



Deval L. Patrick
Governor

Timothy P. Murray
Lieutenant Governor

Kevin M. Burke
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

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Thomas G. Gatzunis, P.E.
Commissioner

Alexander MacLeod, R.A.
Chairman

Gary Mocca, P.E.
Vice Chairman

Robert Anderson
Administrator

Date: September 8, 2009

Name of Appellant: Arnold Silva

Service Address: Brian Anderson, Esq.
Law Office of Stephen Limone
106 West Foster Street
Melrose, MA. 02176

In reference to: 118 Bellevue Avenue
Melrose, MA. 02176

Docket Number: 09-736

Property Address: 118 Bellevue Avenue
Melrose, MA. 0217

Date of Hearing: 06-23-09

Enclosed please find a copy of the decision on the matter aforementioned.

Sincerely:

BUILDING CODE APPEALS BOARD


Patricia Barry, Clerk

cc: Building Code Appeals Board
Building Official

COMMONWEALTH OF MASSACHUSETTS
State Building Code (780 CMR) Appeals Board
Board's Ruling on Appeal¹

Docket No. 09-736

Appellant(s): Stephen C. Limone vs.
representing Arnold Silva

Appellee(s): City/Town of Melrose
Paul Johnson

Procedural History

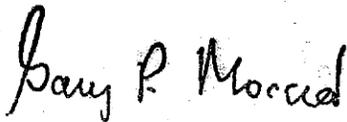
This matter came before the State Building Code Appeals Board ("Board") on the Appellant's appeal filed pursuant to 780 CMR 122.1. In accordance with 780 CMR 122.3, the Appellant requested that the Board grant a variance to 7th edition 780 CMR 5110.1 for the property at 118 Bellevue Avenue, Melrose, MA. In accordance with GL c. 30A, §§10 & 11; GL c. 143, §100; 801 CMR 1.02 *et. seq.*; and 780 CMR 122.3.4, the Board convened a public hearing on June 23, 2009 where all interested parties were provided with an opportunity to testify and present evidence to the Board. Mr. Limone and Mr. Johnson appeared and testified at this hearing.

Discussion

Based on the testimony, a motion was made to deny the Appellant's request for a variance to 7th edition 780 CMR 5110.1. The motion was made based on the fact that work was done with building permits. The motion requires that the appellant ensure that building permits are obtained for the work performed and that alternative methods of inspection be submitted for approval by the building official. There was a second on the motion and a board vote was taken, which was unanimous.

Conclusion

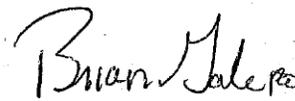
The Appellant's request for a variance to 7th edition 780 CMR 5110.1, is hereby denied as described in the discussion above and so ordered² on this date: June 23, 2009.



Gary Moccia



Douglas Semple



Brian Gale

¹ This is a concise version of the Board's decision. You may request a full written decision within 30 days of the date of this decision. Requests must be in writing and addressed to: Department of Public Safety, State Building Code Appeals Board, Program Coordinator, One Ashburton Place, Room 1301, Boston, MA 02108

² In accordance with M.G.L. c. 30A, §14, any person aggrieved by this decision may appeal to the Superior Court within 30 days after the date of this decision.

STATE BUILDING CODE APPEALS BOARD

OPENING STATEMENT:

Mr. Chairman:

The date is: June 23, 2009 the docket # is 09-736

The appellant is: Arnold Silva

Law Office of Stephen C. Limone, 106 West Foster St., Melrose, MA. 02176

The property involved is:

118 Bellevue Avenue, Melrose, MA. 02176

The appeal is based on the provisions of the 6th Edition of the State Building Code relative to: (Section/Table)

Relief desired:

MSBC Sections 5110.1

DECISION: (Please complete this section at the hearing).

The Building Official supported/opposed the appeal filing:

Board members voted to:

Grant Appeal

Deny Appeal

Reason for approval/denial: _____

The decision was _____ unanimous/ _____ objected to by: _____

Reason for objection: _____

Provisos (if any): _____

BOARD: _____

Barry, Patty (DPS)

From: Barry, Patty (DPS)
Sent: Wednesday, June 03, 2009 10:39 AM
To: 'Johnson, Paul'
Subject: RE: 118 Bellevue Melrose

Paul,
I just hung up with this attorney and he said that you spoke and he thinks you may be able to work something out. I explained all the lengths that I went to tell them of the hearing. They were verbally told that day, as well as I called their office that day and stated it was one day short and that they were going to be scheduled that day and to call me back if they would not be appearing so that I wouldn't schedule it. I never heard back. Unfortunately if I do not allow them to postpone once again then they could challenge this in court due to that 10 day notice so we are stuck and must let him postpone. I am putting this aside until further notice and will trust that either you or the attorney for the appellant will notify me what is happening with this? Thanks Paul...

Patty

From: Johnson, Paul [mailto:pjohnson@CityofMelrose.org]
Sent: Wednesday, June 03, 2009 9:46 AM
To: Barry, Patty (DPS)
Subject: 118 Bellevue Melrose

Patty,

I just spoke to Attorney Steve Limone it appears he is going to delay this again because of not receiving the ten day notice. Please contact me as soon as you here from him.

On May 18th he has proposed to have the contractors obtain permits and alterative method of inspections however there has been no movement since. I do not share Mr. Limone's point of view that we are close to a resolution. I would like move this forward and resolve this quickly.

When is the next hearing?

