2021

Attest:

Ashley E. Melnik
Clerk

Zoning Board of Appeals

Note: An appeal from a decision of the Zoning Board of Appeals must be made within 20 days of the recording such decision. Gen Laws. (Ter.Ed.) Chap. 40A, Section 17, as amended by Chapter 808.

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 via Zoom on Wednesday evening, May 26, 2021 at 5:00 P.M. on the application of the City of Revere, Massachusetts, 281 Broadway, Revere, MA 02151 requesting the following variances of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing fire station and construct a new fire station at 140 Lynnway, Revere, MA 02151:

1. Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA District;
2. Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA District;
3. Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RA District;
4. Section 17.24.010 with respect to minimum usable open space requirement of 35% within the RA District;
5. Section 17.28.220 with respect to minimum setback of 10 feet for dumpsters;
6. Section 17.28.020 with respect to minimum parking of 1 space/4 seats for meeting hall.

Please use the link below to join the hearing:

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

Telephone: US: +1 301 715 8592

Webinar ID: 868 2745 6704

A copy of the aforementioned proposed plan and application (A-21-17) is on file and available for public inspection, by appointment only, 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the Zoning Board of Appeals agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at www.revere.org/calendar. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Ashley E. Melnik, Clerk
City of Revere
Zoning Board of Appeals

Revere Journal

05/12/2021

05/19/2021

Send invoice to: amelnik@revere.org

APPLICATION NO. 4-21-17
DATE: 5/5/2021

**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: City of Revere

Address: 281 Broadway, Revere, MA 02151

Tel. #: 781-286-8100

Email: _____

2. Applicant is: _____ Tenant _____ Licensee _____ Prospective Purchaser

X Owner _____ Other (Describe)

OFFICE CITY CLERK
REVERE, MASS.

2021 MAY -5 AM 8:22

FILED

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

Name: Cam Gosine, Brennan Consulting

Title: Project Manager

Address: 24 Rave Avenue, Suite 203, Burlington, MA 01803

Tel. #: 781-273-3434 ext. 201

Email: cgosine@brennanconsults.com

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

Name: City of Revere

Address: 231 Broadway, Revere, MA 02151

Tel. #: 781-233-8100

5. The land described in this application is recorded in Suffolk County Registry of Deeds,
Book 7604, Page 475. Certificate # (if registered) _____

Book _____, Page _____.

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:

N/A

Lot # _____ Sq. Ft. _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.
See attached

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.
See attached

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.):

Property is a 15,080 sf lot in RA - Single Family Zone. Current use is for a 1,606 sf fire station that is serviced by water, sewer, gas, electricity, drainage, and electricity.

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

The applicant is requesting a variance for the following zoning requirements:

17.24.010 - Front Yard Setback, Side Yard Setback, Rear Yard Setback, Usable Open Space

17.28.020 - Total Number of Required Parking Spaces, Minimum Dumpster Setback

12. Describe the soil conditions, shape or topography especially affecting the land or structure9s0 in question, but not affecting generally the zoning district in which the land or structure9s) are located which the appellant to seek this variance:

The small size of the lot is responsible for the variance requests.

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

Enforcement of the Front Side and Rear Yard Setback, and Usable Open Space would greatly reduce the size of the proposed fire station, in turn reducing the necessary resources available to the staff which would negatively affect their ability to perform their duties to the best of their best abilities.

Enforcing the required number of parking spaces for the fire station use would also limit the size of the proposed fire station due to the size and shape of the lot.

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

Granting relief would be a benefit to the public good as it would allow the fire department to maximize their resources and service the community to the best of their abilities.

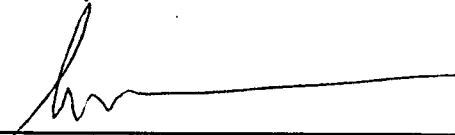
15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinances:

Granting these variances would not negatively impact public health, natural resources or the value of land in area as outlined in the City Ordinance.

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.):

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

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

5/4/21

Date



Signature of Owner *DEPUTY CHIEF RFD*
PROJECT TECHNICAL CONSULTANT

April 23, 2021

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.

CITY OF REVERE PROPERTY

Signature of Individual or
Corporate Name

by: N/A
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.

