



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

JOSEPH DESISTO, III – Chairman
MICHAEL DANTONE – Member
JOHN CRISTOFORO- 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
Meetings – 7:00 PM
1st and 3rd Mondays

AGENDA

Meeting, Monday, November 5th, 2018
 Keverian Room, 3rd Floor,
 Everett City Hall, 7:00 P.M.

Order of Business:

- (1) Call to Order
- (2) Roll Call
- (3) Unfinished Business
- (4) Old Business
- (5) New Business

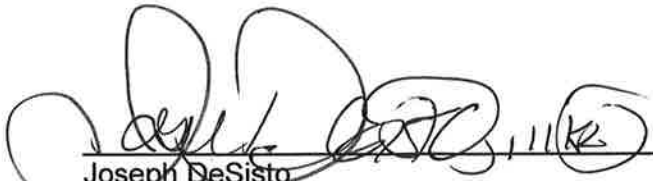
a. **Petition #2400**

Rosemonde Paulo – SPECIAL PERMIT

Re: 24-26 Ferry Street, Everett, MA 02149

- (6) Adjournment

Signed:


 Joseph DeSisto
 Chairman

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 2018 OCT 22 A 10:46

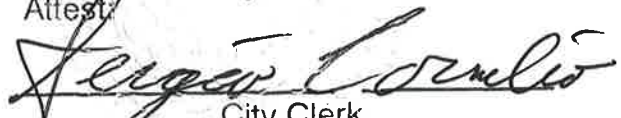
Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-5

Open Meeting Law Certification:

on October 22, 2018 at 10:46 a.m.
 Attest:

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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Sergio Connelio
CITY CLERK

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, November 5th, 2018 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:

Rosemonde Paulo
244 Rumney Road
Revere, MA 02151

RE: 24-26 Ferry 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 residence into a 3 family residence.***

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

Violations:

- The existing building is located in the City of Everett Business District and the use is only allowed by Special Permit.
- The existing building does not have the required side yards as the building is over 30 feet in height there must be 7 foot side yards and per the plot plan submitted they are 6.1' +/- and 4.7' +/-.
- Proposed parking area does not appear to have access from the street.

Zoning:

Section 3 General Requirements paragraph P which states the following:

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 Line 5 Side Yards which states the following:

None required unless a lot line adjoins lot used for one or two family or three family dwelling use, in which case the side yard shall be not less than four (4) feet in width for a building proposed to be not more than thirty (30) feet in height; and seven (7) feet for buildings proposed to be more than thirty (30) feet in height. Where a side lot line serves

as a boundary between dwelling and apartment districts, the side yard shall be a minimum of seven (7) feet in width. There shall be no projections allowed within the required side yards. (Ord. of 6-29-87)

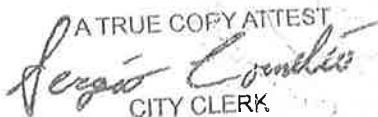
Section 17 Off-Street Parking paragraph H which states the following:

Required off street parking facilities shall be provided on the same lot as the principal building they are required to serve with the exception that (in the case of new buildings) the required parking facilities may be provided on lots the entire area of which is located not more than two hundred (200) feet away from the building to be served providing such lots are located in a similar zoning district as the building to be served or a less restricted district.

BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS


Joseph DeSisto, III - Chairman

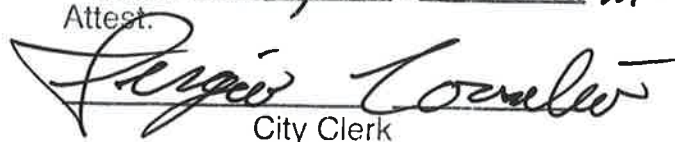

Kimberly Raused - Clerk
Board of Appeals

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