

**CARLO DEMARIA**  
**MAYOR**

**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**

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

on FEB 15, 2022 at 10:13  
Attest

  
City Clerk

**AGENDA**

Meeting Tuesday, February 22, 2022  
Keeverian Room 3<sup>rd</sup> Floor  
Everett City Hall 6:00 P.M.

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**Order of Business**

**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.

#### 4. New Business

a. **Petition # 2532** 403 Main Street Alfred Lattanzi

Variance/Special Permit 57 Peirce Ave, Everett, MA 02149

Applicant seeks to build three additional stories on and around the existing two buildings on this 8317 Square foot lot that exists in the Business Zoning District. The building will contain a mixed use that will include sixteen residential units and two commercial units. The existing buildings are currently non-conforming and the applicant will require a Special Permit and a determination from the board that by extending his non-conforming condition on the front and side offsets that this will not be more detrimental to the neighborhood. In the rear of the property the new building will require relief in the form of a variance for the set back of six (6) feet four (4) inches.

The F.A.R. for this project will be at 3.2.

b. **Petition # 2533** 21 Locust Street Chris Lianos

Variance 21 Locust Street, Everett Ma. 02149

Applicant seeks to change the use of the existing two (2) family dwelling and convert it to a three (3) family dwelling within a Dwelling District.

c. **Petition # 2534** 530 Second Street Mr. Zachary Richards PE/ Bohler Engineering

Variance 45 Franklin Street 5<sup>th</sup> Floor Boston, MA 02110

The applicant seeks to demolish the existing structure and construct a Six (6) Story Seventy (70) foot high 106-unit apartment building.

d. **Petition # 2535** 535 Second Street Mr. Zachary Richards PE/ Bohler Engineering

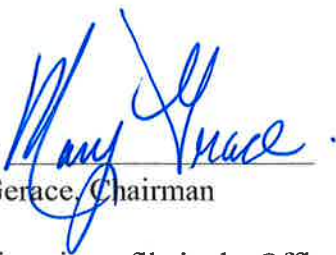
Variance 45 Franklin Street 5<sup>th</sup> Floor, Boston MA 02110

The applicant seeks to demolish the existing structure and construct a Four (4) Story Sixty foot high 27-unit apartment building.

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