



**CARLO DEMARIA
MAYOR**

ZONING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE -
Chairman
PAUL COLAMETA- Member
TYLER LE CAO – Member
JOHN FRAISER – Member
JEAN THERMITUS- Member
REBECCA EDMONDSON-KOROM -Alternate Member
Roberta Suppa - Administrative Assistant
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Zoning Board of Appeals

June 21, 2022

3rd of the Month Meeting Minutes

Location: Keverian room

484 Broadway, Everett, MA 02149

2022 JUN 21 P 12:50
CITY OF EVERETT
EVERETT, MA

Members Present: Mary Gerace, Jean Thermitus, Paul Colameta, John Fraser, Tyler Le Cao, and Rebecca Edmondson-Korom

Minutes Taken by: Roberta Suppa, Clerk for ZBA

The rules for the meeting were explained by the Chairperson Mary Gerace.

Minutes of the Meeting:

Old Business

Petition #2471 65 Norman Street Variance / Special Permit
Daniel Lee Lennar

Attorney David O’Neil asking the Board for a six (6) month extension from the board to extend until December 29, 2022. The Board voted and extended this project by a vote of 5-0 {Mary Gerace voted Yes, John Fraser voted Yes, Paul Colameta voted Yes, Tyler Le Cao voted Yes, Jean Thermitus voted Yes}

Petition # 2523 57 Everett Street Variance
RD 366 Broadway LLC and 366 Broadway Realty Trust 345 Boylston St., 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.

Attorney Anthony Rossi representing the petitioner on the project at 57 Everett Street stating 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. A favorable motion was made by Rebecca Edmondson-Korom and seconded by Jean Thermitus the board voted and with a vote of 3-2 this petition was denied. {Tyler Le Cao voted Yes, Paul Colameta voted No Jean Thermitus voted No, John Fraser voted Yes and Rebecca Edmondson-Korom voted Yes}

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.

Attorney Anthony Rossi asked the Board to make a motion to table this petition until Monday August 22, 2022. A motion was made by Paul Colameta and seconded by Roger Thistle and will be continued until August 22, 2022

Petition # 2542 41 Oakes Street

Variance

Mr. Francis J. LaRovere, Mr. Matthew J. LaRovere,

Mr. Timothy J. LaRovere, Mr. Daniel J. LaRovere & Mr. David L. LaRovere
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.

Attorney Dave LaRovere representing the Petitioner a favorable motion was made by John Fraser and seconded by Paul Colameta and the board voted with a vote of 4-1 this petition was granted {Mary Gerace voted Yes, Paul Colameta voted Yes, John Fraser voted Yes, Tyler Le Cao voted Yes and Jean Thermitus voted No.

New Business

Petition #2548 16 Hatch Street

Variance / Special Permit

Mr. Johnathan Evans

16 Hatch Street Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built approximately in 1912 into a 3-family residence with the construction of a 24ft x 32ft rear addition.

A favorable motion was made by Tyler Le Cao and seconded by Paul Colameta with a vote of 5-0 the petition was granted the board voted {Mary Gerace Yes, Paul Colameta Yes, Tyler Le Cao Yes, John Fraser Yes, and Jean Thermitus voted Yes}

With the following conditions:

1. No residential or guest stickers allowed and put into leases of every tenant.
2. Petitioner volunteers into the TDM program.

Petition #2549 178-180 Elm Street
Kaura, LLC

Special Permit
178 Elm Street., Everett, MA 02149

Applicant seeks to construct a fourth-floor addition containing four (4) residential units over the existing first, second and third floors (the first floor being a convenience store) on located on a 3769-sf lot within the Business District, as per plan date March 25, 2020.

Attorney Anthony Rossi asked the Board to make a motion to table this petition until Monday August 22, 2022. A motion was made by Paul Colameta and seconded by John Fraser and will be continued until August 22, 2022

Petition # 2550 61 Winthrop Street

Variance

Cambridge Wealth Management LLC

40 Eastern Ave, Unit 208 Malden MA 02128

Applicant is seeking approval to: Alter an existing 2-family into a 3-family providing 6 parking spaces in the rear yard.

A favorable motion was made by Tyler Le Cao and seconded by Paul Colameta and the board voted with a vote of 2-3 this petition was denied {Mary Gerace voted No, Tyler Le Cao voted No, Paul Colameta voted Yes John Fraser voted Yes and Jean Thermitus voted No}

Petition # 2551 58-60 Peirce Ave.
Chandra Ram Thapa and Rejita Chandra

Special Permit
58 Peirce Ave, Everett, MA 02149

The applicant seeks construct a 22.7' X 10' rear addition to the existing non-conforming structure.

A letter was submitted by Chandra Ram Thapa asking to continue this petition for September 19, 2022 meeting due to being out of country for a family emergency.

The board voted to continue this petition for the September 19, 2022 meeting.

Petition #2552 36-38 Mansfield St.

Special Permit

Mr. Henriquez Reina Chajon

38 Mansfield Street, Everett, MA 02149

Applicant seeks to construct dormer extensions on the left and right sides of the existing third story dormers of an existing nonconforming structure location upon a residential dwelling within a Dwelling District.

A favorable motion was made by John Fraser and seconded by Paul Colameta the board voted with a vote of 5-0 grants this petition {Mary Gerace voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes, John Fraser voted Yes, and Jean Thermitus voted Yes}

Petition # 2553 10-12 South Ferry St.
Mr. Charles Venuto

Variance / Special Permit
36 Tower Hill Rd. North Reading, MA 01864

The applicant seeks to convert the existing 2 story Garage at the rear of the property into a single (1) family dwelling

A favorable motion was made by Paul Colameta and seconded by Jean Thermitus the board voted by a vote of 3-2 this petition was denied {Mary Gerace voted No, Tyler Le Cao voted No, Paul Colameta voted No, John Fraser Voted Yes, and Jean Thermitus voted Yes}

A motion to approve Minutes from the May 16, 2022 meeting was mad John Fraser and seconded by Paul Colameta

A motion to adjourned meeting was made by John Fraser and seconded by Paul Colameta.

Adjourned 8:40