



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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Janice Tatarka
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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, May 14, 2019
6:00 p.m.
Chelsea, Senior Center – 10 Riley Way, Chelsea, MA

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CITY OF CHELSEA
MAY - 9 P 2:34

- 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
- 2019-04** **811 Broadway - 811 Broadway Associates, LLC**
For Special Permit and Variance seeking approval for the construction of two conjoining 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
- 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

- 2019-10 **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

- 2019-11 **145 Cottage Street – Anabella Portillo and Guadalupe Arana**
For Variance to convert an existing non-conforming two (2) family structure into a three (3) family structure which does not meet minimum zoning requirements for lot area and open space

- 2019-12 **200 Beacham Street – GreenStar Herbals, Inc.**
For Special Permit and Variance seeking approval to demolish an existing two-story structure and construct a new one-story structure proposing the establishment of a retail marijuana facility which does not meet current minimum zoning requirements for lot size and frontage

- 2019-13 **43 Annese Road (Lot 1) – Quitiana Moreno**
For Special Permit and Variance to construct a single family home within 43 Annese Road which does not meet current minimum zoning requirements for lot size and frontage

- 2019-14 **43 Annese Road (Lot 2) – Quitiana Moreno**
For Special Permit and Variance to subdivide a lot containing an existing two family structure to allow for the construction of a single-family home which does not meet current minimum zoning requirements for lot size, side yard setbacks and number of off-street parking spaces

- 2019-15 **254 Spencer Avenue – 254 Spencer Avenue, LLC**
For Special Permit and Variance seeking approval for the construction of eight residential units which do not meet current minimum zoning requirements for side and front yard setbacks, usable open space, lot size, number and location of off-street parking spaces and which also exceeds height, number of stories and density

- 2019-16 **122 Winnisimmet Street – Tremont Hall Condo Trust**
For Special Permit and Variance for construction of a roof deck and access walkway on top of four story masonry multi-condominium building

- 2019-17 **162 Washington Avenue – Gerald M. Sneirson**
For Special Permit and Variance for the conversion of an existing one (1) family dwelling with first floor commercial space into two (2) dwelling units (via converting first floor commercial space into a residential unit) which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces

- 2019-18 **192 Cherry Street – 192 Cherry Street, LLC/Broadway Capital, Inc.**
For Special Permit and Variance to establish a parking facility complete with vehicle lifts and a valet booth which do not meet the current minimum zoning requirements for side, front and rear yard setbacks

I. Other Business

- 2017-19
- 2017-39 **24 Tudor Street – Antonio Reyes**
Request for modification to previously approved special permit

- 2010-13
- 2017-07 **121 Webster Avenue – CARU Chelsea, LLC**
Request for modification to previously approved special permit

II. 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

2019 MAY -9 PM 2:51
CITY CLERK'S OFFICE
CITY HALL
500 BROADWAY
CHELSEA, MA 01922