



City of Everett

BOARD OF APPEALS
484 BROADWAY

EVERETT, MASSACHUSETTS 02149

PHONE 617-381-7445 FAX 617-381-7438

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA

2019 MAR -4 P 4:57

JOSEPH DESISTO, III – Chairman
MICHAEL DANTONE – Member
RICHARD ZULLO – Member
STEVEN OCONNOR – Member
ROGER THISTLE – Assoc. Member
MARY GERACE – Assoc. Member
KIMBERLY RAUSEO - Clerk

Speaker George Keverian Room
3rd Floor – City Hall
1st and 3rd Mondays
Meetings 7:00 P.M.

AGENDA

Meeting, Monday, March 18, 2019
Everett City Hall, 3rd Floor, Keverian Room
Everett, MA, 7:00 P.M.

Order of Business:

(1) Call to Order

(2) Roll Call

(3) Unfinished Business

(4) Old Business

(5) New Business

a. Petition #2415

Paul Gertrude – SPECIAL PERMIT

Re: 96 School Street, Everett, MA 02149

b. Petition #2416

Amandeep Dillon - VARIANCE

Re: 108 & 112 Main Street, Everett, MA 02149

c. Petition #2417

Charles Sabella – SPECIAL PERMIT

Re: 189 Bradford Street, Everett, MA 02149

(6) Adjournment

Signed:

Joseph DeSisto
Chairman

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

on 3-4-19 at 4:57pm

Attest:

City Clerk

Open Meeting Law Certification:

A TRUE COPY ATTEST

CITY CLERK



CITY OF EVERETT

BOARD OF APPEALS
484 Broadway
Everett, Massachusetts 02149
(617) 381-7445

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA

2019 MAR -4 P 4:57

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, March 18, 2019 at 7:00 PM, Everett City Hall, 3rd Floor, George Keeverian Hearing Room. All interested parties may attend and opinions will be heard regarding the following petition.

Whereas a petition has been presented by:

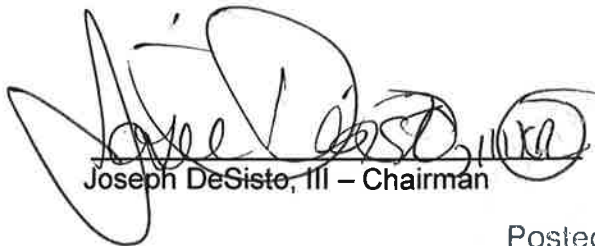
Paul Gertrude
96 School Street
Everett, MA 02149

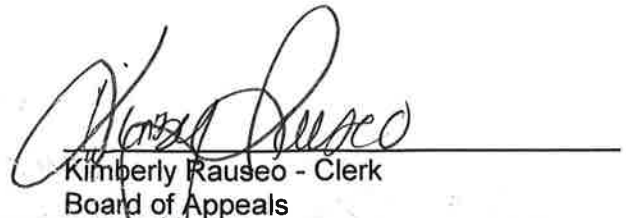
RE: 96 School Street, Everett, MA 02149

To said Board of Appeals, asking for a **Special Permit** of the Building Zone Ordinance of the City, as applied: **Applicant seeks a building permit for the construction of a shed dormer where a gable dormer currently exists at the third floor level to accommodate a new full bath. The existing structure is located within the Dwelling District and is nonconforming with respect to side yard setback. The proposed shed dormer will increase the nonconforming nature of the structure.**

Relief must be requested in the form of a special permit according to the City of Everett Zoning Ordinances, APPENDIX A Section 3 (3) requiring a finding by the board that such extension, alteration or change of use shall not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure.

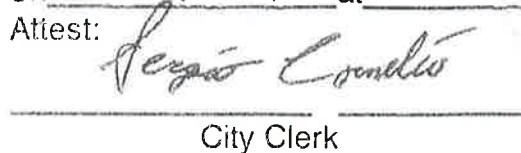
BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS

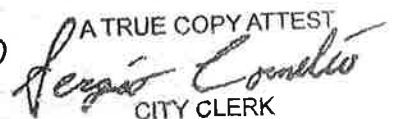

Joseph DeSisto, III - Chairman


Kimberly Rauseo - Clerk
Board of Appeals

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

on 3-4-19 at 4:57pm
Attest:


City Clerk

A TRUE COPY ATTEST

CITY CLERK



CITY OF EVERETT

BOARD OF APPEALS

484 Broadway
Everett, Massachusetts 02149
(617) 381-7445

RECEIVED
CITY CLERK'S OFFICE
EVERETT, MA

2019 MAR -4 P 4: 58

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, March 18, 2019 at 7:00 P.M., Everett City Hall, 3rd Floor, George Keverian Room. All interested parties may attend and opinions will be heard regarding the following petition.

