



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 S. Tatarka, *Chair*
Arthur Arseneault, *Vice-Chair*
Joseph W. 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 Regular meeting of the Zoning Board of Appeals will be held on:

Tuesday, November 9, 2021

6:00 p.m.

Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor

AGENDA

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

- 2021-21 **122 Warren Avenue - 122 Warren VG, LLC**
For Special Permit and Variance seeking approval for the construction of a two-family dwelling within 122 Warren Avenue, as shown on a proposed subdivision plan, with an existing three-family dwelling to remain within proposed subdivided lot
Lot A – proposed subdivided lot contain proposed two-family structure does not meet current minimum zoning requirements for front yard, side yard, combined yard setbacks, frontage, property line buffer and which exceeds maximum height, and number of stories,
Lot B – proposed subdivided lot to contain existing three-family structure does not meet current minimum zoning requirements for frontage, side yard setback, combined side yard setback, lot size, open space, size and width of parking spaces and aisle width
- 2021-22 **5 Winnisimmet Street – Jonah Jacob**
For Special Permit seeking approval for bulk storage of raw materials (granite)
- 2021-23 **21 Englewood Avenue – Scott Moschella**
For Special Permit to establish a driveway which does not meet current minimum zoning requirements for front yard setback, within five (5) feet of a side lot line, or five (5) feet of any wall containing ground floor or basement windows
- 2021-24 **174 Webster Avenue – Gilberto Ayala**
For Special Permit to establish a driveway, which does not meet current minimum zoning requirements for front yard setback and parking within five (5) feet from property line
- 2021-25 **17 Carroll Street – Juan Erazo**
For Special Permit and Variance to construct a second (2nd) and third (3rd) story addition, which does not meet current minimum, zoning requirements for combined side setback and side yard setback
- 2021-26 **22 Adams Street – Tambo 22**
For Special Permit for the extension of an existing restaurant into the outdoor area of the property to create permanent outdoor dining
- 2021-27 **320 Revere Beach Parkway – GVL, Inc. – d/b/a Vida Verde**
For Special Permit seeking approval to partially demolish and renovate an existing two-story structure proposing a Retail Marijuana Facility, which does not meet current minimum, zoning requirements for number of off-street parking spaces
- 2021-28 **267 Broadway – Ola Bayode**
For Special Permit for the establishment of a marijuana dispensary

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 NOV -5 A 4:30

2021-29 **146-150 Williams & 65 Pine Street – Mikael R. Vienneau, Broadway capital Development LLC**
For Special Permit and Variance seeking approval to demolish the existing structure, combine all lots, convert from a wholesale business and storage use to residential dwellings containing seven or more units to construct twenty (20) residential units which do not meet the minimum current zoning requirements for lot size, rear, front and side yard setbacks, open space, parking aisle width, number of off street parking spaces and exceeds maximum lot coverage

III. Other Business

2002-10 **110 Chestnut Street – TND**
Request for modification to previously approved Special Permit

2020-02 **45 Market Street – SDTJ, LLC c/o Steven Piazza**
Request to extend the previously approved Special Permit/Variance

2020-12 **926 Broadway – James Dunn**
Request for modification to previously approved Special Permit

IV. Communications

Plans and copies of filings may be viewed at the office of the City Clerk – Room 209

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

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 NOV -5 A 4: 30