



**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 April 19, 2022  
Keverian Room 3<sup>rd</sup> Floor  
Everett City Hall 6:00 P.M.

**Order of Business**

1. **Call to Order**

2. **Roll Call of Members**

3. **Old Business**

a. **Petition # 2523** 57 Everett Street.

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

on 4/12/22 at 9:51 A

Attest:

  
Attorney Anthony Ross  
City Clerk

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 # 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.

c. **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.

d. **Petition #2536** 10 Plumer Street Audames Nelson  
Special Permit 10 Plumer Street

The owner/applicant proposes to change the use of an existing single-family house, built in 1870, and convert it to a two-family residence. The existing 3,528 Square Foot lot is located in a Dwelling District.

#### 4. **New Business**

a. **Petition # 2541** 145 Vernal Street Mr. Andre Matais  
Special Permit 149 Vernal Street, Everett, MA 02149

The owner/applicant proposes renovate an existing tow family house, built around 1900, and covert it to a three-family residence. The existing 6068 sf lot is located in a welling District. The lot is nonconforming.

b. **Petition # 2542** 41 Oakes Street Mr. Francis J. LaRovere, Mr. Matthew J. LaRovere,  
Mr. Timothy J. LaRovere, Mr. Daniel J. LaRovere & Mr. David L. Larovere  
Variance 492 Broadway, Everett, MA 02149

The applicant/owner seeks a reduce the size of the lot area from 8,428 square feet down to 5,154 square feet to create a new lot of 3,278 square feet that will be added to the lot at 33 Oakes Street.

c. **Petition # 2543** 32 Everett Street Ava Kanta/Tan Chatchai  
Variance/Special Permit 32 Everett Street, Everett, MA 02149

The applicant seeks to construct a two-story rear addition 20' x 40' and convert the existing 2 family residence into a 3-family residence.

d. **Petition # 2544** 19-21 Cedar Street

Mr. Charanjit Singh and Ranjit Kaur

Special Permit

17 Rock Valley Street, Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built approximately in 1894 into a 3-family residence by adding an additional floor.

e. **Petition # 2545** 27 Spalding Street  
Special Permit

John Tocco V10 Development  
PO BOX 638 Winchester Ma 08190

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with four (4) units and four (4) parking spaces on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

f. **Petition # 2546** 31 Spalding Street  
Special Permit

John Tocco V10 Development  
PO BOX 638 Winchester, MA 08190

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with nine (9) units and eight (8) parking spaces, including one handicap parking space on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

## 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