



CARLO DEMARIA
MAYOR

EVERETT CITY CLERK'S OFFICE
REC'D 2024 MAR 12 PM 4:24

ZONING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE -
Chairman

PAUL COLAMETA- 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 March 18, 2024

Keverian Room 3rd Floor

Everett City Hall 6:00 P.M

Order of Business

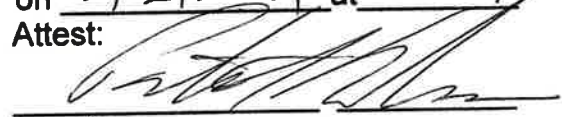
1. **Call to Order**

2. **Roll Call of Members**

3. **Old Business**

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

on 3/12/2024 at 4:24 P
Attest:


Francis J. LaRovere II
ASSIST City Clerk

a. **Petition # 2592** 33-41 Oakes Street Francis J. LaRovere II

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.

b. **Petition # 2606** 66-68 Tileston Street Rolamd D. Hughes

Raze existing duplex and construct a four-story building containing nine (9) residential condominiums on the upper three floors and fifteen parking spaces on the ground level six (6) parking spaces will be below grade under the building and nine (9) parking spaces will be located at surface level behind the building.

c. **Petition # 2609** 87-89 Malden Street Jean B. Thermitus

The applicant seeks to convert the existing six (6) unit residential building into a Seven (7) unit residential building by creating an apartment in the basement.

d. **Petition # 2611** 756 Broadway

Mr. Hector Angel

To construct a three-story rear addition to provide for two (2) additional residential units for a total of six (6) units. The subject property is located in the Business District, contains approximately 3,314 square feet and contains an existing four-unit residential building, which is nonconforming as to the front-yard setback (10 feet required; none provided).

4. New Business

a. **Petition # 2613** 181 Bradford Street

Ramon Brando

Renovate two-family dwelling to create a three-family dwelling. The dwelling is 4,651 sq ft according to Rise Architecture on a lot that is 5,624 sq ft according to Scott M. Cerrato professional land surveyor.

b. **Petition # 2614** 19 Paris Street

Gabriel Silva

Demolish existing two –family structure and construct five-unit townhouse structures.

c. **Petition # 2615** 376 Third Street

To consider the above-listed application for a Special Permit to renovate and change the use of an existing industrial building, which is lawfully nonconforming as to side-yard setback. The proposed renovation will include exterior renovations and improvements but will not expand the building footprint, and it will involve interior modifications to accommodate 125 residential units, 13 of which are proposed as deed-restricted affordable, and 79 parking spaces. 376 Third Street is a parcel of land located in the Commercial Triangle Economic Development District.

d. **Petition # 2612** 43 Corey Street

**Public Hearing on an application by Everett First, LLC
Property located at: 43 Corey Street
Comprehensive Permit**

In accordance with the provisions of G.L Chapter 40B and 760 CMR 56, the Everett Zoning Board of Appeals will conduct a public hearing on **Tuesday, January 23, 2024 at 5:00PM** in the Speaker George Keverian Room (Room 37, Everett City Hall) to consider the above-listed application for a comprehensive permit. The subject property is located at 43 Corey Street and contains approximately 14,100 square feet of area. This proposal is to demolish an existing single-family residence and to construct a six-story apartment building containing forty-eight units of rental housing, twelve of which would be deed-restricted as affordable to families earning no more than 80% of the Area Median Income as determined by the Massachusetts Executive Office of Housing and Livable Communities.

A copy of the application and plans are on file and available in the Office of the City Clerk and the Zoning Board of Appeals, both located at City Hall, 484 Broadway, Everett, MA 02149, and can be inspected on request during regular City Hall business hours by contacting Zoning Board

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

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