



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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2022 JUN 13 A 11:40

AGENDA

Meeting Tuesday June 21, 2022
Keverian Room 3rd 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 # 2471** 65 Norman Street

Daniel Lee Lennar

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

on 6/13/22 at 11:40 A
Attest:


ASSIST. City Clerk

Variance/Special Permit

Asking the board for a six-month Extension

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

Mr. 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.

c. **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.

d. **Petition #25342** 41 Oaks Street 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

Variance

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.

4. **New Business**

a. **Petition # 2548** 16 Hatch Street Mr. Johnathan Evans

Variance / Special Permit

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.

b. **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.

- c. **Petition # 2550** 61 Winthrop Street Cambridge Wealth Management LLC
Variance 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.

- d. **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

- e. **Petition #2552** 36-38 Mansfield St. Mr. Henriquez Reina Chajon
Special Permit 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

- f. **Petition #2553** 10-12 South Ferry Street Mr. Charles Venuto
Variance / Special Permit 36 Tower Hill Road 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

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