



CITY OF EVERETT

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

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2018 NOV -5 P 6:00

To Whom It May Concern:

This notice is to inform you that a public hearing will be held on Monday, November 19, 2018 at 7:00 PM, The Connolly Center, 90 Chelsea Street, Everett, MA 02149. All interested parties may attend and opinions will be heard regarding the following petition.

Whereas a petition has been presented by:

Sidney Laguerre
138 Florence Street
Everett, MA 02149
RE: 138 Florence Street, Everett, MA 02149

To said Board of Appeals, asking for a **Variance** of the Building Zone Ordinance of the City, as applied: **Applicant seeks a building permit to construct 1st and 2nd floor front porches with dimensions of (27' x 7') located within a dwelling district. a 10' front yard setback is required The proposed plan dated September 18, 2018, by M F Engineering & Design Inc. provides a 5'-9" setback.**

REASON FOR DENIAL:

Permit was denied in accordance to the City of Everett Zoning Ordinance Appendix A: Section 4 (b) **Dimensional Requirements, (4) Front Yard**

"Porches may encroach ten (10) feet onto the required front yard. Stairs shall be excluded from any front yard restrictions".

**BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS**

Joseph DeSisto, III - Chairman

Noted in accordance with the
Kimberly Rauseo, Clerk
Provisions of Mass. General Laws
Board of Appeals Chapter 30A - Sections 18-15

A TRUE COPY ATTEST

CITY CLERK

on 11-5-18 at 6:00pm

Attest:

City Clerk



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Whereas a petition has been presented by:

***Elizabeth Covino
345 Main Street
Everett, MA 02149
RE: 345 Main Street, Everett, MA 02149***

To said Board of Appeals, asking for a ***Variance/Special Permit*** of the Building Zone Ordinance of the City, as applied: ***Applicant seeks construct both front and rear additions to the existing structure and renovate the interior.***

Violations:

- The proposed rear yard will only be 8.5 feet
- The existing side yard is only 4.4 and as the building is > 30 feet a 7 foot side yard is required.
- There does not appear to be any landscaping in the front yard after the renovations are completed.

Zoning:

Section 6 Business Districts B. Dimensional Requirements line 4, 5 and 6 which states the following:

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)

5. Side Yard:

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)

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)

Section 3 General Requirements paragraph C which states the following:

C. Existing non-conforming structure or uses may be extended or altered, provided that such extension, alteration or change of use shall be permitted only upon the grant of a Special Permit by the zoning board of appeals after a public hearing and 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. (Ord. of 4-29-91)

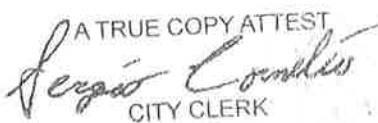
BOARD OF APPEALS FOR THE CITY OF
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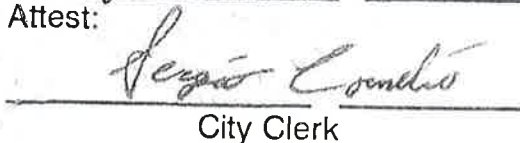

Joseph DeSisto, III - Chairman


Kimberly Rauser - Clerk
Board of Appeals

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-25

on 11-5-18 at 6:01pm
Attest:

A TRUE COPY ATTEST

CITY CLERK


City Clerk

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2018 NOV -5 P 6:01



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Whereas a petition has been presented by:

**68 Tremont St., LLC
101 Station Landing, Suite 2200
Medford, MA 02155
RE: 3 Air Force Road, Everett, MA 02149**


To said Board of Appeals, asking for a **Variance** of the Building Zone Ordinance of the City, as applied: **Applicant seeks a permit for the construction of an outdoor parking facility consisting of 625 spaces with an enclosed bus shelter located in the Riverfront Overlay District on 6.5 acres of land. The project is proposed pursuant to plan titled "Rivergreen Parking Facility" submitted by Bohler Engineering, rev date 10/25/2018 pages 1-17.**


REASON FOR DENIAL


The City of Everett Zoning Ordinances APPENDIX A section 26 (b) Uses: does not specifically allow an outdoor parking facility as a principle use. The applicant must seek relief in the form of a use variance from the Everett Zoning Board of Appeals.

**BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS**


Joseph DeSisto, III – Chairman


Kimberly Raused - Clerk
Board of Appeals

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Whereas a petition has been presented by:


Roger E. Marquez
39 Everett Street
Everett, MA 02149
RE: 39 Everett Street, Everett, MA 02149

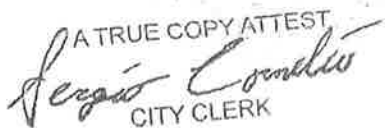
To said Board of Appeals, asking for a **Special Permit** of the Building Zone Ordinance of the City, as applied: **Applicant seeks a building permit for the construction of an additional story with flat roof and a second story front porch same foot print as existing first floor. The existing structure is located within the Dwelling District and is nonconforming with respect to rear and side yard setbacks as well as frontage. The proposed additional story will increase the nonconforming nature of the structure.**


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.

**BOARD OF APPEALS FOR THE CITY OF
EVERETT, MASSACHUSETTS**


Joseph DeSisto, III - Chairman


Kimberly Rauso, Clerk
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