



City of Everett
BOARD OF APPEALS
484 BROADWAY
EVERETT, MASSACHUSETTS 02149
PHONE 617-394-2220 FAX 617-394-2433

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Speaker George Keverian Room
3rd Floor – City Hall
Meetings – 7:00 PM
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DECISION

A hearing was held before the Board on *Monday, February 7th, 2011* in Everett City Hall, at 7:00 P.M., on the petition of *Alexander Masucci (Life Estate), 86 Cedar St., Everett, MA 02149* praying for a *Variance of Section 4 Dwelling Districts b; Dimensional Requirements (2) Lot Area line b and Section 4 Dwelling Districts General Requirements Conversion of Dwelling* of the Building Zone Ordinance of the City, as applied to: *Convert the existing one-family residence into a two-family residence.*

ZONING: *Section 4 Dwelling Districts b; Dimensional Requirements (2) Lot Area line b:* Two family dwelling---3200 square feet minimum, & *Section 4 Dwelling Districts General Requirements Conversion of Dwelling* - No new dwelling unit created by the conversion of an existing dwelling shall be permitted unless the requirements of minimum lot area and off street parking are satisfied for all dwelling units in existence and proposed in the dwelling after the conversion or enlargement. (Ord. 02-046 of Oct. 22, 2003)

VIOLATION: The lot size is too small and the proposed parking according to the submitted plot plan does not work, the cars would not be able to move out of the spaces.

All persons interested were duly notified to be present at said hearing. After consideration, it was voted by the Board to deny said petition.

The Board of Appeals was of the opinion that a hardship was not existent. Desirable relief could not be granted without detriment to the public good and without nullifying or derogating from the intent or purpose of the Zoning Ordinance of the City of Everett.

Joseph DeSisto, III, Chairman
BOARD OF APPEALS

NOTE: If you wish to appeal this decision, you have twenty (20) days in which to do so. Appeals shall be made pursuant to Chapter 40A, Section 17 of the Massachusetts General Laws.



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