



## Board of Zoning Appeals

Rebecca Edmondson-K - Chairman  
Ashmael Brun- Member  
Jean Thermitus- Member  
John Spaulding- Member  
Derek Shooster- Member  
Thomas Abruzzese- Alt. Member  
Roberta Suppa - Administrative Assistant  
Roberta.Suppa@ci.everett.ma.us

EVERETT CITY CLERK'S OFFICE  
REC'D 2026 OCT 20 PM 12:45

### Zoning Board of Appeals Minutes

October 19, 2026

Location Keverian Room 6:00 p.m.

484 Broadway, Everett, MA 02149

**Members Present:** Rebecca Edmondson-Korom, Ashmael Brun, and John Spaulding, Jean Thermitus, Thomas Abruzzese

**Minutes Taken by:** Roberta Suppa, Clerk for ZBA

**The rules for the meeting were explained by the Member Rebecca Edmondson-Korom**

### **Minutes of the Meeting:**

**A motion to open old business all in favor 4-0**

**Petition #2619** 141 Garland Ave

**Hector Angel**

The applicant requests modification of Condition 4 of the Zoning Board of Appeals' Decision, filed with the City Clerk on May 02, 2024, to eliminate the requirement for use of permeable paving materials in the parking area and to approve parking area with asphalt instead of pavers and as more specifically described in said decision referenced herein.

A favorable motion was made by Ashmael Brun and seconded by John Spaulding. The Board voted {Rebecca Edmondson – Korom voted Yes, John Spaulding voted Yes Jean Thermitus voted Yes, Ashael Brun voted Yes and Thomas Abruzzese voted Yes}. The Board approve this petition 5-0.

A motion to close old business and open new business was made by Ashmael Brun and seconded by Jean Thermitus all in favor 5-0

**Petition #2573** 530 Second Street  
**Request for a two (2) year extension**

**Jam Realty Corp**

Attorney Johanna Schneider spoke in favor of this petition to ask the Board to grant a two-year extension. A favorable motion was made by Jean Thermitus and seconded by Ashmael Brun the Board voted {Rebecca Edmondson- Korom voted Yes, John Spaulding voted Yes, Jean Thermitus voted Yes, Ashmael Brun voted Yes, and Thomas



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Abruzzese voted Yes}. The Board grants this petition with a vote of 5-0. The extension will expire January 31, 2029.

**Petition #2674**    **11 Foster St**                      **11 Foster St. LLC.**

The applicant seeks to convert the existing Two (2) family residence built approximately in 1900 into a Three (3) family residence.

Attorney John Mackey asked the board for this petition to be continued until November 16, 2026. The board voted to continue this petition for November 16, 2026 all in favor 5-0.

**Petition # 2675**    **79 Bradford Street**                      **Salvatore J. Vigorito**

Renovate existing two-family dwelling to create a three-family dwelling. The Proposed dwelling is 4085.28 sq. ft. according to Jacob H. Levine Architecture on a lot that is 5124 sq. ft. according to Medford Engineering land surveyor.

Attorney Anthony Rossi asked the Board for this petition to be continued until November 16, 2026. The Board voted to continue this petition for November 16, 2026 all in favor 5-0.

**Petition # 2676**    **220 Broadway**                      **JC Botolph LLC**

Applicant seeks permission to change the existing non-conforming Business Use into another non-conforming use as a Gymnasium. The property lies in the Lower Broadway-Residential Multi-Family District.

The Board made a recommendation to continue this petition until November 16, 2026 to give the petitioner time to respond. The Board voted all in favor (4-1) to continue this petition for November 16, 2026.

**Petition #2677**    **75-89 Norman Street**                      **Commercial Investors LLC**

The applicant seeks to construct Two (2) Apartment Buildings on the same lot with a total of 514 apartment units.

The Board made a recommendation to continue this petition until November 16, 2026. The Board voted all in favor (5-0) to continue this petition for November 16, 2026.



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**Petition # 2678**    **1 Dexter Street**

**173 Alford Street LLC**

Pursuant to Section 11.A.3 of the Everett Zoning Ordinance (“EZO”), the Petitioner seeks a variance from Section 7.B.3 of the EZO, which allows a maximum building height of six (6) stories, not to exceed 100 feet, within the Industrial District.

A favorable motion was made by John Spaulding and seconded by Ashmael Brun the Board voted {Rebecca Edmondson-Korom voted Yes, John Spaulding voted Yes, Jean Thermitus voted Yes, Ashmael Brun voted Yes and Thomas Abruzzese voted Yes}. The Board grants this petition 5-0.

**Staff Communications :** A motion to continue the vote for Chairperson was made Jean Thurmitus and seconded by John Spaulding the board voted 5-0 to continue until November 16, 2026

A motion to approve the minutes for June was made by Ashmael Burn and seconded by Derek Shooster the Board voted 5-0 to approve the minutes.

A motion was made to by Jean Thermitus to adjourn meeting and seconded by Ashmael Brun the Board voted all in favor 5-0

Adjourned 8:40 p.m.

Tape on file



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