



**CARLO DEMARIA
MAYOR**

ZONING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

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PAUL COLAMETA- Member
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JEAN THERMITUS -Member
REBECCA EDMONDSON-KOROM - Alternate
Roberta Suppa - Administrative Assistant

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CITY CLERKS OFFICE
EVERETT, MA
2023 JUN 12 P 3:08

AGENDA

Meeting Tuesday June 20, 2023
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**

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

on 6/12/2023 at 3:08 P

Attest:


ASSIST. City Clerk

- a. **Petition #2583** 148 (146) Main Street

Al-Li Service Center Inc.

Variance /Special Permit

1Seal Harbor Rd., Winthrop, MA 02152

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

- 4. **New Business**

- a. **Petition # 2535** 535 Second Street

Jam Realty Corp and Joseph Messina

Variance

Requesting a six-month extension

- b. **Petition # 2542** 41 Oakes Street

Mr. Francis J. LaRovere

Variance

Requesting a six-month extension

c. **Petition #2590** 81 Elsie Street

Sergio Cornelio

Variance

432 Luke Street, Everett, MA 02149

Applicant has requested that the Board reconsider its vote and reopen the public hearing to consider a revised plan that proposes connecting the two proposed structures to create a single building containing three dwelling units and a parking plan that depicts seven total parking spaces, including five existing parking spaces and two newly proposed parking spaces, one in the proposed garage and one in front of the proposed garage. Relief may be required from Section 17(F), (J) and (K) of the Zoning Ordinance to allow tandem parking in front of the proposed garage.

d. **Petition #2591** 117 Central Ave

Jason Dixson

Variance

117 Central Ave. Everett, MA 02149

The owner wishes to erect a garage in their backyard at 117 Central Ave. The proposed garage is 20'0" x 12'5" x 11'9 5/8". The owner is seeking relief for the garage to be located within the four (4) foot setback space required to be had from the rear lot line. The property at 117 Central Ave is a 3,152 S.F lot according to Otte & Dwyer INC. Land Surveyors. The plans for the proposed garage were provided by Alison M. Cutler, registered architect.

e. **Petition #2592** 33 Oakes Street/ 41 Oakes Street

Mr. Francis J. LaRovere

Variance /Special Permit

492 Broadway, Everett, MA 02149

The applicant requests unspecified relief from Section 32 (Inclusionary Zoning) of the Everett Zoning Ordinance in connection with its proposed construction of six (6) additional dwelling units on the subject property, which currently contains fourteen (14) dwelling units in an existing twelve (12) unit apartment building, which the applicant proposes to enlarge and a detached two-family residential structure.

f. **Petition #2593** 41 High Street

Mr. Anthony Rossi

Variance/Special Permit

516 Broadway, Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built approximately in 1970 into a 3-family residence. No exterior alterations or alterations to the existing parking configuration are proposed. The property is located in Dwelling District.

g. Petition # 2594 71 Wellington Ave.

Andrew Delory

Variance

365 Broadway, Everett, MA 02149

The applicant seeks to substantially renovate the existing two-family dwelling located on 71 Wellington Ave. and construct a two-unit townhouse-style building with four (4) exterior parking spaces on the rear of the lot which fronts Kelvin St. The lot size that fronts Kelvin St. is 4,947 S.F and the lot that fronts Wellington St. is 2,995 S.F with two (2) proposed parking spaces.

h. Petition # 2595 19 Paris Street

Sanderson Nascimento

Variance/Special Permit

123 Pleasant St., Wakefield, MA 01880

The applicant seeks to demolish the existing two-family structure at 19 Paris St and construct a nine (9) unit apartment building as per plans by registered architect Eric Zachrison from Context Design Workshop, dated 01/27/2023. 19 Paris St is a 7,033 S.F lot located in the Industrial Limited District.¹ In the plans provided there are 12 proposed parking spaces.

5. Approval of Minutes

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
