



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 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:

Tuesday, December 10, 2019
6:00 p.m.
Chelsea, Senior Center – 10 Riley Way, Chelsea, MA

AGENDA

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

- 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
- 2019-32 **177 Washington Avenue – Palmer Food and Fuel, LLC**
For Special Permit seeking approval to include the sale of beer and wine at current permitted retail convenience store
- 2019-33 **801-803 Broadway – Jeffrey R. Drago, Esq.**
For Special Permit and Variance to partially demolish an existing structure and for the construction of a (4) four family dwelling to share the site with an existing convenience store which does not meet current minimum zoning requirements for lot size, rear, side and front yard setbacks, number of off-street parking spaces and exceeds maximum floor area ratio, density, lot coverage
REQUEST FOR CONTINUANCE BY PETITIONER TO JANUARY 14, 2020 MEETING
- 2019-34 **471 Eastern Avenue – Elba Rojas**
For Special Permit seeking approval to re-establish the second floor residential unit which has been abandoned for more than two (2) years
- 2019-35 **254 Spencer Avenue – 254 Spencer Avenue, LLC**
For Special Permit and Variance for the construction of a five residential dwelling unit structure within a 5,000 square foot lot which does not meet the current minimum zoning requirements for side and front yard setbacks, lot size and number and location of off-street parking spaces and which exceeds density, number of stories and building height

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- 2019-36 **51 Crescent Avenue – 51 Crescent Avenue, LLC**
For Special Permit and Variance for the demolition of an existing structure and the construction of a ten residential dwelling structure which does not meet current minimum zoning requirements for side, front or rear yard setbacks, usable open space, lot size and number and location of off-street parking spaces and which exceeds the maximum for density, number of stories, building height, floor area ratio and lot coverage
- 2019-37 **107 Library Street – 107 Library Street, LLC**
For Special Permit and Variance seeking to expand structure by building rear decks and a roof deck and expanding the first floor apartment into the basement area which does not meet minimum zoning requirements for rear and side yard setbacks
- 2019-38 **28 Hawthorn Street – Urban Renewal XI, LLC**
For Special Permit and Variance for the construction of a roof deck and stairway which does not meet minimum zoning requirements for side yard setback and exceeds maximum height
- 2019-39 **932 Broadway – 932 Broadway, LLC**
For Special Permit and Variance seeking approval to renovate existing structure and establish thirty-three (33) residential units and one (1) commercial unit which does not meet current minimum zoning requirements for density, number of stories, height, parking lot aisle width and number, size and set-back requirements 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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