



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
Joan Cromwell
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:

Thursday, October 10, 2019
6:00 p.m.
Chelsea, Senior Center – 10 Riley Way, Chelsea, MA
REVISED
AGENDA

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

- 2019-22 **75-79 Spencer Avenue – Z&L Development**
Special Permit to demolish existing single family structure and construct a nine family dwelling unit which does not meet current zoning requirements for density and number of off-street parking spaces and also parking within five feet of rear and side yard setback and more than 25% of parking spaces are compact
- 2019-23 **111 Clinton Street – Manuel Pineda**
For Special Permit to extend the existing parking area to the front left side of the property which is not permitted within the minimum required front yard setback nor within five (5) feet of a side lot line
- 2019-24 **80 Eastern Avenue – Jolo Can LLC d/b/a Harbor House Collective**
For Special Permit proposing a marijuana cultivation facility and a recreational marijuana dispensary
CASE CONTINUED TO NOVEMBER 12, 2019
- 2019-25 **17 Cary Avenue – Richard Zullo**
For Special Permit and Variance for the reconstruction and expansion of the third floor and the conversion of an existing residential structure from a three (3) family to a four (4) family which does not meet current minimum zoning requirements for lot area and number and location of off-street parking spaces
- 2019-26 **201 Marginal Street – Harold Kalick**
For Variance to construct a two story structure with a proposed use of a marine office with an accessory existing parking structure which does not meet minimum zoning requirements for land setbacks and or easement of 15 feet from the mean high-water line on any structure in the Waterfront District
- 2019-27 **24 Tudor Street – Antonio & Kizzie Reyes**
For Special Permit and Variance to demolish third floor sloped roof and construct a flat roof and walls to establish additional/improved living space which does not meet minimum side yard setbacks and number of off-street parking spaces

- 2019-28** **46 and 48 Library Street – Efrain Molina**
For Special Permit and Variance for the construction of a new three-family dwelling (Lot 1) within 46-48 Library Street with an existing three-family dwelling (Lot 2) to remain within proposed sub-divided lot which does not meet minimum zoning requirements for:
Lot 1 – side and front yard setbacks, lot size, usable open space, exceeds maximum height and proposed parking spaces are deficient in number and required setback dimensions
Lot 2 – minimum lot size, side yard setbacks and proposed parking spaces are deficient in number and required setback dimensions
- 2019-29** **25 Sixth Street – The Neighborhood Developers, Inc.**
For Special Permit and Variance to demolish an existing commercial structure and construct a sixty-two dwelling unit structure that does not meet current minimum zoning requirements for rear yard setbacks, open space and number of off-street parking spaces and residential units on the ground floor in the Retail Business District
- 2019-30** **170, 230 & 234 Central Avenue – Joseph J. Corcoran Company, LLC**
For 40R Plan Approval of Central Avenue Smart Growth Overlay District for the construction of a three-hundred-thirty (330) residential unit mixed-use development
- 2019-31** **52 Spencer Avenue – Roback Real Estate, LLC c/o Jason Roback**
For Special Permit and Variance for the construction of an eight (8) dwelling unit structure which does not meet current minimum zoning requirements for number of stories, height, lot size, density, side yard setbacks and number of off-street parking spaces

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

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