



**City of Everett**  
**BOARD OF APPEALS**  
**484 BROADWAY**  
**EVERETT, MASSACHUSETTS 02149**  
**PHONE 617-394-2220 FAX 617-394-2433**

JOSEPH DESISTO, III – Chairman  
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ROSE ANN VENEZIA - 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 June 6<sup>th</sup>, 2011* in Everett City Hall, at 7:00 P.M., on the petition of *Joseph Abbondanza, 4 Thomas Drive, Reading, MA 01867 (RE: 200 Bradford St., Everett, MA 02149) praying for a Variance of Section 4 Dwelling Districts (b) Dimensional Requirements* of the Building Zone Ordinance of the City, as applied to: *Construct a new two (2) family dwelling on a new lot by subdividing.*

**ZONING:** *Section 4 Dwelling Districts (b) Dimensional Requirements (2) lot area* – In the Dwelling District, the minimum allowable lot area in square feet (sf.) for a newly created building lot is 5,500 sf. & *Section 4 Dwelling Districts (b) Dimensional Requirements (1) frontage* – In the Dwelling District, the minimum allowable street frontage in feet (ft) for a newly created building lot is 50 ft.

**VIOLATION:** The proposed front lot shows approximately 4,700 sf. and not the required 5,500 sf. and the rear lot shows a frontage of only 30 ft. and not the required 50 ft.

At the hearing Attorney Richard O’Neil, speaking on behalf of Mr. Joseph Abbondanza requested to table the petition until the July 18<sup>th</sup>, 2011 Board of Appeals hearing so that Mr. Abbondanza may draw up plans and show them to the neighbors to help alleviate any fears that they have regarding size, height etc.

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Joseph DeSisto, III, Chairman  
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