



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 Arsenault, *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, January 11, 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*

- 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
- 2021-27 **320 Revere Beach Parkway – GVL P, 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
- 2021-29 **146, 150, 156 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
- 2021-30 **24 Beacon Street - Frank J. Mastrocola, Jr.**
For Special Permit and Variances, seeking approval for the construction of a roof deck which does not meet current minimum zoning requirements for front and rear yard setbacks and which also exceeds maximum height
- 2021-31 **12 Louis Street – Fatima Belhamri**
For Special Permit to establish a driveway and curb cut which does not meet current minimum zoning requirements for parking within the required front yard setback of property or within (5) five feet of a side lot line nor within five (5) feet of any wall containing ground floor or basement windows

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

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JAN 11 2022