



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 Tataraka, *Chair*  
Arthur Arsenault, *Vice-Chair*  
Joseph Mahoney, *Member*  
Hugo Perdomo, *Member*  
Marilyn Vega-Torres, *Member*  
Joan Cromwell, *Associate Member*

Paulette Velastegui  
*Secretary*  
John DePriest, *Staff*

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 Meeting of the Chelsea Zoning Board of Appeals will be held via Webex video conferencing on:

**Tuesday, November 10, 2020**

**6:00 p.m.**

**AGENDA**

**I. Roll Call of Members**

**II. Public Meeting/Hearing Petitions\***

- 2020-02      **45 Market Street - DTJ, LLC c/o Steven Piazza**  
For Special Permit and Variance to construct a wholesale food warehouse which does not meet the current minimum zoning requirements for frontage, rear yard setback, height and minimum distance between access points, number and setback dimensions of off-street parking spaces
- 2020-11      **10 & 20 Wesley Street and 360 Revere Beach Parkway – Elba Rojas**  
For Special Permit and Variance seeking approval to establish a church which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2020-12      **926 Broadway – Nicole Dunn**  
For Special Permit and Variance for the construction of a twelve (12) unit residential dwelling structure with a commercial unit on the first floor which does not meet the current minimum zoning requirements for side, rear and front yard setbacks, lot size, number of off-street parking spaces, exceeds maximum density, height and number of floors
- 2020-13      **38 Auburn Street (143 Williams Street) – Admiral Hill Associates Limited Partnership**  
For Special Permit seeking approval to establish the use as a courier office with incidental storage which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2020-14      **936 Broadway – Jose Galdamez / J and J Senior Services Transportation, LLC**  
For Special Permit seeking approval for use of a section of the existing parking lot for the parking of vehicles to an off-site entity
- 2020-15      **261 Chestnut Street – David Choi**  
For Special Permit and Variance for construction of a new three dwelling structure adjacent to an existing three family dwelling structure with a connecting means of egress deck or porch between each structure, thereby creating a six family structure which does not meet the current minimum zoning requirements for side, front and rear yard setbacks, usable open space, lot size, parking aisle width, floor area ratio, also exceeds height, lot coverage and proposal does not meet minimum number of off-street parking spaces
- 2020-16      **60 Lash Street – Jeffrey R. Drago, Esq.**  
For Variance to sub-divide a lot containing a three-family dwelling, with no structure or use proposed on newly created lot and the existing three-family dwelling to remain within the other sub-divided lot which does not meet current minimum zoning requirements for frontage, side yard setback and lot size for both lots

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2020-17      83 Everett Avenue – Viewpoint Sign & Awning  
For Variance seeking approval for placement of two additional wall signs

- III.    Other Business
- IV.    Communications

All interested parties wishing to provide a public comment or to join the meeting must communicate with [jdepriest@chelseama.gov](mailto:jdepriest@chelseama.gov). Name and address must be included in order to be read during the Public Speaking portion speaking section of the meeting and email address in order to join the meeting. Any comment or request to join must be submitted by Monday, November 9, 2020 by 4:00 p.m. Plans and copies of filings may be viewed at <https://www.chelseama.gov/zoning-board-appeals/pages/zba-cases-2020>. OR City Clerk's Office – Room 209

**\*Order of Hearings by discretion of Board**

2020 OCT 26 4 23 PM