Paul E Johnson
Director of Inspection Services
Building Commissioner
Tel 781-979-4135
Fax 781-662-3450
pjohnson@cityofmelrose.org



The Commonwealth of Massachusetts

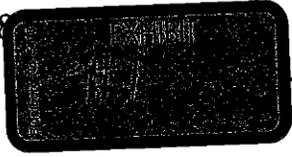
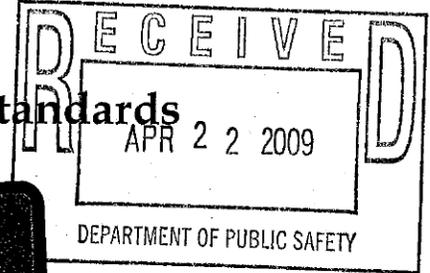
Department of Public Safety Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

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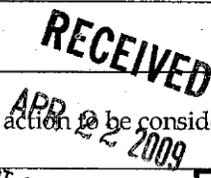


STATE BUILDING CODE APPEALS BOARD APPEAL APPLICATION FORM

DOCKET NUMBER (State Use Only)	09-736	DATE	4/21/09
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The undersigned hereby appeals to the State Board of Building Regulations and Standards from the decision of the following person. (Please fill-in the name of the appropriate municipal or state building inspector or other authority. Also, Also indicate if this is a request for a *hearing de novo* (new hearing) relative to a decision of a municipal app board.)

Building Official from the City/Town of:	PAUL JOHNSON, Building Commissioner, City of Melrose
Board of Appeals from the City/Town of: (Request for <i>hearing de novo</i>)	HEARING DE NOVO
State Building Official:	
Other:	



Please mark the appropriate box indicating the requested action to be considered by Appeals Board members.

Variance	<input checked="" type="checkbox"/>	Order	<input type="checkbox"/>	Direction	<input type="checkbox"/>
Interpretation	<input type="checkbox"/>	Failure to Act	<input type="checkbox"/>	Other	<input type="checkbox"/>

STATE USE ONLY	
Fee Received	150.00
Check Number	10467
Received By	P. Barry

(This section must be completed or the application will be returned.)

Has the building or structure been the subject of an appeal by this or any other appeals board previous to this filing?

No Yes If, yes, please indicate the date of the previous appeal, whether the matter was heard before a local or state appeals board, the code section that was at issue, and the specifics of the decision (i.e. a variance was granted/not granted).

Please take care to submit all *written* supporting documentation with this application to allow time for review. However, Board members reserve the right to continue proceedings if such material warrant extensive review.

Please provide a brief description of the desired relief below. Additional information may be attached if space is not sufficient. All appropriate code sections that are subject to appeal must be identified in the description.

Please refer to the attached "APPEAL APPLICATION - ADDENDUM A"

Please complete the following section completely and accurately.

Name of Appellant:	ARNOLD SILVA	Represented by Attorneys	STEPHEN C. LIMONE BRIAN J. ANDERSON
Address For Service	LAW OFFICE OF STEPHEN C. LIMONE		
	106 WEST FOSTER ST		
	MELROSE	MA	02176
Telephone Number:	(781) 665-1716	Fax Number:	(781) 665-6339
Address of Subject Property (if different from service address):	118 BELLEVUE AVENUE		
	MELROSE	MA	02176
What is appellant's connection to subject property?	OWNER		


Signature of Appellant and/or Representative

BRIAN J. ANDERSON, Esq.
Please Print Name Legibly

Please return applications to:
Program Manager, Board of Appeals
Board of Building Regulations and Standards - One Ashburton Place, Room 1301
Boston, MA 02108-1618

DESCRIPTION OF BUILDING OR STRUCTURE RELATIVE TO THE MASSACHUSETTS STATE BUILDING CODE (7th EDITION): (Check as appropriate)

Do not complete the entire table below for a One- or Two-Family Dwelling; complete only section entitled "Description of the Proposed Work".

DESCRIPTION OF PROPOSED WORK (check all applicable)				
New Construction <input type="checkbox"/>	Existing Building <input checked="" type="checkbox"/>	Repair(s) <input checked="" type="checkbox"/>	Alteration(s) <input checked="" type="checkbox"/>	Addition <input type="checkbox"/>
Accessory Bldg. <input type="checkbox"/>	Demolition <input type="checkbox"/>	Other <input type="checkbox"/> Specify: _____		

Brief Description of Proposed Work:

 Have inspections performed and obtain the necessary approvals for work previously done at the property

USE GROUP AND CONSTRUCTION TYPE					
USE GROUP (Circle appropriate Use Group)	CONSTRUCTION TYPE				
A Assembly	A-1	A-2	A-3	1A	
	A-4	A-5		1B	
B Business				2A	
E Educational				2B	
F Factory	F-1	F-2		2C	
H High Hazard				3A	
I Institutional	I-1	I-2	I-3	3B	
M Mercantile				4	
R Residential	R-1	R-2	R-3	5A	
S Storage	S-1	S-2		5B	
U Utility	Specify: _____				
M Mixed Use	Specify: _____				
S Special Use	Specify: _____				

COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATIONS, ADDITIONS AND/OR CHANGE IN USE

Existing Use Group: _____	Proposed Use Group: _____
Existing Hazard Index (780 CMR 34): _____	Proposed Hazard Index (780 CMR 34): _____

BUILDING HEIGHT AND AREA		
BUILDING AREA	Existing (if applicable)	Proposed
Number of Floors or stories include basement levels		
Floor Area per Floor (sf)		
Total Area (sf)		
Total Height (ft)		

Are there unresolved issues with local zoning ordinances? Yes or No

If yes, please explain briefly why this zoning issue is not a factor in the appeal:

STATE BUILDING CODE APPEAL BOARD

Building Official: Paul Johnson, Building Commissioner, City of Melrose
Property Address: 118 Bellevue Avenue, Melrose, MA 02176
Appellant: Arnold Silva
Attorneys for Appellant: Stephen C. Limone and Brian J. Anderson

APPEAL APPLICATION – ADDENDUM A

I. INTRODUCTION

Arnold Silva (hereinafter “Mr. Silva”) purchased 118 Bellevue Avenue, Melrose, (hereinafter “Property”) on July 1, 2003. Thereafter, he hired multiple contractors to perform work at the Property to restore and renovate his Victorian home. Ultimately, the project was completed nearly six years ago and until recently, Mr. Silva had had no problems with the City of Melrose. However, in February 2009, Mr. Silva received correspondence from Paul Johnson, Building Commissioner for the City of Melrose (hereinafter “Mr. Johnson”) regarding the work he had done at the property. In his letters, Mr. Johnson describes multiple violations of the State Building Code and orders that Mr. Silva come into compliance by undertaking a major construction project. This Appeal, seeking a Variance, ensued.

