



**CARLO DEMARIA
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, March 21, 2022
Keverian Room 3rd Floor
Everett City Hall 6:00 P.M.

Order of Business

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

on 3/15/22 at 11:09 A

Attest:


ASSIST. 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 &

Special Permit

21 High Street Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built in approximately 1892 into a 3-family residence. This lot resides in the dwelling district and contains 4950 Square feet of land. The calculated floor area for this property will be at 3816. The plan shows vehicles will be backed out of the driveway to exit.

d. **Petition # 2539** 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.

e. **Petition # 2540** 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.

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