



CITY OF CHELSEA, MA  
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

Janice Tatarika  
*Chair*  
Arthur Arsenault  
*Vice-Chair*  
Joseph Mahoney  
*Member*  
Hugo Perdomo  
*Member*  
Marilyn Vega-Torres  
*Member*  
Henry Wilson  
*Associate*  
  
Paulette Velastegui  
*Secretary*

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, April 9, 2019**  
**6:00 p.m.**  
**Chelsea, Senior Center – 10 Riley Way, Chelsea, MA**

2019 APR - 3 P 2: 39  
RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

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

- 2018-39-A**     **1001 & 1005 Broadway – 1005 Broadway MM LLC**  
For Special Permit to construct a four (4) story structure with proposed thirty-eight (38) residential dwelling units which do not meet current minimum zoning requirements for rear yard setbacks, number of off-street parking spaces and which also exceeds side yard setbacks and maximum lot coverage percentage
- 2018-60**     **176-178 Washington Avenue – Anthony Quiles**  
For Special Permit and Variance to construct a thirty-three (33) residential dwelling structure with roof deck which does not meet current minimum zoning requirements for side, rear and front yard setbacks, usable open space, lot size, density, number of stories, maximum building height and number of off-street parking spaces
- 2019-01**     **121 Webster Avenue – The Western Front, LLC**  
For Special Permit to establish use as a retail marijuana facility which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2019-02**     **192 Cherry Street – Broadway Capital, LLC / 192 Cherry LLC**  
For Special Permit and Variance seeking approval for the construction of a two-family wood frame dwelling which does not meet the current minimum zoning requirements for lot size, front, side and rear yard setbacks, lot coverage, driveway setback and which also exceeds maximum height  
**REQUEST FOR WITHDRAWAL BY PETITIONER**
- 2019-03**     **16 Fifth Street – 16 Fifth Street Investment, LLC**  
For Special Permit and Variance seeking approval to establish five (5) residential units on the first floor which do not meet current minimum zoning requirements for open space and number of off-street parking spaces
- 2019-04**     **811 Broadway - 811 Broadway Associates, LLC**  
For Special Permit and Variance seeking approval for the construction of two adjoining townhouses which do not meet current minimum zoning requirements for lot size, open space, rear and side yard setbacks, and also exceeds maximum number of stories, lot coverage, density and floor area ratio, also pursuant to Section 34-106 (e) (1) of the Chelsea Zoning Ordinance, no entrance or exit from any off-street parking area with four or more parking spaces shall be located within 50 feet of the intersection of any two street lines

**Zoning Board of Appeals**

April 9, 2019

Agenda

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- 2019-05**      **51 Library Street – Pedro Florentino**  
For Variance seeking approval for the transfer of a section of one lot to an abutting lot which does not meet current minimum zoning requirements for lot size, side yard setback and which also exceeds maximum lot coverage percentage
- 2019-06**      **84 Beacon Street – Elle Scalli**  
For Special Permit for a driveway opening pursuant to Section 34-106 of the City of Chelsea Zoning Ordinance which states parking is not permitted in the front yard, within five (5) feet of a property line nor within five (5) feet of a structure
- 2019-07**      **307 Broadway – Dave Peach**  
For Special Permit to establish a church in the second and third floor which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2019-08**      **52 Washington Avenue and 245 Walnut Street**  
For Special Permit and Variance to establish ten (10) additional residential units by constructing a third floor above existing commercial and residential space which does not meet current minimum zoning requirements for side and rear yard setbacks, usable open space and number of off-street parking spaces
- 2019-09**      **275 Broadway – Ready 2 Run Graphics**  
For Variance seeking approval for the placement of a window sign pursuant to Section 34-109 (c)
- 2019-10**      **157 Clark Avenue – Full Revival Church – Diego Netto**  
For Special Permit seeking approval to establish a church which does not meet the current minimum zoning requirements for number of off-street parking spaces

**III. Other Business**

- 2018-02**      **170 Cottage Street – 170 Cottage Street, LLC**  
For extension of previously approved Variance
- 2017-07**      **121 Webster Avenue – Kenneth S. Baron, CARU**  
Request for modification to previously approved Special Permit

**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

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2019 APR -3 P 2:40