



City of Everett
BOARD OF APPEALS
484 BROADWAY
EVERETT, MASSACHUSETTS 02149
PHONE 617-381-7445 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, October 15, 2018** in Everett City Hall, at 7:00 P.M., on the petition of **Douro Property Holdings, LLC, 1124 Cambridge Street, Cambridge, MA 02139, (RE: 74 Union Street, Everett, MA 02149) praying for a Special Permit** of the Building Zone Ordinance of the City, as applied to: **Applicant seeks a building permit to construct and expand the existing three-family structure built in 1901, located in the Dwelling District on a 5552 Sf lot according to the plan by Choo & Company dated 7/10/18. The existing structure is nonconforming as to its floor area ratio (FAR), front yard setback, corner setback and parking.**

REASON FOR DENIAL

The proposed expansion will increase the nonconforming nature of the structure but not create any new nonconformity to the structure or use.

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.

All persons interested were duly notified to be present at said hearing. After consideration, it was voted by the Board to grant a Special Permit to construct and expand the existing three family structure built in 1901, located in the Dwelling District on a 5552 sf lot according to the plan by Cho & Company dated 7/10/18. The existing structure is nonconforming as to its floor area ratio (FAR), front yard setback, corner setback and parking.


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.

A TRUE COPY ATTEST
Sergio Cornejo
CITY CLERK


Joseph DeSisto, III, Chairman
BOARD OF APPEALS

NOTE: This Special Permit will be considered invalid if permit is not obtained at the Office of the Building Inspector 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.

A TRUE COPY ATTEST

CITY CLERK

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