



City of Everett

BOARD OF APPEALS

484 BROADWAY

EVERETT, MASSACHUSETTS 02149

PHONE 617-381-7445 FAX 617-394-2433

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

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, October 1, 2018** in Everett City Hall, at 7:00 P.M., on the petition of **Joaquin Martins, 119 Chelsea Street, Everett, MA 02149, (RE: 119 Chelsea Street, Everett, MA 02149) praying for a Special Permit** of the Building Zone Ordinance of the City, as applied to: **The applicant seeks to convert the existing two (2) family residence built in 1875 into a three (3) family residence, by adding a third floor addition to the existing structure.**

Violations:

- The proposed three (3) family is allowed only by special permit, and
- The building is an existing non-conforming structure in that the front yard is only 5.8 FT and the rear yard is only 15.3 Ft, and
- The front yard is only 5.8 feet in depth, and
- The rear yard is only 15.3 feet in depth.

Zoning:

Section 3 General Requirements

P. Up to three (3) dwelling units shall be prohibited except by the grant of a Special Permit by the Zoning board of Appeals in the Business, Business Limited, Industrial and Industrial Limited Districts. (Ord. of 4-29-91)

Section 6 Business Districts B. Dimensional Requirements

4. Front Yard:

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)

6. Rear Yard:

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)

All persons interested were duly notified to be present at said hearing. There was a motion made that any relief that was granted will be encumbered upon the Building Inspector sign off on the parking plan and it was seconded and granted. After consideration, it was voted by the Board to grant a Special Permit and convert the existing two (2) family residence into a three (3) family residence by


adding a third floor addition to the existing structure and authorize the Inspector of Buildings to issue a permit for the same, for the following reasons:

The Board of Appeals was of the opinion that a hardship was existent. Desirable relief can 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: This Special Permit will be considered invalid if not exercised within three years from effective date.

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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DECISION

A hearing was held before the Board on **Monday, October 1, 2018** in Everett City Hall, at 7:00 P.M., on the petition of **Jeremy Seeger, 148 Oakley Road, Belmont, MA 02478, (RE: 16 Laurel Street, Everett, MA 02149) praying for a 6 Month Extension for Variance** of the Building Zone Ordinance of the City, as applied to: **The applicant seeks to construct a 26 unit apartment building as per plans by Khalsa Design Rev.1 dated 9-29-2017.**

Violations:

The plot plan submitted does not indicate enough parking spaces as only 45 spaces have been provided were 52 are required. Parking is shown with two (2) vehicles in the front yard and of the 45 spaces a total of 24 are listed as compact (8' x 18').

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


Section 17. Off-Street Parking paragraph A.2 requires two (2) parking spaces per each dwelling unit in a multi-family dwelling. Applicant proposes 45 spaces where 52 spaces are required. A variance must be granted for 7 spaces.

Section 17. Off-Street Parking paragraph K. Requires parking facilities shall be designed so that no vehicles shall be parked nearer to any street lines than the minimum specified building setback for the Zoning District in which the parking facility is located. A variance must be granted for the two (2) vehicles proposed to be parked within the front yard.

Section 17. Off-Street Parking paragraph I. Requires each car space to be not less than 9'in width and 18' in length. Applicant proposes 24 spaces to be 8' in width and 18' in length. A variance must be granted for the 24 spaces that are insufficient for width.


All persons interested were duly notified to be present at said hearing. After consideration, it was voted by the Board to grant the six (6) month extension for the Variance and authorize the Inspector of Buildings to issue a permit for the same, for the following reasons:

The Board of Appeals was of the opinion that a hardship was existent. Desirable relief can 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: This Variance will be considered invalid if not exercised within six months from effective date.

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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