



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101, Chelsea, MA 02150
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Janice S. Tataraka, *Chair*
Arthur Arsenault, *Vice-Chair*
Joseph W. Mahoney, *Member*
Hugo Perdomo, *Member*
Marilyn Vega-Torres, *Member*
Joan Cromwell, *Associate Member*

Hector Velez, *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, August 9, 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*

- 2022-11 **156 Shawmut Street – Juan Gallego**
For Special Permits and Variances seeking approval to increase occupancy by one (1) unit, creating a four (4) unit building which does not meet the current zoning requirements for minimum lot size, maximum floor area ratio, and number of off-street parking spaces.
- 2022-12 **275 Washington Avenue – Margelin Grace**
For Special Permits and Variances seeking approval for the demolition of a three-family residential structure and the construction of a six unit dwelling structure which does not meet the current minimum zoning regulations for front yard setback and minimum lot size.
- 2022-13 **30 Hillside Avenue – Jay Duca**
For Special Permits and Variances to construct a single-family home.
- 2022-14 **62 Washington Avenue – Bellingham LLC**
For Special Permits and Variances seeking approval for the conversion of an existing residential structure from a seven (7) family residential building with a commercial office to an eight (8) family residential structure which does not meet the current minimum zoning requirements for lot area, floor area ratio, usable open space and off-street parking.
- 2022-15 **170 Cottage Street – The Neighborhood Developers, Inc.**
For Special Permits and Variances seeking approval for the construction of a new sixty-six (66) unit apartment building which does not meet the current minimum zoning requirements for lot area, off-street parking spaces, rear yard setback, side yard setback, maximum floor area ratio, and maximum building height.
- 2022-17 **120 Bloomingdale Street – Andrea V. Garcia**
For Special Permits and Variances seeking approval for the increase in the nonconformity of the structure due to the location of the proposed addition within the required front yard setback.
- 2022-18 **68 Marginal Street – Pablo & Anna Castillo**
For Special Permits and Variances seeking approval for the renovation of a fire-damaged structure including the construction of a third story addition and the conversion of an existing residential structure from a (3) family home to a four (4) family structure which does not meet the minimum requirement for off-street parking spaces and minimum requirement for usable open space.

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- 2022-19 **65 Shurtleff Street – Mario Claros**
For Special Permit seeking approval to remodel the first floor unit including the creation of additional living space into the basement to include an additional two (2) bedrooms within the unit, which does not meet the minimum requirement for off-street parking spaces.

- 2022-20 **175 Orange Street – Jean & Ramona Bourguignon**
For Special Permit seeking approval for a Driveway Opening Permit which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet from a rear property line nor within five (5) feet of a side property line.

- 2022-21 **655 Washington Avenue – Silcared Harvest, LLC**
For Special Permit seeking approval to establish a parking area and curb cut, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within the required front yard setback of a property nor within five (5) feet of a side lot line. This also includes per City of Chelsea Zoning Ordinance, no entrance or exit from any off-street parking area with four (4) or more parking spaces shall be located within 50 feet of an intersection of any two street lines.

- 2022-22 **295 Eastern Avenue – 295 Eastern Chelsea, LLC**
For Special Permit seeking approval to construct a facility with the proposed use of Light Manufacturing and Wholesale business and storage in connection with Wholesale business, which does not meet the City of Chelsea Zoning Ordinance, which states when a Building/Occupancy Application is submitted to alter or build a building with greater than eight thousand (8000) square feet and requiring more than twenty-five (25) parking spaces it shall be reviewed by the City of Chelsea Planning Board.

III. Other Business

IV. Communications

V. Adjournment

Plans and copies of filings may be viewed at City Clerk’s Office – Room 209
 *Order of Hearings by discretion of Board

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