CITY OF REVERE PROPERTY

Signature of Individual or
Corporate Name

by: N/A
Corporate Officer (if applicable)

Ashley Melnik

From: fstringi@revere.org
Sent: Thursday, April 15, 2021 11:35 AM
To: cemilius@brennanconsults.com; pdurand@wsarchitects.com; Ashley Melnik; Louis Cavagnaro; Paul Cheever
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: April 15, 2021
Application #: SPR21-000051
Address: 140 LYNNWAY
Description: Alden Fire Station
Review Status: Denied

Thank you for your recent permit application for Alden Fire Station. 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: 1) Noncompliance with Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RA District; 2) Noncompliance with Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA District; 3) Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RA District; 4) Noncompliance with Section 17.24.010 with respect to minimum usable open space requirement of 35% within the RA District; 5) Noncompliance with Section 17.28.220 with respect to minimum setback of 10 feet for dumpsters; 6) Noncompliance with Section 17.28.020 with respect to minimum parking of 1 space/4 seats for meeting hall.

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.

112 LYNNWAY 13-192Q191-297A

LUC: 104

TROIANI ALEXANDER
21 MAYNARD FARM RD
SUDBURY, MA 01776

120 LYNNWAY 13-192Q191-299A

LUC: 105

SAMOST DAVID
120 LYNNWAY
REVERE, MA 02151

NORTH SHORE RD 13-192T12-1

LUC: 930

CITY OF REVERE
MAYOR'S OFFICE
281 BROADWAY
REVERE, MA 02151

171 LYNNWAY 14-192G-17A

LUC: 101

MARTIGNETTI ROSALBA
171 LYNNWAY
REVERE, MA 02151

177 LYNNWAY 14-192G-20

LUC: 101

GREGORIANS ARMENIA
177 LYNNWAY
REVERE, MA 02151

145 LYNNWAY 14-192H-16

LUC: 101

BAXTER MARK
BAXTER STACIE L
145 LYNNWAY
REVERE, MA 02151

LYNNWAY 14-192H-17

LUC: 132

RIZZO MARGUERITE LIFE ESTATE
ANDERSON ROBERT W REMAINDERMAN
163 LYNNWAY
REVERE, MA 02151

163 LYNNWAY 14-192H-18

LUC: 101

RIZZO MARGUERITE LIFE ESTATE
ANDERSON ROBERT W REMAINDERMAN
163 LYNNWAY
REVERE, MA 02151

12 DELANO AVE 14-192J-17

LUC: 101

GUIDE MICHAEL
GUIDE JANIS M
12 DELANO AVE
REVERE, MA 02151

129 LYNNWAY 14-192J-18

LUC: 105

AGUDELO SAMIR
ORTIZ ANA C
129 LYNNWAY
REVERE, MA 02151

135 LYNNWAY 14-192J-19

LUC: 101

STEVENS CRAIG
STEVENS DEBORAH J
135 LYNNWAY
REVERE, MA 02151

139 LYNNWAY 14-192J-20

LUC: 101

FRONGILLO ANDREW J LIFE ESTATE
139 LYNNWAY REALTY TRUST REMAINDERMAN
139 LYNNWAY
REVERE, MA 02151

5 ALDEN AVE 14-192J-21

LUC: 101

YARD-NIGRO FAMILIES REVOCABLE
YARD ANNE TRUSTEE
5 ALDEN AVE
REVERE, MA 02151

115 LYNNWAY 14-192K-15

LUC: 101

CONGA DORIAN
115 LYNNWAY
REVERE, MA 02151

5 DELANO AVE 14-192K-16

LUC: 101

PURCELL WILLIAM WILLIAM
NASCIMENTO PURCELL ROSEMARY
5 DELANO AVE
REVERE, MA 02151

17 DELANO AVE 14-192K-17

LUC: 101

RAFFA ATTILIO
RAFFA CHERIE
17 DELANO AVE
REVERE, MA 02151

LYNNWAY 14-192Q-300

LUC: 920

COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET ST
BOSTON, MA 02108

140 LYNNWAY 14-192Q-301

LUC: 931

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

22 WHITIN AVE EXT 14-192S-1

LUC: 332

LOMBARD DBA REALTY I BARBARA A
ANGIULO DBA REALTY GENNARO JAY
9 VERNON ST
NAHANT, MA 01908

DATE: 4/15/21
CITY OF REVERE
RECORDS OFFICE
TWO TRUE & ATTESTED

14 192Q 301
Map Block Lot

Lot2 Lot3 1 of 1 INDUSTRIAL
CARD

Revere

APPRaised: 721,800/ 721,800
USE VALUE: 721,800/ 721,800
ASSESSed: 721,800/ 721,800

