



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

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, January 9, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – 500 Broadway – Room 102 Conference Room**

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

- 2017-31 - 553-A Washington Avenue – Rocco Vigorito  
For Variance for construction of a single family dwelling which does not meet current minimum zoning requirements for lot size and open space and also for location and number of off-street parking spaces
- 2017-41 - 553-A Washington Avenue – Rocco Vigorito  
For Special Permit for construction of a single family dwelling which does not meet current minimum zoning requirements for lot size, rear yard setbacks, frontage, building height, location of off-street parking spaces
- 2017-43 138 Washington Avenue – Gerald M. Sneideron  
For Special Permit and Variance for conversion of existing one family dwelling with first floor commercial space into two dwelling units (via converting commercial space into residential) which does not meet minimum zoning requirements for minimal usable open space and location of proposed unit in basement or ground floor which is prohibited within Retail Business 2 District
- 2017-45 194 Broadway – Oyuky Montoya  
For Special Permit to establish a Zumba fitness club in the basement of building
- 2017-46 1 Griffin Way – Douglas Shoop (DSA Architects)  
For Special Permit and Variance to enclose an exterior existing loading dock and construct a new single story addition
- 2016-35 80 Everett Avenue – Ahin Handa/Massachusetts General Hospital  
Request for extension of 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