



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

Tel: (617) 466-4180 \* Fax: (617) 466-4195

*John DePriest, AICP, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Associate*  
*Marilyn Vega-Torres, Associate*

## AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held:

**Tuesday, December 13, 2016**

**6:00 p.m.**

**Chelsea City Hall – 500 Broadway -Room 102 – Conference Room**

**I. Roll Call of Members**  
**II. Public Meeting/Hearing Petitions\***

- 2016-40      111-113 Highland Street – Maria E. Cano  
For Special Permit and Variance for conversion of an existing three (3) family structure to a four (4) family structure and extension of parking area which does not meet minimum zoning requirements for front, side, or rear yard setbacks, lot area, usable opens space and number of off-street parking spaces
- 2016-46      200 Second Street - Baywood Hotels c/o Neil Patel  
For Special Permit and Variance for construction of a new one hundred and thirty-nine (139) room hotel
- 2016-47      50 Division Street – 50 Division Street Realty Trust, Zachary Eaton, Trustee  
For Special Permit for proposed parking that does not meet current minimum zoning requirements for front yard or property line setbacks
- 2016-48      35 Cook Avenue – Juan Gallego, Ever Zavala, Jose Argueta, Trustees of GZA Nominee Trust  
For Special Permit and Variance to convert a one (1) family structure to a two (2) family which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces
- 2016-49      189 Washington Avenue – Jonathan Marcus, Trustee of B.M.G. Realty Trust  
For Special Permit and Variance to renovate a five (5) unit structure to establish six (6) residential units and construct a three-story infill addition which does not meet current minimum zoning requirements for off-street parking spaces, and which extends an existing non-conformity
- 2016-09      307 Broadway – Jay Duca  
Request for modification to previously approved special permit

**III. Other Business**

**IV. Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA, during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.

\*Order of Hearings by discretion of Board

DEC-5 A 11:29  
CITY CLERK'S OFFICE  
CITY OF CHELSEA, MA