



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 1011- Chelsea, MA 02150
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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 Chelsea Zoning Board of Appeals will be held on:

Tuesday, April 12, 2022
Chelsea City Hall, 500 Broadway, City Council Chambers, 3rd Floor
6:00 p.m.
AGENDA

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

- 2022-01** **244-248 Arlington Street – La Colaborativa, Inc. – Gladys Vega**
For Special Permit to change one nonconforming use (printing company) to another nonconforming use (food handling and preparation)
- 2022-02** **361 Broadway – Arx BC LLC**
For Special Permits and Variances for the demolition of a garage parking structure and the construction of an addition and the conversion of an existing residential structure and commercial structure from 19 residential units to 62 residential units
- 2022-03** **51 Library Street – Pedro Florentino**
For Special Permit and Variance seeking approval for the demolition of a garage structure and a residential structure and the construction of a five unit dwelling structure which does not meet the current minimum zoning requirements for side, front and rear yard setbacks, minimum combined side yard setbacks, lot size, maximum floor area ratio, lot coverage, number of off street parking spaces located within five (5) feet of a wall containing a window, and 24 feet required aisle width not maintained throughout
- 2022-04** **162 Broadway – Ruth Jeanet Guzman**
For Special Permit and Variance seeking approval for the conversion of an existing commercial space on the 2nd floor and attic to a one (1) family residential unit, with first floor space remaining a commercial unit, which does not meet current minimum zoning requirements for open space, lot area, floor area ratio, and number of off-street parking spaces
- 2022-05** **339-341 Broadway – 339-341 Broadway Realty Trust**
For Special Permit and Variance seeking approval to construct a second (2nd) story floor in-fill and full third (3rd) story in existing open height ceiling space with proposed use of second (2nd) story space as continuing restaurant space and the third (3rd) story to be a residential dwelling

III. Other Business

IV. Communications

Plans and copies of filings may be viewed at City Clerk's Office – Room 209

*Order of Hearings by discretion of Board

12:11 PM - APR 12 2022