Whereas a petition has been presented by:

**Amandeep Dillon
2 Ironworks Way
Saugus, MA 01906**

RE: 108 & 112 Main Street, Everett, MA 02149

To said Board of Appeals, asking for a **Variance** of the Building Zone Ordinance of the City, as applied: ***Applicant is seeking approval to construct a 6 unit a townhouse style building (demolish the existing wood frame dwelling to make room for the proposed structure).***

REASON FOR DENIAL:

Permit was denied in accordance to the City of Everett Zoning Ordinance.

Violation/s:

The proposed Front Yard is only 4 feet in depth

The proposed building does not have the required rear yard as the plot plan indicates only 12.5 feet.

The plot plan only indicates 11 parking spaces while 12 are required.

Zoning:

Section 6 Business District Section B. Dimensional Requirements line 4 Front yard which states the following

None required, except when used for residential purposes there shall be a ten (10) foot minimum of which no less than five (5) feet shall be used for landscaping. (Ord. of 6-29-87)

Section 6 Business Section District B. Dimensional Requirements line 6 Rear yard which states the following

Twenty-five (25) feet minimum unless the lot extends from one (1) street to another street, in which case no rear yard is required, except for any residential use which shall require a ten foot minimum. (Ord. of 6-29-87)

Section 17 Off-Street Parking paragraph A line 2 which states the following:

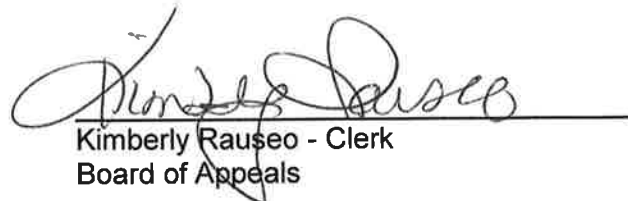
A. Off-street parking facilities shall be provided in accordance with the requirements as outlined below. Where the Term "gross square feet" is used, it shall mean the total occupiable floor area measured within the exterior walls of the building. (Original Ord. Of 2-26-1965, 6-29-87)

Line

2. Multifamily dwellings 2 spaces per dwelling unit.

BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS

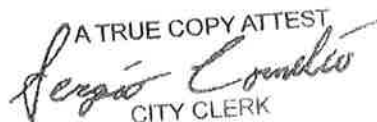

Joseph DeSisto, III – Chairman


Kimberly Rauseo - Clerk
Board of Appeals

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

on 3-4-19 at 4:58 pm

Attest:

A TRUE COPY ATTEST

CITY CLERK


City Clerk



CITY OF EVERETT

BOARD OF APPEALS

484 Broadway
Everett, Massachusetts 02149
(617) 381-7445

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA

2019 MAR -4 P 4:58

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, March 18, 2019 at 7:00 PM, Everett City Hall, 3rd Floor, George Keeverian Hearing Room. All interested parties may attend and opinions will be heard regarding the following petition.

Whereas a petition has been presented by:

**Charles Sabella
189 Bradford Street
Everett, MA 02149**

RE: 189 Bradford Street, Everett, MA 02149

To said Board of Appeals, asking for a **Special Permit** of the Building Zone Ordinance of the City, as applied: **Applicant seeks a building permit to enlarge the existing side porch/deck from 45" x 51" to 51" x 36'-2" along the side of the existing residence so as to connect it to the existing rear deck. The existing porch/deck is an existing nonconforming structure.**


REASON FOR DENIAL:


Permit was denied in accordance to the City of Everett Zoning Ordinance Appendix A:

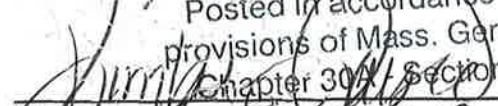
City of Everett Zoning Ordinance Section 3 General Requirements paragraph C. Existing non-conforming structure or uses may be extended or altered, provided that such extension, alteration or change of use shall be permitted only upon the grant of a Special Permit by the zoning board of appeals after a public hearing and a finding by the board that such extension, alteration or change of use shall not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure. (Ord. of 4-29-91).

Violation:

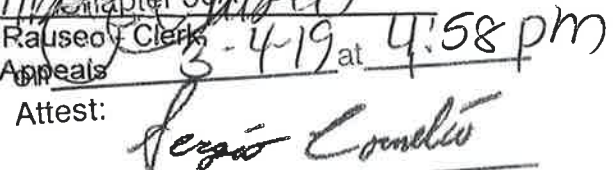
The existing building and side deck is non-conforming in that the structure has only a 14+/-feet from the total side property line. Where the requirement per Section 4 Dwelling District b) dimensional Requirements line 6 (b) Side Yards is 16'.


Joseph DeSisto, III - Chairman

A TRUE COPY ATTEST

CITY CLERK

BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS
Posted in accordance with the
provisions of Mass. General Laws
Chapter 309A Sections 18-25

Kimberly Raused, Clerk
Board of Appeals

Attest:


CITY CLERK