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MAYOR

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**ZONING 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**

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

**AGENDA**

Meeting Tuesday, January 18, 2022  
Keverian Room 3<sup>rd</sup> Floor  
Everett City Hall 6:00 P.M.

Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A - Sections 18-25

Order of Business

on 1/12/22 at 9:18A  
Attest:

  
A. S. Rossi City Clerk

1. Call to Order

2. Roll Call of Members

3. Old Business

a. Petition # 2523 57 Everett Street.

Attorney Anthony Rossi

Variance

345 Boylston Street, Suite 300, Newton MA 02459

The owner wishes to convert the existing two (2) family dwelling into a five (5) family dwelling on a 7250 square foot lot in the Dwelling District. Five (5) parking spaces are proposed

b. Petition # 2528 191 Nichols Street.

Mr. Sergio Wandembruck

Special Permit

191 Nichols Street, Everett, MA 02149

The applicant seeks to convert the existing two-family dwelling to a three-family dwelling on a 7115 s.f. lot located within the dwelling district as per plan by Medford Engineering &

Surveying, dated 5/27/2021. The plan contains six (5) parking spaces and at this time they we do not know if they are compliant. The existing structure contains 2880 sf of gross floor area and has a current FAR of .57. The proposed three family use is not allowed as of right in the dwelling district.

Applicant seeks a building permit to construct dormers to the left and right side of the existing dwelling for this third unit.

- c. Petition # 2529 41 Wolcott Street Mr. Hector Angel Wolcott St. Realty Trust  
Variance /Special Permit 45 High Street, Everett, MA 02149

The owner wishes to convert the existing three (3) family dwelling into a six (6) family dwelling, the proposed construction will require enclosing in an existing three-story porch to create interior living space. This project exists in the Apartment District with a pre-existing nonconforming three family dwelling.

#### 4. New Business

- a. Petition # 2531 74 Clinton Street Jason Olivar  
Special Permit 74 Clinton Street, Everett, MA 02149

The owner/applicant to alter the existing single-family building built in 1900, with a full shed dormer. The existing building is non-conforming on the right side at the rear of the structure in that the side yard is only 1.4' +/- to the side lot line where a minimum of 4' is required. space. This project exists in the Apartment District with a pre-existing nonconforming three family dwelling.

#### 5. Staff Communications

**The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion in the extent permitted by law.**

#### 6. Adjournment

Signed: \_\_\_\_\_

Mary Gerace, Chairman

A copy of the applications is on file in the Office of the City Clerk located at City Hall, 484 Broadway, Everett, MA and can be inspected during regular business hours.

Please contact the Zoning Board if Appeals with any questions or concerns at 617-394-2498  
Posted in Accordance with the Provisions of M.L.G Chapter 30A- Sections 18-25

On \_\_\_\_\_ City  
Clerk