



**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**  
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2023 APR 11 A 7:26  
CITY CLERK'S OFFICE  
EVERETT, MA

**AGENDA**

Meeting Tuesday April 18, 2023  
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. **New Business**

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

on 4/11/2023 at 7:26 A  
Attest:

  
Mr. Michael B. Bojarski  
City Clerk

a. **Petition #2581** 99 Bow Street

**Special Permit**

193 Belmont St., Everett MA 02149

To add an additional use to the property specifically a Class II Auto Sales use to the existing Service and Repair station use.

b. **Petition # 2582** 87-89 Malden Street

Jean Thermitus

33 Jackson Ave., Everett, MA 02149

In addition to the relief previously granted to permit the conversion of the preexisting lawfully nonconforming three-unit residential structure to a six-unit residential structure, the applicant

seeks a special permit pursuant to Section 3.C of the Zoning Ordinance to allow the enclosure of three porches, thereby increasing the floor area ratio from .75 to .86.

c. **Petition #2583** 148 (146) Main St. Al-Li Service Center Inc.

**Special Permit** 1 Seal Harbor R., Unit #116

Applicant seeks a permit to add an additional License for an Auto Body Shop to the property.

d. **Petition #2584** 94 Tremont Street Michael Bono and Joseph Bono

**Variance / Special Permit** 193 Belmont St., Everett, MA 02149

To construct a new mixed use 5 Story building with 32 residential units and 2 retail spaces.

e. **Petition #2585** 121 Florence St. Yimmi Granados

**Variance** 207 High St., Randolph, MA 02368

The applicant seeks to convert the existing two-family dwelling to a three-family dwelling on a 5,933-sf lot located within the dwelling district as per plan by Framingham Survey Consultants, dated 11/7/2022. The plan contains five (5) parking spaces 9' x 18'. A permit to build the existing structure was issued on November 6<sup>th</sup> 1897. The structure received an occupancy permit as a two-family dwelling on April 6<sup>th</sup>, 2022. The existing structure contains 3,062 sf of gross floor area and has a current FAR of .51.

#### 4. **Approval of Minuets**

#### 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