



**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 OF HEARING**  
**Case No. 2018-20**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Elmer Castillo**

For Special Permit to convert an existing three (3) family dwelling into four (4) dwelling units which do not meet current minimum zoning requirements for location of off-street parking spaces and minimum lot size at the premises known as:

**57-59 Bellingham Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

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**NOTICE OF HEARING**  
**Case No. 2018-22**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Effie Jaramillo / Lyla Properties**

For Special Permit to construct a driveway which does not meet current minimum zoning requirements for front yard, property line, and distance from structure at the premises known as:

**55 Cherry Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

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**NOTICE OF HEARING**  
**Case No. 2018-23**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Zhen Li**

For Special Permit and Variance to construct a third floor roof deck and stairway which does not meet current minimum requirements for front yard setback and exceeds maximum lot coverage at the premises known as:

**22 Gardner Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

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OFFICE OF THE CITY CLERK



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**NOTICE OF HEARING**  
**Case No. 2018-24**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Nicole Dunn and Ryan Moran**

For Special Permit and Variance to convert a one family into a two family which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces and which also exceeds usable open space, and also to construct a new rear deck which does not meet current minimum requirements for side and rear yard setbacks at the premises known as:

**34 Hillside Avenue**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

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**NOTICE OF HEARING**  
**Case No. 2018-25**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Alex Sharpoval**

For Special Permit and Variance to construct a 3<sup>rd</sup> story addition to existing building which does not meet current minimum zoning requirements for side and rear yard setbacks at the premises known as:

**84 Winnisimmet Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

2018 JUN 19 PM 6:03  
CITY CLERK  
OFFICE OF THE CITY CLERK  
500 BROADWAY  
CHELSEA, MA 02150



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**NOTICE OF HEARING**  
**Case No. 2018-26**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Marcel Quetant**

For Special Permit and Variance to construct a twelve (12) foot by twelve (12) foot roof deck which extends the existing non-conformity of the structure due to the location within the required setbacks at the premises known as:

**126 Washington Avenue #3**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2018-27**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Toward Independent Living & Learning, Inc.**

For Special Permit to establish four (4) residential dwelling units on the second floor of existing building at the premises known as:

**35 Nichols Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2018-28**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Hector Prieto**

For Special Permit and Variance for conversion of a three (3) family dwelling into a four (4) family dwelling which does not meet minimum zoning requirements for lot area, open space and number of off-street parking spaces at the premises known as:

**114-116 Addison Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

2018 JUN 21 10 10 AM  
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CHELSEA, MA





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**NOTICE OF HEARING**  
**Case No. 2018-29**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Carol Brown**

For Special Permit and Variance to construct additional second floor living space above the first floor rear footprint of the building within the required side and rear yard setbacks at the premises known as:

**34 Beacon Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2018-30**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**Marc & Kerri Fronduto, Trustees**  
**Fronduto 2010 Family Trust**

For Special Permit and Variance for conversion of one (1) family dwelling into a two (2) family dwelling which does not meet current minimum zoning requirements for lot area, open space, and number of off-street parking spaces at the premises known as:

**33 Madison Avenue**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2018-31**

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on

**Tuesday, July 17, 2018**  
**6:00 p.m.**  
**Chelsea City Hall – Room 102 – Conference Room**

With reference to the application of:

**104-106 Spencer Associates, LLC**  
**811 Broadway Associates, LLC**

For Special Permit and Variance to construct a five story structure with proposed change of use to 20 residential units which does not meet current minimum zoning requirements for front, rear and side yard setbacks, floor area ratio, density, usable open space, lot size, height, number of stories, lot coverage and number of off-street parking spaces at the premises known as:

**104-106 Spencer Avenue and 811-817 Broadway**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, June 21, 2018 and June 28, 2018

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