



City of Everett
BOARD OF APPEALS
484 BROADWAY
EVERETT, MASSACHUSETTS 02149
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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 October 3rd, 2011* in Everett City Hall, at 7:00 P.M., on the petition of *John T. Spaulding, 12 Appleton St., Everett, MA 02149 (RE: 86 Cedar Street, Everett, MA 02149) praying for a Variance of Section 4 Dwelling Districts (1)* of the Building Zone Ordinance of the City, as applied to: *Convert the existing one-family residence into a two-family residence.*

ZONING: Section 4 Dwelling Districts (1) – A single or double semi-detached dwelling existing at the time of the first enactment of the Zoning Ordinance may be converted to provide not more than a total of three (3) dwelling units provided that the following standards are met: Any addition shall comply with the front, side and rear yard requirements and height limitations of the Zoning Ordinance. Where the existing building is already non-conforming any alteration shall not increase the existing non-conformity. Parking in accordance with the Zoning Ordinance shall be provided for any additional dwelling units, (ordinance of 4-29-91).

VIOLATION: The application fails to show parking spots as required by Section 4 of the city of Everett Zoning Ordinance.

All persons interested were duly notified to be present at said hearing. After consideration, it was voted by the Board to table said petition and allow the petitioner's attorney time to speak with the City Solicitor to discuss the permits that were taken out where it shows the house to be a two family, and if the six-year rule applies.

Joseph DeSisto, III, Chairman
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