II. FACTS

After purchasing the property on July 1, 2003, Mr. Silva hired multiple contractors to perform work at the Property. Beginning August 2003, and continuing throughout the repair and renovation process, Mr. Silva executed multiple contracts with various contractors. These contracts detailed the work to be performed and the appropriate cost for materials and labor. As Mr. Silva understood the arrangements, the contractors would

take care of all aspects of the work, including obtaining the necessary permits, inceptions, and approvals.

The Melrose Building Department records show three permits attributable to contractors hired by Mr. Silva. Also, during this time the City of Melrose experienced substantial turnover in the Building Department, and had four Building Inspectors prior to Mr. Johnson being hired. These permits are as follows:

1. Building permit sought by David Botolino of Botco Corporation. It was approved August 5, 2003 by John Gregorio, and provides a work description as follows: “re-shingle over one existing layer of main roof and garage, remove and replace gutter, drain fascia board as necessary.” The permit expired on November 5, 2003.
2. Electrical permit sought by Bob Woodman, a licensed electrician, to install eight lighting fixtures, twelve receptacle outlets, five switches, and two air conditioning units. The application was submitted on March 4, 2004, however, no further action was taken.
3. Plumbing permit sought by Dino DePasquale of DePasquale Plumbing, a licensed plumber. It was approved on April 23, 2008, and provides a work description as follows: “2nd water meter.” Although the permit was approved on April 15, 2008, its status is marked “open” on the City’s on-line permit database.

Nearly six years after the majority of the work was completed, Mr. Silva received a letter from the Building Department dated February 23, 2009 in which Mr. Johnson

requested an inspection of the Property based on his knowledge of extensive renovations done to the building as advertised in Real Estate listings and solicitations, allegedly performed without permits.

Mr. Johnson inspected the property on March 3, 2009, and as a result of this inspection, Mr. Johnson sent the letter dated March 11, 2009 to Mr. Silva which is the subject of this Appeal. In the letter, Mr. Johnson describes numerous violations of MA State Building Code 780 CMR 7th edition (hereinafter "Code"). Although extensive in length at ten pages, the violations fall into four categories: 1) physical alterations; 2) electrical work; 3) plumbing work, and; 4) gas work. At the conclusion of the letter, Mr. Johnson outlines eight orders and provides timelines for completion. While the order states that Mr. Silva should hire licensed contractors to obtain permits for the renovations performed, Mr. Johnson is requiring that these contractors open the walls and ceilings so that inspections can occur. Additionally, Mr. Johnson is requiring that Mr. Silva completely remove the third floor kitchen. Mr. Johnson fails to recognize that in February 2003 a broken water pipe caused severe damage to the property prior to Mr. Silva's ownership, despite having personal knowledge of these facts. No permits can be found to remedy this issue.

III. ARGUMENTS

A. Mr. Silva hired contractors to perform the work because he is not familiar with the requirements of the Code.

Mr. Silva is not familiar with State and local regulations and inspection process so he hired local, licensed contractors to perform all of the work to ensure that it would be

done in a professional, compliant manner. There was no intent to avoid or disregard the requirements of the Code. In fact, based on his conversations with some of the contractors, Mr. Silva believed that permits were being obtained because payment of the permit fees was discussed. Furthermore, some of these contractors and even employees of the Building Department at the time the work was performed advised Mr. Silva that he did not need permits for portions of the work Mr. Johnson has cited him for violating. In addition, the 7th Edition of the Building Code was not applicable at the time when the contractor's were hired.

B. Contractors' work was performed safely and complied with the intent of the Code.

Mr. Silva hired local, licensed contractors to perform all of the work to ensure that it would be done in compliance with the all local and state regulations. These contractors were familiar with the requirements of the Code at the time said work was performed, and carried out their duties with the intent of honoring the Code and its guidelines for workmanship. They did not avoid the permit process because the work done was outside of what was accepted by the Code. To do so would jeopardize their licensure and professional livelihood.

Additionally, Mr. Johnson has not cited Mr. Silva with specific Code violations, rather, he has cited portions of the Code which reference other Codes, including the electrical, mechanical, plumbing, and fire. In fact, Mr. Johnson has no knowledge that the work performed was not done to Code, but rather has made a broad assumption regarding the workmanship, or lack thereof, of licensed contractors. In coming to this

conclusion, he had made the determination that the only way for inspection to occur is by removing and/or opening all walls and ceilings.

Furthermore, throughout the letter Mr. Johnson states that Mr. Silva admits to every violation, repeating the phrase “to which you have admitted, such work has been done since you bought the home”, however this is not accurate: Mr. Silva did not make such statements.

C. Inspection is possible without removing and/or opening of the walls and ceilings.

Inspection of the property can occur without the necessity of taking the extreme step of removing and/or opening of the walls and ceilings. Removal and/or opening of the interior home would cause considerable expense and extend the duration of the inspection process. The most efficient and reasonable solution is to have the original contractors return to the premises to obtain the necessary permits and approvals. We have contacted many of these individuals, and they are willing to do this towards the goal of ultimate goal of obtaining an Occupancy Permit, if necessary.

IV. PROPOSED RESOLUTION/VARIANCE

Mr. Silva understands the importance of the Building Code and the safety, uniformity, and standards it imposes. He is not protesting Mr. Johnson’s Order that the work be inspected; rather, he is seeking a Variance of the Order. Specifically, Mr. Silva will comply with Order Numbers 1, 2, 3, and 7, however, he seeks a Variance with regards to Order Numbers 4, 5, 6, and 8 so that he may take all necessary steps to come

into compliance with all state and local requirements, and ultimately obtain an Occupancy Permit, without opening and/or removing the walls and ceilings, or removing the third floor kitchen. Mr. Silva intends to do the following:

1. Obtain a new plot plan for the Property, noting the footprint of the home and changes made to the surrounding land, including the deck and pergolas;
2. Itemize all work performed on the Property during the repair and renovation period in question;
3. Contact the original contractors that performed work on the Property and have those individuals apply for permits, and;
4. Have inspections performed, and obtain the necessary approvals.

