



CITY OF CHELSEA, MA  
Zoning Board of Appeals

City Hall, 500 Broadway, Room 1011· Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

Janice Tatarka, *Chair*  
Arthur Arseneault, *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, February 9, 2021**  
**6:00 p.m.**  
**AGENDA**

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**I. Roll Call of Members**

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

- 2020-11      **10 & 20 Wesley Street and 360 Revere Beach Parkway**  
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
- 2020-18      **84-86 Blossom Street – Broadway Capital, Inc.**  
For Special Permit and Variance to establish five (5) additional residential units by constructing an addition to the existing two (2) residential unit structure which does not meet the current minimum zoning requirements for side, rear and front yard setbacks, lot size, number of off-street parking spaces and parking aisle width and also exceeds floor area ratio and lot coverage
- 2020-19      **57 Broadway #2 – Scott Coen**  
For Special Permit and Variance seeking approval for the construction of a 2<sup>nd</sup> floor deck
- 2020-20      **33 Beacon Street – Arthur Carbone**  
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 lot area, open space, number of off-street parking spaces
- 2020-21      **132 Webster Avenue – Gonzalo Artigas, Trustee – Webster Street Realty Trust**  
For Special Permit for a driveway opening which does not meet current minimum zoning requirements for front yard setback
- 2021-01      **16-18 Cheever Street – Ephrem Debele Girma**  
For Special Permit and Variance to construct a driveway and curb cut which do not meet current minimum zoning requirements for open space and front yard or property line setbacks
- 2021-02      **250 Marginal Street – Enterprise Rent-A-Car of Boston, LLC**  
For Special Permit to establish a vehicle parking lot for the storage of vehicles for hire

### III. Other Business

1. Election of Officers
2. Standard Conditions Update

### IV. Communications

All interested parties wishing to provide a public comment or to join the meeting must communicate with John DePriest at: [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. Plans and copies of filings may be viewed at <https://www.chelseama.gov/zoning-board-appeals/pages/zba-cases-2021>. OR City Clerk's Office – Room 209  
**\*Order of Hearings by discretion of Board**

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