



ZONNING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

- MARY GERACE - Chairman
- PAUL COLAMETA- Member
- TYLER LE CAO - Member
- ROGER THISTLE - Member
- JOHN FRAISER - Member

Roberta Suppa - Administrative Assistant

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2021 SEP -8 A 11:20

Zoning Board of Appeals

September 7, 2021

1st and 3rd of the Month Meeting Minutes

Location: City Hall 3rd Floor Keveryan Room

484 Broadway, Everett, MA 02149

Members Present: Mary Gerace, Tyler Le Cao, Roger Thistle, Paul Colameta, John Fras

Minutes Taken by: Roberta Suppa, Clerk for ZBA

The rules for the meeting were explained by the Chairperson Mary Gerace.

Minutes of the Meeting:

Petition # 2506 45 High Street, Everett, MA 02149 Variance
Santiago Santos

The applicant seeks a building permit to change the use of the existing two family to a three-family residential structure located in the Dwelling District on an 8011-sf lot. The proposal contains off street parking for Three (3) cars. No additional build outs have been proposed.

A favorable motion on Petition # 2506 was made by Roger Thistle and seconded by Paul Colameta and the board voted Roger Thistle voted Yes, John Frasier voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted No, and Mary Gerace voted Yes.

This Petitions was GRANTED by a vote of 4-1

Petition # 2508 57 Everett Street, Everett, Ma 02149 Variance

Re: 57 Everett Street

Nicholas Christiano

The owner wishes to convert the existing two (2) family dwelling into a five (5) family dwelling in the Dwelling District. The plot plan submitted indicates that eight (8) undersized parking spaces are proposed in the rear yard.

A favorable motion on Petition # 2508 was made by Paul Colameta and seconded by Roger Thistle to Table this petition until November 1, 2021. The board voted. Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

The Petition was Tabled for November 1, 2021 by a vote of 5-0

Petition # 2509 366 Broadway, Everett, MA 02149 Variance

Re: 366 Broadway

Ronald Romanowski

The 8,202 sq. ft. lot is located within the Business Zoning district. The applicant seeks to increase the existing structure at 366 Broadway and add one (1) new story to the existing two (2) story building for a total of three (3) stories. The new building will consist of twenty (24) units. Nine (9) parking spaces are provided for proposed building.

A favorable motion on Petition # 2509 was made by Roger Thistle and seconded by Paul Colameta and the board voted

Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

The Petition was GRANTED by a vote of 5-0

Petition # 2510 523-531 Second Street, Everett, MA 02149 Variance

Re: 523-531 Second Street

DV Partners LLC

The 8,775 sq. ft. lot will be located within the Business zoning district. The applicant seeks to remove the existing structure at 523 Second Street and complete a new four (4) story building. The new building will consist of nine (9) two (2) bedroom units. Sixteen (16) parking spaces will be proposed for the building.

A favorable motion on Petition # 2510 was made by Roger Thistle and seconded by John Fraser and the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes with conditions as follows:

The Petition was GRANTED by a vote of 5-0

Petition # 2513 126 Dartmouth Street
Re: 126 Dartmouth Street

Mr. Marcel Fenelon
Variance

The owner/applicant proposes to demolish the existing single (1) family dwelling and construct a new two (2) family dwelling.

A favorable motion on Petition # 2513 was made by Paul Colameta and seconded by John Fraser to table this petition to September 20, 2021 the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

This petition will be tabled until September 20, 2021.

Petition # 2514 33 Jackson Ave.
Re: 33 Jackson Ave.

Jean B. Thermitus
Variance

Applicant seeks to change the use of the existing tow family dwelling built prior to 1926 and convert it to a three-family dwelling within a dwelling

A favorable motion on Petition # 2514 was made by Paul Colameta and seconded by John Fraser and the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

This petition was GRANTED by a vote of 5-0

Petition # 2515 52-54 Glendale Street
Re: 52-54 Glendale Street

Mr. John Zervas
Variance

Applicant is seeking approval to create a new parking area in the front yard of the lot as described on the plan submitted by Mr. Zervas. The applicant's proposed parking layout violates the following City of Everett Zoning Ordinance Appendix A.

A favorable motion on Petition # 2515 was made by Paul Colameta and seconded by Roger Thistle and the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

This petition was GRANTED by a vote of 5-0

A Motion to approve minutes from August 16, 2021 meeting was made by John Fraser and seconded by Paul Colameta

Motion to adjourn meeting

Motion was made by John Fraser and Seconded by Paul Colameta

Meeting Adjourned: 10:05 p.m.