



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
Roberta Suppa - Administrative Assistant
☎ 617-394.2498
✉ Roberta.Suppa@ci.everett.ma.us

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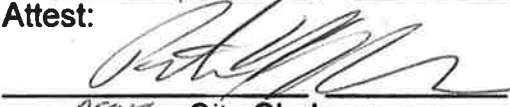
AGENDA

Meeting Monday August 15, 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

1. Call to Order
2. Roll Call of Members
3. Old Business

on 8/11/22 at 8:50 A
Attest:

Assistant City Clerk

a. 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

b. Petition # 2556 22 Forest Ave.

Andrea Garcia

Variance

12 Lambert Street, Revere, MA 02151

Petition for Variance to possible reconsideration, deliberation and vote
Applicant is seeking approval to: Create dormer on existing 3rd floor.

- c. **Petition # 2555** 25-27 Corey Street Mr. Michael A. Valverde
Extension condition on this Petition
Variance 25 Corey Street, Everett, MA 02149

Applicant seeking to demolish the existing garage and construct a new to story garage
19'-11" x 20'-10".

4. **New Business**

- a. **Petition # 2557** 834 Broadway Mr. Erik Ferland
Special Permit 834 Broadway, Everett, MA 02149

Applicant seeks a permit convert and existing One Family dwelling into a two-family
dwelling,

- b. **Petition # 2558** 13 School Street Boston USA Realty Trust/Stephen W. Smith Trustee
Building Permit for Sign 53 Clarence Street, Everett, MA 02149

To install a new wall sign of approximately 9'-5" x 5'-6" which will also contain an electronic
message board.

- c. **Petition # 2559** 1911-1918 Revere Beach M &M Realty Trust LLC
Variance 55 S. Main Street, Topsfield, MA 01983

To demolish the existing building and construct 5 story 60 feet in heigh with 141-unit residential
building and a two-level parking garage with approximately 1500 square feet of retail space the
property is located in the Business District

- d. **Petition # 2560** 1 Magnolia Ct Bold Vision Real Estate
Variance/ Special Permit 1 Magnolia Ct., Everett, MA 02149

To convert the existing single family into a two-family residential dwelling also construct a new
stairway into the basement in the rear yard

- e. **Petition # 2561** 21-23 Cleveland Ave. Mr. Anthony Pisapia

Variance

P.O. Box 490692, Everett, MA 02149

Applicant seeks to convert existing basement into a two bedroom 900 sq feet apartment.

- f. Vote to enter into executive session, pursuant to G.L. c.30A, §21(a)(3), for the purpose of discussing strategy with respect to litigation in the matter of Scott Flaxer v. Everett Zoning Board of Appeals, et al., where the Chair declares that discussion in open session may have a detrimental effect on the litigating position of the Board.

5. Approval of Minuets

6. 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.

7. 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