



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 Arsenaault, *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 on:

**Tuesday, October 12, 2021  
6:00 p.m.**

**Chelsea City Hall – 500 Broadway – City Council Conference Room – 3<sup>rd</sup> 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 Englwood 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 (2<sup>nd</sup>) and third (3<sup>rd</sup>) 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 – GVLP, 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
- III. Other Business
- 2020-12      **926 Broadway – James Dunn**  
Request for extension of Variance set to expire on November 23, 2021

IV. Communications

All interested parties wishing to provide a public comment via email, must contact John DePriest at: [jdepriest@chelseama.gov](mailto:jdepriest@chelseama.gov) Name and address must be included on the email in order to be read into the record during the Public Speaking portion of the meeting. Plans and copies of filings can be viewed at City Clerk's Office – Room 209

\*Order of Hearings by discretion of Board

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA  
2021 OCT -6 A 9:17