



**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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✉ Roberta.Suppa@ci.everett.ma.us

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

on May 9<sup>th</sup> 2022 at 11:17  
Attest [Signature]

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

**AGENDA**

Meeting Monday May 16, 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.

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 # 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.

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CITY OF EVERETT OFFICE  
EVERETT, MA

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. Everett, MA 02149

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.

e. **Petition # 2545** 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.

f. **Petition # 2545** 27 Spalding Street John Tocco V10 Development  
Special Permit 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.

g. **Petition # 2546** 31 Spalding Street John Tocco V10 Development  
Special Permit 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.

**4. New Business**

a. **Petition # 2547** 13-15 Francis Street

Mr. Sanderson Nascimento

Variance

123 Pleasant Street, Wakefield, MA 01880

The owner wishes to convert the existing two (2) family dwelling into a three (3) family dwelling. The plot plan submitted indicates that six (6) parking spaces are proposed. The lot is 5,827 square feet and lies in the Dwelling District. The rear porch will be extended along the side of the dwelling which will increase the existing non-conformity.

**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