Total Card / Total Parcel



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		LYNNWAY, REVERE

OWNERSHIP

Owner 1:	CITY OF REVERE
Owner 2:	CITY HALL
Owner 3:	
Street 1:	281 BROADWAY
Street 2:	
Twn/City:	REVERE
St/Prov:	MA
Postal:	02151

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .351 Acres of land mainly classified as IMPROVED CIT with a FIRE STAT Building built about 1938, having primarily BRICK Exterior and 3232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Infl	Neigh Infl	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	IMPROVED C		15283		Sq Feet	SITE	1.0	0	16	1.56	CA									380,258		0				380,300	

Total AC/HA: 0.35085 Total SF/SM: 15283 Parcel LUC: 931 IMPROVED CIT Prime NB Desc COMM AVG Total: 380,258 Spl Credit Total: 380,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Revere

apro

2022

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
931	0.351	341,500		380,300	721,800
Total Card	0.351	341,500		380,300	721,800
Total Parcel	0.351	341,500		380,300	721,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	223.33	/Parcel:	223.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	931	FV	341,500	0	.351	380,300	721,800		Year End Roll	12/15/2020
2021	931	PTCH	336,600	0	.351	380,300	716,900	716,900	patch	8/19/2020
2020	931	FV	336,600	0	.351	380,300	716,900	716,900	Year End Roll	12/18/2019
2020	931	NC	336,600	0	.351	380,300	716,900	716,900	Year End Roll	10/30/2019
2019	931	FV	341,500	0	.351	356,500	698,000	698,000	Year End Roll	12/19/2018
2018	931	fv	341,500	0	.351	297,100	638,600	638,600	YER	12/29/2017
2017	931	FV	341,500	0	.351	273,300	614,800	614,800	Year End Roll	12/22/2016
2016	931	FV	341,500	0	.351	273,300	614,800	614,800	Year End	12/28/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNKNOWN	7604/475		1/1/1900			No	No		also see bk 5567 pg 34

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2015	14205	ROOF	20,000	C				REROOF 24 SQS

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	MEASURED	427	DEREK
4/12/2006	MEASURED	345	JAMES HALL

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	14
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date Time
04/15/21 12:57:00

LAST REV

Date Time
05/15/18 10:32:51

apro
5777

Type:	48 - FIRE STAT		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK/STONE		
Frame:	3 - CONCRETE		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:	BRICK		
View / Desir:			

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

POINT OF PINESFIRE STATION N.

SKETCH

Grade:	C+ - AVG. (+)	
Year Bt:	1938	Eff Yr Bt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

Kits: 1	Rating:	AVERAGE
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths: 2		HB: 2					

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

Avg Ht/FL:	12	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:	2 - PLASTER	50%
Partition:	T - TYPICAL	
Prim Floors:	12 - CONCRETE	
Sec Floors:	3 - HARDWOOD	50%
Bsmnt Flr:	12 - CONCRETE	

Phys Cond:	AV - Average	35%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	35%

Basic \$ / SQ:	90.00
Size Adj.:	1.29999995
Const Adj.:	1.07603836
Adj \$ / SQ:	125.896
Other Features:	20000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525397
Depreciation:	183889
Depreciated Total:	341508

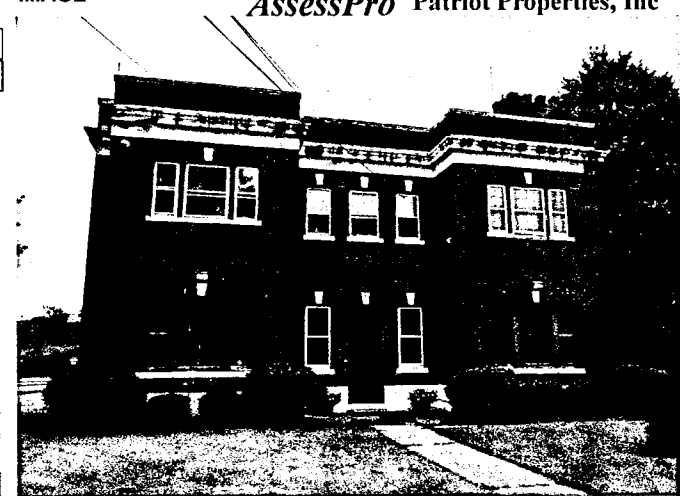
[illegible]

