



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  
Chair  
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, January 14, 2020**  
**6:00 p.m.**  
**Chelsea, Senior Center – 10 Riley Way, Chelsea, MA**

**AGENDA**

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

JAN 14 2020  
9:20 AM

- 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
- 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
- 2019-40      **440 Broadway – City of Chelsea**  
For Special Permits and Variances seeking approval to demolish an existing structure and to construct a five-story, sixteen (16) residential unit building with 966 square feet of commercial space and eight (8) off-street parking spaces
- 2019-41      **9 Garland Street – Fatima Melara**  
For Special Permit to construct a driveway and curb-cut which is not permitted in the front yard or within five (5) feet from a property line

2019-42      198 Chestnut Street – Hawthorne Street Chelsea, LLC

For Special Permit and Variance seeking approval for the conversion of an existing three (3) family dwelling into four (4) dwelling units that does not meet minimum zoning requirements for lot area, floor area ratio, usable opens space, 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**

2020 JAN 14 AM 9:20  
CITY CLERK'S OFFICE