



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 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, September 8, 2020
6:00 p.m.
AGENDA

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CHELSEA, MA
2020 AUG 31 A 8:05

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
- 2020-05 **84-86 Washington Avenue – Jose Mironda**
For Special Permits seeking approval to extend a meat/grocery market into the first floor and basement of the abutting property
- 2020-06 **251 Arlington Street – RFR Development**
For Special Permit and Variance for the construction of a two-family residence with basement and attic living space which does not meet current minimum zoning requirements for lot size, side and rear yard setbacks and number and setback dimensions of off-street parking spaces
- 2020-08 **25 Second Street – Chestnut Lofts, LLC**
For Special Permit and Variance for the construction of a twenty-four residential dwelling unit structure which does not meet current minimum zoning requirements for side, front or rear yard setbacks, exceeds lot size, floor area ratio and lot coverage. Also does not meet open space requirements and number of off-street parking spaces
- 2020-09 **80 Park Street – Chasen Faila**
For Special Permit and Variance for the conversion of an existing residential structure from a one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for open space and number of off-street parking spaces
- 2020-10 **88 Washington Avenue – Juliana Catherine Real Estate Investment, LLC**
For Special Permit and Variance for the conversion of an existing two (2) family residential structure with first floor store into a three (3) family residential structure
- 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

- 2019-08 **52 Washington Avenue & 245 Walnut Street – Acquisitions Division LLC or Nominee**
For Special Permit and Variance to establish ten (10) additional residential units by constructing a third floor above the existing commercial and residential space which does not meet current minimum zoning requirements for rear and side yard setbacks, usable open space and 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

III. Other Business

- 2018-53 **22 Adams Street – Oakwood Tavern, LLC, d/b/a Tambo 22**
Request for modification to previously approved Special Permit
- 2018-37 **69 Eleanor Street – Constantinos Boussios**
Request for extension of previously approved Special Permit

IV. Communications

All interested parties wishing to provide a public comment or to join the meeting must communicate with 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 **Friday, September 4, 2020 @ 12 noon**. Plans and copies of filings may be viewed at <https://www.chelseama.gov/zoning-board-appeals/pages/zba-cases-2020>.

*Order of Hearings by discretion of Board

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