To this end, a registered Land Surveyor has already performed a new plot plan in compliance with Order Number 7, and we have been successful in contacting many of the original contractors, who have in turn agreed to follow through on the permit process for the work they performed. Mr. Silva understands that all work must comply with the Code and other regulations, and all approvals can be achieved without opening and/or removing the walls and ceilings of the home.

V. CONCLUSION

Mr. Silva requests that the Board of Appeals issue a Variance of the Order received from the Melrose Building Department, allowing inspections to occur without

opening and/or removing of walls and ceilings of the home, or removing the third floor kitchen.

Respectfully submitted,
Arnold Silva,
By his attorneys,

Dated: 4/21/09



Stephen C. Limone
BBO No. 300340
Brian J. Anderson
BBO No. 670871
Law Office of Stephen C. Limone
106 West Foster Street
Melrose, MA 02176
(781) 665-1716

STATE BUILDING CODE APPEALS BOARD
Service Notice

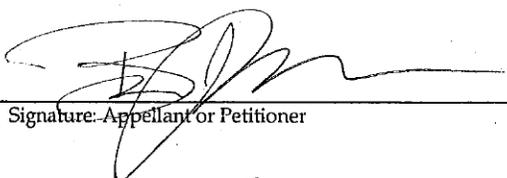
I, BRIAN J. ANDERSON, as ATTORNEY for the

Appellant/Petitioner ARNOLD SILVA an appeal filed with the State

Building Code Appeals Board on APRIL 21, 20 09

HEREBY SWEAR UNDER THE PAINS AND PENALTIES OF PERJURY THAT IN ACCORDANCE WITH THE PROCEDURES ADOPTED BY THE STATE BOARD OF BUILDING REGULATIONS AND STANDARDS AND SECTION 122.3.1 OF THE STATE BUILDING CODE, I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS APPEAL APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

	NAME AND ADDRESS OF PERSON OR AGENCY SERVED	METHOD OF SERVICE	DATE OF SERVICE
1	Paul Johnson, Building Commissioner, City of Melrose Melrose City Hall, Melrose, MA 02176	CMRRR	4/21/09
2	Robert Van Campen, City Solicitor Melrose City Hall, Melrose, MA 02176	CMRRR	4/21/09
3			

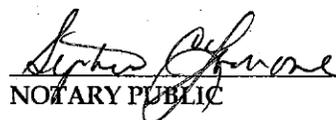


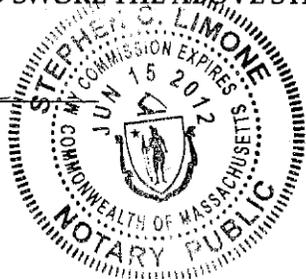
Signature: Appellant or Petitioner

On the 21st Day of APRIL 20 09 PERSONALLY APPEARED

BEFORE ME THE ABOVE NAMED BRIAN J. ANDERSON, Esq.
(Type or Print the Name of the Appellant)

AND ACKNOWLEDGED AND SWORE THE ABOVE STATEMENTS TO BE TRUE.


NOTARY PUBLIC



6/15/2012
MY COMMISSION EXPIRES



CITY OF MELROSE

Inspection Services

Paul E. Johnson
Director of Inspection Services
Building Commissioner

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone – (781) 979-4135
Fax – (781) 662-3450

March 11, 2009

Arnold Silva
118 Bellevue Ave
Melrose, Ma 02176

Re: Work Performed Without Permits

Dear Mr. Silva:

During my inspection of the above referenced property on March 3, 2009, I have observed and determined the following to be violations of the Ma State Building Code 780 C.M.R 7th edition (here after referred to as "the code"). For the purpose of this letter; new shall also mean installed after the date upon which Mr. Silva assumed custody and control of the property.

Basement:

- New plumbing installed including drains and water lines some with dates of 2006 and 2007 on the pipes. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- New gas (trac) piping installed leading to three gas logs which are installed in open brick fireplaces on the 2nd and 3rd floors, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code
- New electrical panel installed at the front of the house, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- New electrical sub panel installed in the laundry room, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.

- Removal of bathroom off the laundry room, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- New wiring installed throughout, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new air conditioner unit and associated ducts and plenums to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

First floor kitchen:

- New rear means of egress door installed, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new framing, wall board, sub-floor and finishes, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Removed a pantry and walls to enlarge the kitchen, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new wiring for (including but not limited to), lights, receptacles, switches, garbage disposal, dishwasher, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new drains and water piping for (including but not limited to) kitchen sink and dishwasher, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new garbage disposal, kitchen sink and dishwasher, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new gas connection for new gas range, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code.
- Installed new vinyl replacement windows to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

Although you deny removing the walls and ceiling to expose the framing in this room, it is my opinion because of the amount of renovation that you have preformed it would require you to remove the walls and ceiling.

First floor dining room:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed an open gas log in the existing fire place to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code.
- Installed new vinyl replacement windows to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

First floor main hall (front):

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

First floor ½ bath:

- Installed wall board, sub-floor and finishes, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new drains and water piping for sink and water closet, to which you have admitted, such work has been done since you bought the house. No permits are on file in

this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.

- Installed new sink and water closet to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new vinyl replacement window to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

First floor living room:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new vinyl replacement windows to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed an open gas log in the existing fire place to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

First floor office:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new vinyl replacement windows to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

2nd floor main hall:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code

2nd floor bedrooms #1 & #2:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

2nd floor full bath (front of house):

- Although you deny creating this new bathroom, my research indicates this bathroom is new and did not exist before you owned the property.
- Installed new framing, wall board, sub-floor and finishes, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new vinyl replacement windows to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new drains and water piping for sink and water closet and tub to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new sink, water closet and tub to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in

this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

2nd floor front living room:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed an open gas log in the existing fire place to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

2nd floor master bathroom:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new drains and water piping for sink, water closet, tub, bidet and shower to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new sink, water closet, Jacuzzi tub, bidet and shower stall to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

3rd floor main hall (kitchen);

- My research indicates this kitchen did not exist before you owned the property.
- Installed new framing, wall board, sub-floor and finishes, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new wiring for (including but not limited to) lights, receptacles, switches, garbage disposal, dishwasher, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been

been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.

