



City of Everett
BOARD OF APPEALS
484 BROADWAY
EVERETT, MASSACHUSETTS 02149
PHONE 617-381-7445 FAX 617-394-2433

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 EVERETT, MA

2019 MAR 19 P 3:28

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, April 1, 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) PowerPoint Presentation Proposed Development Design Standards – Stantec, Inc.
- (4) Old Business

a. Petition #2414 Richard Aversa – VARIANCE
 Re: 108 Ferry Street, Everett, MA 02149

- (5) New Business

a. Petition #2418 Mario Silva – SPECIAL PERMIT
 Re: 227 Hancock Street, Everett, MA 02149
 b. Petition #2419 Richard Aversa – VARIANCES
 Re: 108 Ferry 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 3-19-19 at 3:28 pm
 Attest:

Open Meeting Law Certification:

A TRUE COPY ATTEST

 CITY CLERK


 City Clerk



CITY OF EVERETT

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

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To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, April 1, 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:

**Mario Silva
1 Birch Pond Drive
Saugus, MA 01906**

RE: 227 Hancock Street, Everett, MA 02149

To said Board of Appeals, asking for a ***Special Permit*** of the Building Zone Ordinance of the City, as applied: ***The applicant seeks to convert the existing 2 family dwelling into a 3 family dwelling on a preexisting nonconforming lot of 4110 sq. ft. in the dwelling district.***

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

Violations:

The FAR for the proposed use is 1.0

APPENDIX A Section 3(6) Pre-existing, non-conforming structures or uses may be extended, altered or changed in use, providing that such extension, alteration or changes of use shall be permitted only upon the grant of a Special Permit by the zoning board of appeals and after a public hearing, 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.

Zoning:

Section 4 Dwelling Districts (b) Dimensional Requirements line

C. All other uses-----0.5 maximum floor area ratio (Ord. of 6-29-87; Ord. of 4-29-91 Ord. of 7/16/2002; Ord. of 11/13/2007).


A TRUE COPY ATTEST
Sergio Cornejo
CITY CLERK

The applicant must seek relief in the form of special permit for the Everett Zoning Board of Appeals.


BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS


Joseph DeSisto, III - Chairman


Kimberly Rauseo - Clerk
Board of Appeals

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BOARD OF APPEALS

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

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, April 1, 2019 at 7:00 PM, Everett City Hall, 3rd Floor, George Keverian Hearing Room. All interested parties may attend and opinions will be heard regarding the following petition.

Whereas a petition has been presented by:

***Richard Aversa
108 Ferry Street
Everett, MA 02149***

RE: 108 Ferry Street, Everett, MA 02149

To said Board of Appeals, asking for a ***Variances*** of the Building Zone Ordinance of the City, as applied: ***Applicant seeks to raze the existing structure and construct a mixed use building containing 20 residential units; a 52 space parking garage and a 1329 sf retail space locate within the Business district. Plan has been submitted by Lincoln Architects LLC dated March 12, 2019.***

REASON FOR DENIAL:

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

1. Appendix A section (6) B.2 - Lot Area: Requires a maximum floor area ratio of 1.5 to 1. The proposed plan includes a floor area ratio of 3.2 to 1.
2. Appendix A section (6) B.4 - Front Yard (Ferry Street): Requires the minimum of 10' setback. The proposed plan includes a front yard setback of 0' requiring relief of 10'.
3. Appendix A section (6) B.8 – Corner Lot: Requires 7' setback on the High Street side. The proposed plan includes a setback of 0' requiring relief of 7'.
4. Appendix A section 17(O).5 - Requires a minimum access road of 18' to allow ingress and egress of vehicles at the same time.
5. Appendix A section (17) I. - Requires each car space to be not less than 9'in width and 18' in length. Applicant proposes 42 spaces to be less than 9'-0" in width.

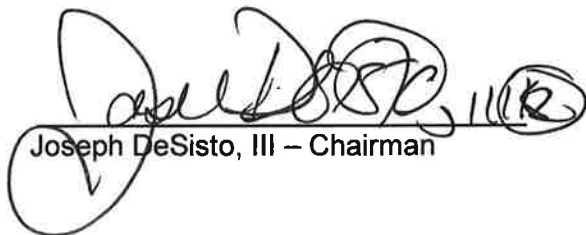
A TRUE COPY ATTEST
Sergio Conditio
CITY CLERK

6. Appendix A section (17) J – “Requires parking facilities to be designed so that each motor vehicle may proceed to and from the parking space provided without requiring the moving of another motor vehicle”. The proposed plan included a parking plan requiring vehicles to be moved to allow another to proceed to and from its space.

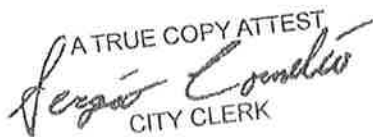
7. Appendix A section 6(a)(8): Requires the City Council to grant a Special Exception when mixing residential and retail uses. The “Special Exception” may only be granted by the City Council and is subject to specific regulations. The following regulations have not been satisfied by the proposal and therefor prohibit the grant of the “Special Exception” by the City Council:
 - a. Minimum lot area of 30,000 square feet
 - b. Minimum frontage of 200 feet
 - c. The Applicant must seek a variance from these regulations to allow the Council to grant the “Special Exception”.

Applicant must seek relief in the form of variances from the City Everett Zoning Board of Appeals.

BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS


Joseph DeSisto, III – Chairman


Kimberly Rauseo - Clerk
Board of Appeals

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