



**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
DEREK SHOOSTER- Alternate
Roberta Suppa - Administrative Assistant
☎ 617-394.2498
✉ Roberta.Suppa@ci.everett.ma.us

AGENDA

Meeting Monday November 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**

a. **Petition # 2592** 33-41 Oakes Street.

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

on 11/13/2023 at 9:55A
Attest:


Assistant City Clerk

Francis J. La Rovere

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

4. **New Business**

a. **Petition # 2604** 530 Second Street 530 Second St., LLC

Extension on Petition that was approved on January 3, 2022 asking for six-month extension until January 3, 2024.

b. **Petition # 2590** 81 Elsie Street Sergio Cornelio

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2023 NOV 13 A 9:55

Variance

43 Luke Road, 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.

c. **Petition # 2605** 40 Everett Street. Mr. Noah Genin

Special Permit 40 Everett Street, Everett, MA 02149

The applicant seeks to build out unfinished space on the third floor to convert the existing two-family dwelling to a three-family dwelling as per revised plans provided by Context on 7/5/2022. 40 Everett St is a 7,475-sf lot located within the dwelling district as per plot plan by Massachusetts Survey Consultants, dated 07/19/2023.

d. **Petition # 2606** 66-68 Tileston Street Roland Hughes (unit 1) Sheila Profenna Trust
(unit 2)

Variance 66-68 Tileston Street, Everett, MA 02149

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