- Installed new drains and water piping for (including but not limited to) kitchen sink and dishwasher and garbage disposal to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new garbage disposal, kitchen sink and dishwasher to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new gas connection for new gas range, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.2 of the code.

3rd floor full bath:

- Installed new framing, wall board, sub-floor and finishes, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new vinyl replacement window to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new drains and water piping for sink and water closet and tub to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Moved walls and enlarged the bathroom. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.
- Installed new sink, water closet and tub to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.4 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code.

3rd floor bedrooms #1 & #2:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.

- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 and § 5101.5.3 of the code
- Installed new vinyl replacement window to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.

3rd floor sitting room:

- Installed new wiring for (including but not limited to) lights, receptacles, switches, to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.
- Installed new ducts and plenums for the air conditioning system to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code

3rd floor closet:

- Installed two new electrical sub panels to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1, § 5101.5 and § 5101.5.1 of the code.

Front porch:

- Renovated to include new floor, railings and columns to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.

Rear Porch:

- Constructed new rear deck and stairs approximately 8' x 14' to which you have admitted, such work has been done since you bought the house. No permits are on file in this office, and no inspections have been done. Violation of § 5110.1 of the code.

Rear yard:

- Constructed accessory structures; pergolas, fish pond.

The only permits on file during the period you have owned the house are:

- Electrical permit # 14,243 for a new service, 8 light fixtures, 12 receptacles, 5 switches and 2 air conditioner units (no record of any inspections)

- Plumbing permit # 23,696 for a 2nd water meter (passed inspection)
- Building # 39,596 to re-roof over existing roof (no record of any inspection)

Therefore you are hereby order to:

1. Have a licensed construction supervisor obtain a building permit for all the renovations done without permits listed above.
2. Have a licensed plumber obtain a plumbing and gas permit for all the new plumbing and gas work done without permits listed above.
3. Have a licensed electrician obtain an electrical permit for all the new electrical work done without permits listed above.
4. Have the plumber open walls, floors and/or ceilings to expose all water lines, drains, vents and gas lines so they may be properly inspected as required by the Ma State Plumbing Code.
5. Have the electrician open walls, floors and/or ceilings to expose all wiring so they may be properly inspected as required by the Ma State Electrical Code.
6. Have the construction supervisor expose all wall and ceiling framing in the kitchen, master bathroom, bathroom on the second floor and bathroom on the third floor to allow for a proper inspection as required by the Building Code.
7. Have a registered Land Surveyor provide a new plot plan depicting the house, new deck, pergolas and fish pond.
8. Remove the third floor kitchen completely.

You will have:

- 14 days to obtain all your permits.
- 30 days to obtain all rough inspections from the day you obtain your permits.
- 30 days to finish the work and obtain your occupancy permit from the date of your rough inspections.
- All inspections and certificates are to be completed no later than May 31, 2009.

Failure on you part will result in the City of Melrose taking all legal action necessary to enforce compliance. Also, your failure to comply will result in fines of \$1,000.00 per day per violation starting the day you receive this order as allowed by the Ma State Building Code 780 C.M.R 7th edition Sec 5118.4. Please note each violation listed above is a separate violation.

After all the permits are obtained and all the plumbing, electrical and framing is exposed as required and your contractor has abated all violations, they are to call for inspections from each department. Once the building card has been signed by the three inspectors for the rough inspections then you may close the walls and ceilings up. Once you are completely done making all the repairs you must then have the three final inspections preformed and a certificate of occupancy issued.

Please note that this may not include all violations that may be present at the structure. Until plumbing, wiring, gas lines and framing are exposed we cannot note all violations.

If you are aggrieved by this order you may appeal as outlined in the Ma State Building Code 780 C.M.R 7th edition § 5122.0

Very truly yours,



Paul E. Johnson
Director of Inspection Services
Building Commissioner

cc. Robert Van Campen, City Solicitor
David Metell, Inspector of Wires
James Diozzi, Inspector of Plumbing and Gas
John O'Brien, Fire Chief
Judith Clark, Owner's Attorney

Barry, Patty (DPS)

From: Johnson, Paul [pjohnson@CityofMelrose.org]
Sent: Wednesday, April 29, 2009 4:17 PM
To: Barry, Patty (DPS)
Subject: appeal of 118 Bellvue Melrose

Patty Barry
BBRS

At your request I am providing the following from the seventh edition of the Ma State Building Code 780 CMR:

§ 5110. (Building work done without permits and inspection)

§5101.5 (specialized codes)

§ 5101.5.1 (Electrical work done without permits and inspection)

§ 5101.5.2 (Gas work done without permits and inspection)

§5101.5.3 (Mechanical work done without permits and inspection)

§5101.5.4 (Plumbing work done without permits and inspection)

This is the overview of the violations that exist at the property.

Any further questions please feel free to contact me.

Paul E Johnson
Director of Inspection Services
Building Commissioner
Tel 781-979-4135
Fax 781-662-3450
pjohnson@cityofmelrose.org



Bk: 39767 Pg: 206

Recorded: 07/01/2003

Document: 00002160 Page: 1 of 2

QUITCLAIM DEED

2

We, Roger T. Hayden and Frances D. Hayden, husband and wife, as tenants by the entirety, both of ~~Melrose~~ Middlesex County, Massachusetts

~~COVENANTS~~

for consideration paid of Seven Hundred Five Thousand (\$705,000.00) Dollars

grant to Arnold Silva of 118 Bellevue Avenue, Melrose, Middlesex County, Massachusetts

with QUITCLAIM COVENANTS

The land with the buildings thereon situated on Bellevue Avenue in Melrose, Middlesex County, Massachusetts and being Lots numbered 2 and 3 on a Plan of Land in Melrose, belonging to William A. Peirce, et al, by W. C. Stevens, Surveyor, dated June, 1890 and recorded with Middlesex South District Deeds at the end of Record Book 1975.

