

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
1st and 3rd Mondays

DECISION

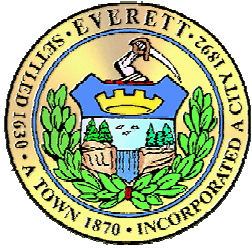
A hearing was held before the Board on *Monday May 2nd, 2011* in Everett City Hall, at 7:00 P.M., on the petition of *Anthony Cassano, 3 Magnolia Drive, Lynnfield, MA 01940 (RE: 0 Fremont Ave., Everett, MA 02149)* praying for a *Variance of Section 4 Dwelling Districts Paragraph (a) Section 1, Section 4 Dwelling District (b) Dimensional Requirements (2) Lot Area & Section 17 Off-Street Parking Paragraph (J)* of the Building Zone Ordinance of the City, as applied to: *Construct a new three (3) unit residential building on the lot.*

ZONING: Section 4 Dwelling Districts Paragraph (a) Section 1)- A single or double semi-detached dwelling existing at the time of the first enactment of, the Zoning Ordinance may be converted to provide not more than a total of three (3) dwelling units provided that the following standards are met: **Section 4 Dwelling District (b) Dimensional Requirements (2) Lot Area line c)** - All other uses---0.5 maximum floor area ratio. **Section 17 Off-Street Parking Paragraph J)** - Parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle. The Board of Appeals, however, may by special permit modify this requirement and the dimensional requirements of paragraph (I) of this section, where a parking facility is under full-time attendant supervision.

VIOLATION: (1) The proposed use as a 3 unit residential building is not a permitted use in the Zoning District. (2) Parking for one (1) of the units is shown to be blocking the other parking space. (3) The total floor area ratio (.89) which is above what is allowed.

At the hearing the petitioner, Mr. Anthony Cassano requested to Withdraw Without Prejudice so that he may revise his existing plans to show parking and then if needed come back to the board at a future time.

Joseph DeSisto, III, Chairman
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