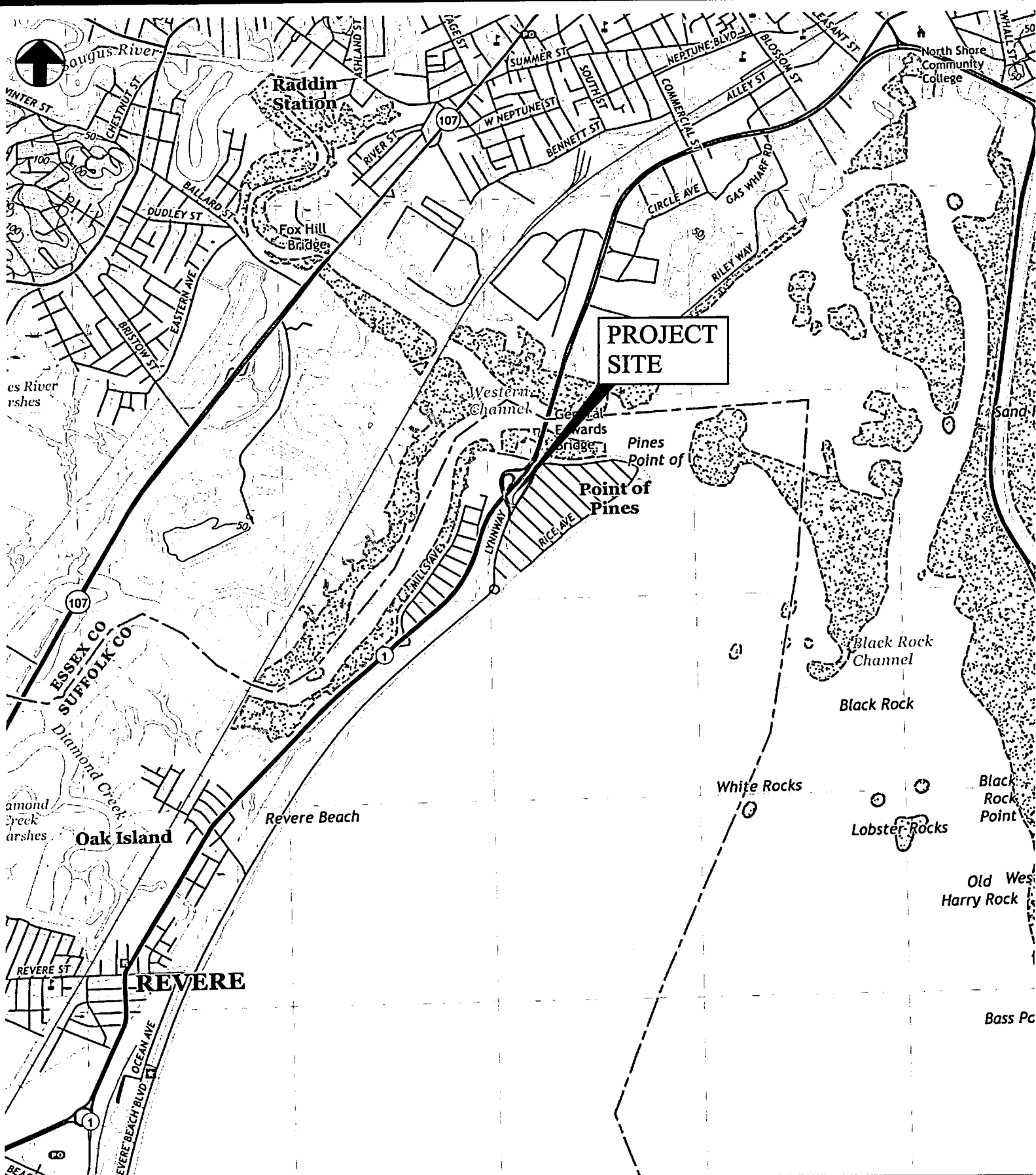
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,612	31.470	50,736
FFL	FIRST FLOOR	1,612	125.900	202,945
SFL	SECOND FLOOR	1,556	125.900	195,895
TFL	THIRD FLOOR	64	125.900	8,057

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
36						
45						
95						
57						

[illegible]

IMAGE





Project Civil Engineer

Brennan Consulting

ENGINEERING • TRANSPORTATION • SURVEYING

BRENNAN CONSULTING, INC.