Said Lot 2 is further bounded and described as follows:

NORTHEASTERLY: by said Bellevue Avenue, seventy-two and 86/100 (72.86) feet;

SOUTHERLY: by Lot 1 on said plan, one hundred twelve and 77/100 (112.77) feet;

WESTERLY: by land now or formerly of J. C. Ingalls, forty-eight (48 feet); and

NORTHERLY: by Lot 3 on said plan, one hundred ten (110) feet.

Said premises contain 6647 square feet of land.

Said Lot 3 is further bounded and described as follows:

NORTHEASTERLY: by said Bellevue Avenue, sixty-six (66) feet;

SOUTHERLY: by said Lot 2, one hundred ten (110) feet;

WESTERLY: by land now or formerly of J. C. Ingalls, sixty-six (66) feet; and

NORTHERLY: by Lot 4 on said plan, one hundred ten (110) feet.

Said premises contain 7260 square feet of land.

Hereby conveying the premises conveyed to the grantors by deed of Jay Martin, Junior et ux, dated April 5, 1962, recorded with Middlesex South District Registry of Deeds at Book 10012, Page 252.

Witness our hand and seals this 26th day of June, 2003.

Roger T. Hayden
Roger T. Hayden

Frances D. Hayden
Frances D. Hayden

COMMONWEALTH OF MASSACHUSETTS

*** MASS. EXCISE TAX: 3214.89 ***
MSD 07/01/03 03:54:50 2150 125.00

LOCUS: 118 Bellevue Avenue, Melrose, MA

1-675 2-23

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

June 30, 2003

Then personally appeared, the above-named Frances D. Hayden, who acknowledged the foregoing instrument to be her free act and deed, before me

[Handwritten Signature]
Notary Public, *George W. Pincus*
My Commission Expires: *1/03/2008*

