



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 1011- Chelsea, MA 02150
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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, March 9, 2021
6:00 p.m.

AGENDA

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

- 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
- 2020-21 **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
- 2021-03 **738 Broadway and 47 Clark Avenue – Iglesia La Luz de Cristo**
For Special Permit seeking approval for the construction of a driveway and off-street parking lot on both Clark Avenue and Broadway side of the building
- 2021-04 **856 Broadway – Robert Saenz**
For Special Permit and Variance for the construction of an eight residential dwelling unit structure within a 5,000 square foot lot which does not meet the current minimum zoning requirements for side and rear yard setbacks, lot size and number of parking spaces and which also exceeds maximum density, lot coverage, number of stories, building height and floor area ratio
- 2021-05 **128 Pearl Street – Alexis Evans**
For Special Permit to establish a psychic reading business

III. Other Business

- 2018-02 **170 Cottage Street – The Neighborhood Developers**
For request for modification to previously approved Special Permit and Variance
The modifications include a reduction in the size of the building, Floor Area Ratio, and number of parking spaces, and an increase in the number of affordable units and the amount of useable open space.

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. 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