24 Ray Avenue, Suite 203

Burlington, MA 01803

781.273.3434

www.brennanconsults.com

Project Location

ALDEN FIRE STATION

140 Lynnway

Revere, MA

SCALE: 1"=2000'

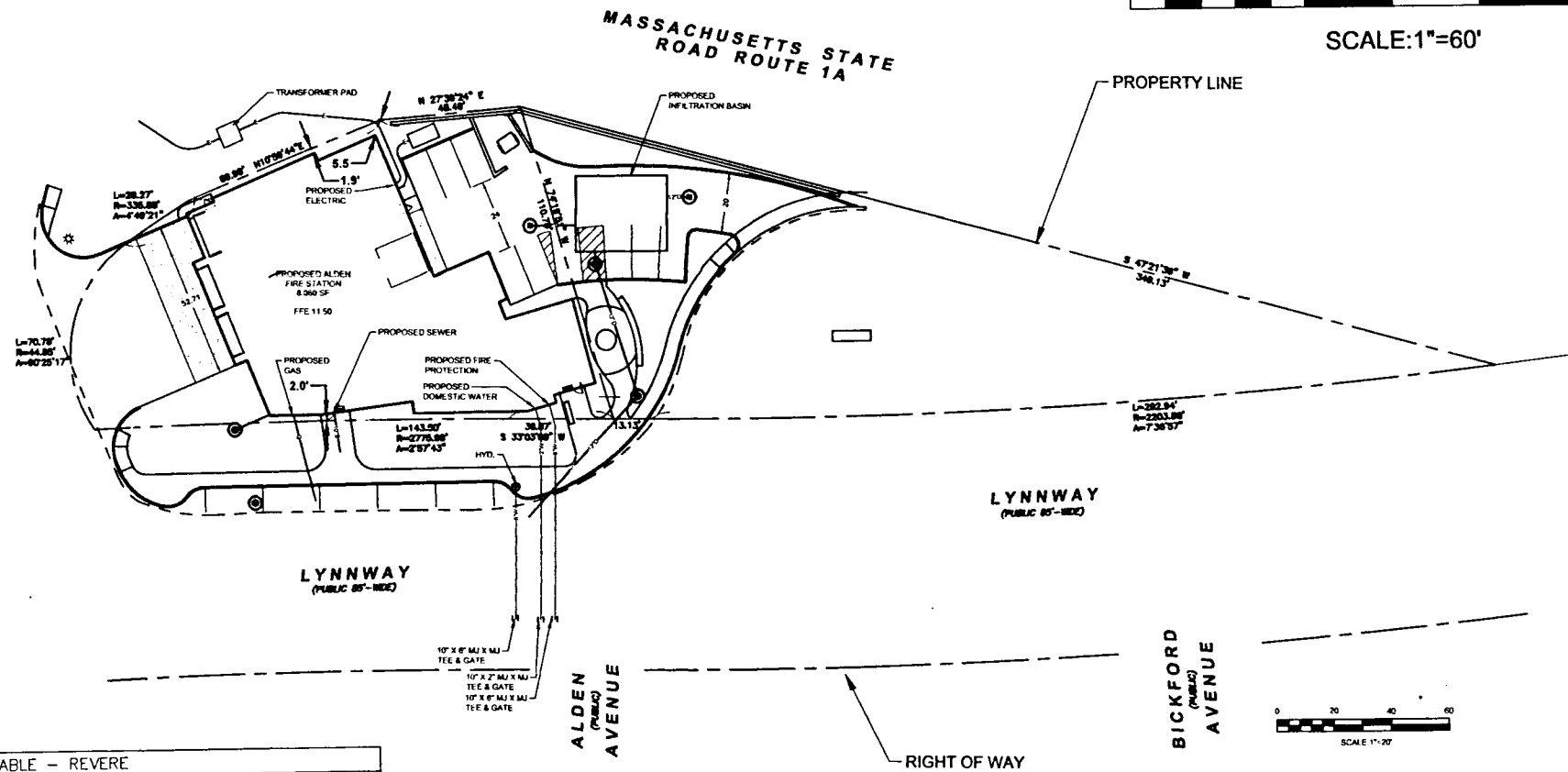
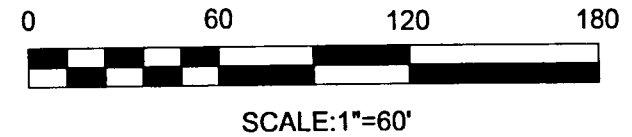
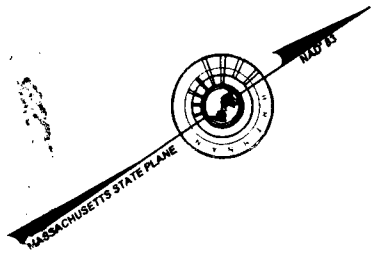
DRAWN BY: WCG