cmh/haedon regcm/haedon

07/02/03 9:01AM 01
000000 #3944

FEE \$3214.00

CRF \$3214.00

CANCELLED
CAMBRIDGE
DEEDS REGIS
MIDDLESEX

STATE BUILDING CODE APPEALS BOARD

DOCKET NUMBER: 09-736

PROPERTY ADDRESS: 118 Bellevue Avenue, Melrose, MA. 02176

APPELLANT: Arnold Silva

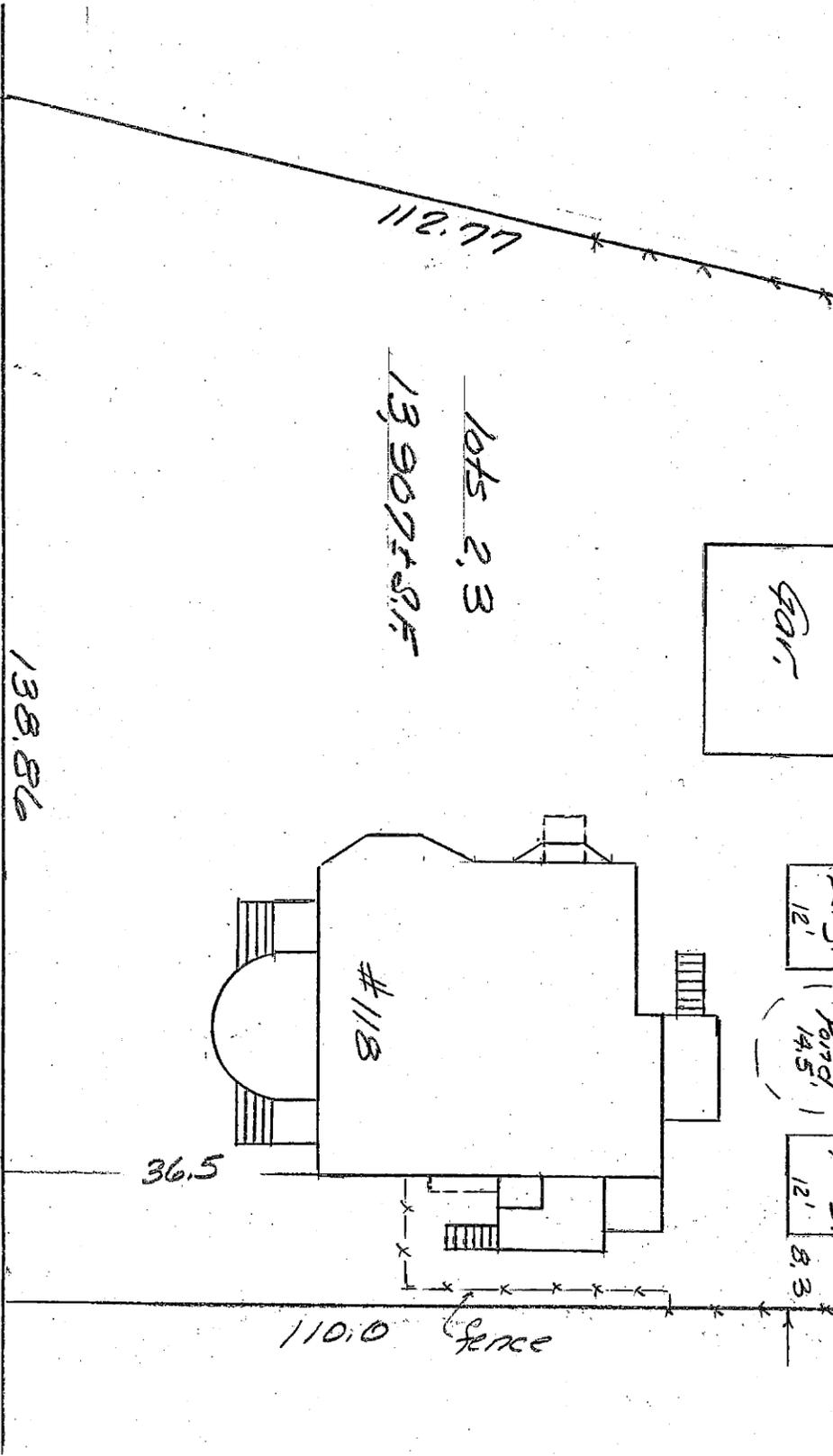
BUILDING OFFICIAL: Paul Johnson

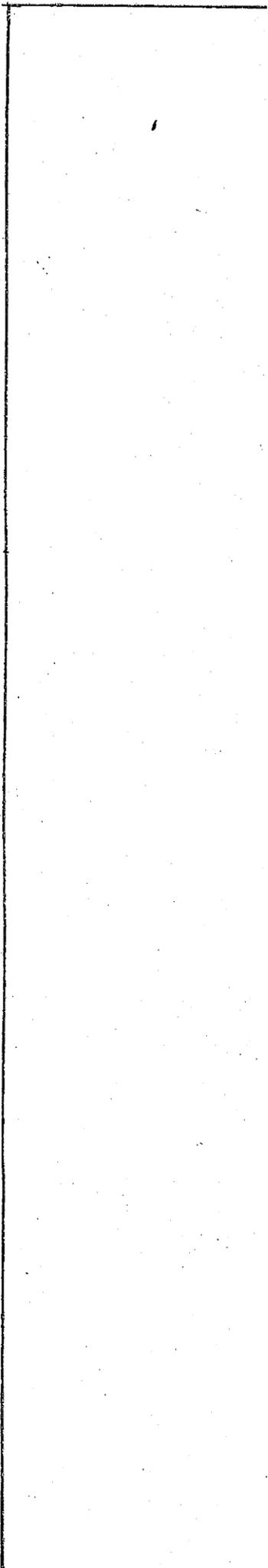
(check one)

Item #	Item	Document Dated	Date Received	Appellant	Building Official
1.	Exhibit #1 - Application		4-22-09	✓	
2.	Exhibit #2 - Plans for 118 Bellevue Ave.		6-23-09	✓	
3.	Exhibit #3 - Quick claim Deed - Bellevue Ave.	7-1-03	6-23-09	✓	
4.					
5.					
6.					
7.					
8.					
9.					
10.					

BELLEVUE

AVE.





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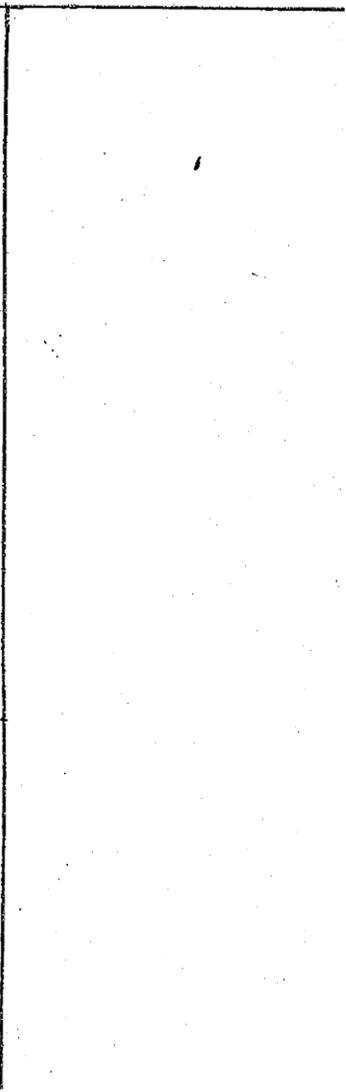
lots 2, 3

13907+87

112.77

138.86

BELLEVUE





Deval L. Patrick
Governor

Timothy P. Murray
Lieutenant Governor

Kevin M. Burke
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

Phone (617) 727-7532 Fax (617) 227-1754

TTY (617) 727-0019

www.mass.gov/dps

Thomas G. Gatzunis, P.E.
Commissioner

Alexander MacLeod, R.A.
Chairman

Gary Moccia, P.E.
Vice Chairman

Robert Anderson
Administrator

09-Jun-09

Mr./Mrs. Brian Anderson, Esq.
106 West Foster Street
Melrose, MA. 02176

Docket Number 09-736
Property Address 118 Bellevue Avenue Melrose, MA. 02176
Hearing Location 1380 Bay Street Taunton, MA. 02780
Hearing Date and Time 06-23-09 10:30 a.m.

Dear Mr./Mrs. Anderson, Esq.

The appeal for the subject property has been scheduled to be heard on the hearing date and time and location indicated above. A map is enclosed for your convenience.

The State Building Code Appeals Board requires your presence or that of your representative at its hearing relative to the above case.

Please bring with you a copy of the record, including any plans, sketches, drawings, etc, that will help to give the Appeals Board grounds to adjudicate this appeal. The State Building Code Appeals Board hearings are held pursuant to 801 CMR 1.02 Informal Fair Hearing Rules.

NO POSTPONEMENTS OR REFUNDS WILL BE GRANTED. In order to reschedule an appeal case, you must first withdraw the original case and file a new application. A new application fee will be required.

Very truly yours,

THE STATE BUILDING CODE APPEALS BOARD

Patricia A. Barry
Coordinator



Deval L. Patrick
Governor

Timothy P. Murray
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Kevin M. Burke
Secretary

The Commonwealth of Massachusetts

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09-Jun-09

Mr./Mrs. Johnson
Building Commissioner
City Hall, 562 Main Street
Melrose, MA. 02176

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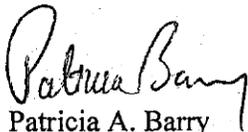
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Very truly yours,

THE STATE BUILDING CODE APPEALS BOARD


Patricia A. Barry
Coordinator

Barry, Patty (DPS)

From: Barry, Patty (DPS)
Sent: Wednesday, June 03, 2009 11:21 AM
To: 'sclimone@aol.com'
Cc: pjohnson@cityofmelrose.org
Subject: RE: Docket No: 09-736- Property Address: 118 Bellevue Ave., Melrose, MA

Importance: High

Attorney Limone,

Thank you for the e-mail regarding the hearing being postponed. Please be aware that the best that board can do it put you on the next Docket which is June 23, 2009. You will receive this notice at least 10 days in advance. I am copying the Building Commissioner as well as the Chief of Inspections of what has transpired and when this will be heard. See you on June 23, 2009.

