



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, May 10, 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*

2022-03

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

2022-06

320 Revere Beach Parkway – 320 Revere Beach Parkway Realty, LLC & GVL Corporation

For Special Permits to partially demolish and renovate the existing two-story structure, proposing a retail marijuana facility that does not meet current zoning requirements for number of off-street parking spaces

2022-07

168, 170, & 172 Maverick Street - 168 Maverick Street, LLC

For Special Permit and Variance seeking approval to construct a four family dwelling structure which does not meet current minimum zoning requirements for lot area, open space, rear yard setback, also exceeds maximum lot coverage and floor area ratio at the premises known as:

2022 MAY -5 P 1:21

2022-08 307 Broadway – Concrete Garden, Inc.
For Special Permit seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility

2022-09 157 Washington Avenue – Madeline Garcia
For Special Permits and Variances seeking approval to establish four (4) residential units by constructing a second floor above the existing commercial space which does not meet the current minimum zoning requirements for front, rear and side yard setbacks, open space, lot size, number of off street parking spaces and also exceeds maximum density

2022-10 213 Everett Avenue – Verdylnt c/o Doug Medvetz
For Special Permits and Variances seeking approval for the demolition of a one-story structure, the combination of three (3) adjoining lots and the construction of an eleven (11) story research and development laboratory which does not meet the current minimum zoning requirements for lot area, rear and front yard setbacks, minimum aisle width, and number of off-street parking spaces and also exceeds maximum number of stories, and floor area ratio

III. Other Business

2021-07 250 Marginal Street, 21-22 Highland Street, 22 Willow Street
Request for extension of previously approved variance

IV. Communications

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

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

2021 MAY 10 PM 1:24