CHECKED BY: CE

ISSUED: 03.31.21

REVISED:

**LOCUS
MAP**



ZONING TABLE

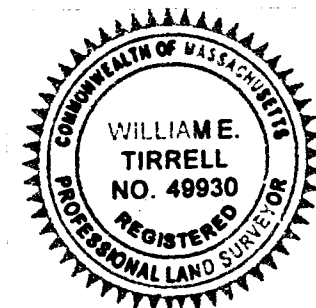
ZONING TABLE - REVERE

ZONE: RA - SINGLE FAMILY
USE: FIRE STATION

DIMENSIONAL REQUIREMENTS	ALLOWED/REQUIRED	PROPOSED
MINIMUM LOT AREA	6,000 SF	32,661 SF
MINIMUM FRONTAGE	60 FT	557 FT
FRONT YARD SETBACK	20 FT	2.0 FT *
SIDE YARD SETBACK	10 FT	1.9 FT *
REAR YARD SETBACK	30 FT	5.5 FT *
MAXIMUM LOT COVERAGE	30%	24.7%
MAXIMUM BUILDING HEIGHT	30 FT/2.5 STORIES	25 FT/2 STORIES
FLOOR AREA RATIO (FAR)	--	0.11
USABLE OPEN SPACE	35%	29% *
DUMPSTER SETBACK	10 FT	<10 FT *
PARKING REQUIREMENTS	ALLOWED/REQUIRED	PROPOSED
TOTAL NUMBER OF ACCESSIBLE SPACE	1 SPACE	1 SPACE
TOTAL NUMBER OF PARKING	23	9 *

* = REQUIRES VARIANCE

SIGNATURE



CERTIFIED PLOT PLAN
LOCATED IN
140 LYNNWAY
REVERE, MA

PREPARED FOR
WINTER STREET ARCHITECTS

DATE: 3-23-2021

SCALE: 1" = 40'

Brennan Consulting
ENGINEERING · TRANSPORTATION · SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS	DATE	DESCRIPTION	BY

CHECKED BY: BT

DRAWN BY: CG

PROJECT 19954B

C-01

CITY OF REVERE
ZONING BOARD OF APPEALS

APPLICATION # A-21-17

APPLICANT'S NAME _____

MEETING DATE: 10/17

PROPOSERS:

Councilor Powers
Brennan Consulting
Dana Weeder
Narselsky

OPPOSERS:

none

ROLL CALL	YES	NO	PRESENT	ABSENT
MR. BUCCILLI	✓			
MR. LIMENEH	✓			
MR. LOPES	✓			
MR. PELTON	✓			
MR. TUCKER	✓			
ALTERNATE (OPEN)				

GRANTED	DENIED	CONDITIONS	CONTINUED

CONDITIONS:

Shall the Zoning Board of Appeals Grant the
relief requested at 140 Lynnway for the construction

**CITY OF REVERE
ZONING BOARD OF APPEALS**

**RECORD OF PROCEEDINGS OF HEARING
ON AN APPLICATION FOR A SPECIAL PERMIT, VARIANCE, OR APPEAL
FROM DECISION OF THE BUILDING INSPECTOR**

(Copies of this Record of Proceedings with all attachments must be filed within fourteen (14) days of a decision by the Zoning Board of Appeals in the office of the City Clerk of the City of Revere.)