Patricia Barry

From: sclimone@aol.com [mailto:sclimone@aol.com]
Sent: Wednesday, June 03, 2009 11:09 AM
To: Barry, Patty (DPS)
Cc: pjohnson@cityofmelrose.org
Subject: Docket No: 09-736- Property Address: 118 Bellevue Ave., Melrose, MA

Dear Ms. Barry:

This will confirm my telephone conversation wherein I advised you that I had just spoken to the Building Inspector this morning and advised him that I hadn't received the 10 day notification as required under Chapter 143, Section 100. While I didn't get the mailed notice until last Friday I do appreciate your phone call on the 27th apprising us of the date. None the less the City and I are in discussions about trying to resolve this matter and we may be able to do so. Would you kindly put this matter on hold and advise the Board that we are attempting to resolve this. In addition, if you would kindly schedule this for the last hearing date in July I would appreciate that. If the City and my client cannot resolve this then we would be prepared to go forward that day whatever that is. Please give us adequate notice by mail and confirm this.

If we have been able to resolve this we will withdraw this appeal. If not then we will be prepared to go forward. Thank you for your cooperation, I remain,

Sincerely,

Stephen C. Limone

SCL/pp

cc: Paul Johnson

[Shop Inspiron, Studio and XPS Laptops at Dell.com](#)

Barry, Patty (DPS)

From: sclimone@aol.com
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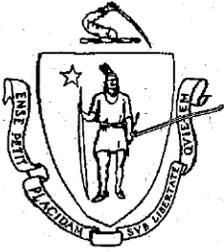
Sincerely,

Stephen C. Limone

SCL/pp

cc: Paul Johnson

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27-May-09

Mr./Mrs. Brian Anderson, Esq.
106 West Foster Street
Melrose, MA. 02176

Docket Number	09-736
Property Address	118 Bellevue Avenue Melrose, MA. 02176
Hearing Location	1380 Bay Street Taunton, MA. 02780
Hearing Date and Time	06-04-09 10:30 a.m.

Dear Mr./Mrs. Anderson, Esq.

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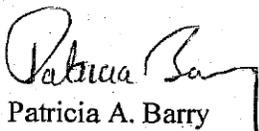
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Very truly yours,

THE STATE BUILDING CODE APPEALS BOARD


Patricia A. Barry
Coordinator

STATE BUILDING CODE APPEALS BOARD

OPENING STATEMENT:

Mr. Chairman:

The date is: May 7, 2009 the docket # is 09-736

The appellant is: Brian Anderson, Esq. Law Office of Stephen C. Limone

106 West Foster Street, Melrose, MA. 02176

The property involved is:

118 Bellevue Avenue, Melrose, MA. 02176

The appeal is based on the provisions of the 6th Edition of the State Building Code relative to: (Section/Table)

Relief desired:

MSBC Sections 5110.1

DECISION: (Please complete this section at the hearing).

The Building Official supported/opposed the appeal filing:

Board members voted to:

Grant Appeal

Deny Appeal

Reason for approval/denial: _____

The decision was _____ unanimous/ _____ objected to by: _____

Reason for objection: _____

Provisos (if any): _____

BOARD: _____

STATE BUILDING CODE APPEALS BOARD

DOCKET NUMBER: 09-736

PROPERTY ADDRESS: 118 Bellevue Avenue, Melrose, MA. 02176

APPELLANT: Kevin Hastings

BUILDING OFFICIAL: Paul Johnson

(check one)

Item #	Item	Document Dated	Date Received	Appellant	Building Official
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					



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Governor

Timothy P. Murray
Lieutenant Governor

Kevin M. Burke
Secretary

The Commonwealth of Massachusetts

Department of Public Safety Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

Phone (617) 727-7532 Fax (617) 227-1754

TTY (617) 727-0019

www.mass.gov/dps

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Commissioner

Alexander MacLeod, R.A.
Chairman

Gary Moccla, P.E.
Vice Chairman

Robert Anderson
Administrator

29-Apr-09

Mr./Mrs. Brian Anderson, Esq.
106 West Foster Street
Melrose, MA. 02176

Docket Number 09-736
Property Address 118 Bellevue Avenue Melrose, MA. 02176
Hearing Location 1380 Bay Street Taunton, MA. 02780
Hearing Date and Time 05-07-09 10:30 a.m.

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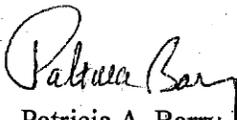
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29-Apr-09

Mr./Mrs. Johnson
Building Commissioner
City Hall, 562 Main Street
Melrose, MA. 02176

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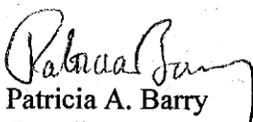
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29-Apr-09

Chief John O'Brien
576 Main Street
Melrose, MA 02176-1623

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Dear Chief John O'Brien

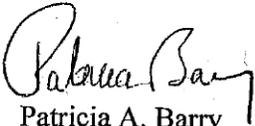
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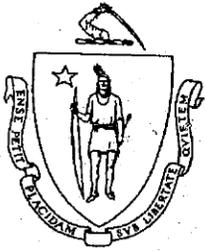
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27-May-09

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Building Commissioner
City Hall, 562 Main Street
Melrose, MA. 02176

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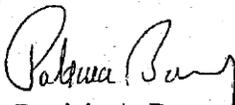
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