I, Ashley E. Melnik, City Clerk, hereby certify that the following is a detailed record of all its proceedings relative to the application of:

City of Revere, Massachusetts
281 Broadway
Revere, MA 02151
Name and Address of Applicant

For the following variances:

1. Section 17.24.010 of the Revere Revised Ordinances (RRO) with respect to minimum front yard setback requirement of 20 feet within the RA District;
2. RRO Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the RA District;
3. RRO Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet within the RA District;
4. RRO Section 17.24.010 with respect to minimum usable open space requirement of 35% within the RA District;
5. RRO Section 17.28.220 with respect to minimum setback of 10 feet for dumpsters;
6. RRO Section 17.28.020 with respect to minimum parking of 1 space/4 seats for meeting hall.

The Applicant desires to:

raze the existing fire station and construct a new fire station at 140 Lynnway, Revere, MA 02151:

The premises affected are located at: see above.

1. On 05/05/2021 an application, a true copy of which is marked "Exhibit A" and made part of this record, was presented to the Zoning Board of Appeals.
2. Thereupon, an advertisement, a true copy of which is marked "Exhibit B" and made part of this record, was published in the Revere Journal, a newspaper published in the City of Revere, on 05/12/21 and 05/19/21.
3. Notices of the hearing, a copy of which is marked "Exhibit C" and made part of this record, were mailed on 05/05/2021 to the petitioner, abutters, and owners of land within 300 feet of the property lines being the same persons named in the Assessors certificate which was a part of the petition heretofore and marked "Exhibit A", and to the Building Inspector, and the planning boards of every abutting municipality.
4. On 05/26/2021, a hearing was held remotely via Zoom at which opportunity was given to all those interested to be in favor or opposition to said application at which hearing the following persons were recorded:

Proponents

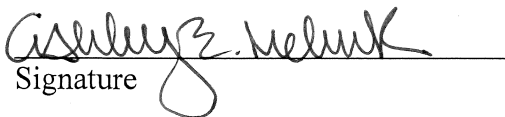
Revere City Councillor John Powers
Revere City Councillor Ira Novoselsky
Breenan Consulting
Dana Weeder

Opponents

none

Members of the Zoning Board of Appeals present were:

Mr. Buccilli, Mr. Limeneh, Mr. Lopes, Mr. Pelton, and Chairman Tucker


Signature

5. Following the hearing, the Zoning Board of Appeals made the following specific findings regarding the land in question and the proposed use:

a hardship exists with respect to the size and shape of the existing lot.

6. The Zoning Board of Appeals voted at its meeting of May 26, 2021.

 X GRANT the application subject to the following conditions, safeguards and limitations on time or use, if any:

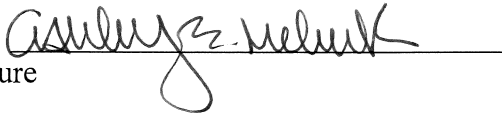
See Decision

 DENY the application based on findings recorded under item 5 herein for the following reasons:

This record shows the vote of each member of the Zoning Board of Appeals upon each question or if absent, so indicated.

Motion to grant the relief requested was declared GRANTED on a Roll Call: Mr. Buccilli, Mr. Limeneh, Mr. Lopes, Mr. Pelton, and Chairman Tucker voting, "YES".

Signature

A handwritten signature in dark ink, appearing to read "Ashley Z. Melnick", is written over a horizontal line.

The City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160
(781) 286-8206 FAX

Ashley E. Melnik
City Clerk

Office of the City Clerk

Application Number: A-21-17

Date: JUNE 17, 2021

CERTIFICATE

Pursuant to the provisions of Section 11, Chapter 40A of Massachusetts General Law I, Ashley E. Melnik, City Clerk of the City of Revere, Massachusetts hereby certify that twenty days have elapsed since the filing of this decision by the City of Revere Board of Appeals with the Office of the City Clerk and no appeal has been filed, or an appeal has been filed and denied or dismissed.

Attest:

A handwritten signature in cursive script, reading "Ashley E. Melnik".

Ashley E. Melnik
City Clerk