



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101, 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

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, April 11, 2023
Chelsea City Hall, 500 Broadway, City Council Chambers, 3rd Floor
6:00 p.m.

AGENDA

- I. Roll Call of Members**
- II. Approval of Minutes from February 14, 2023**
- III. Public Meeting/Hearing Petitions***

- 2022-36 **69-71 Spencer Avenue – Zepaj Development**
For Special Permit and Variance seeking approval to demolish the existing two (2) family structure and for the construction of a fifteen (15) dwelling unit structure which does not meet the City of Chelsea Zoning Ordinance for maximum density, off-street parking, minimum lot size and minimum open space
- 2023-01 **207 Shurtleff Street – James D’Amico Jr. Trustee**
For Special Permit seeking approval to convert the first floor recreation into five (5) residential units which does not meet the minimum requirement for off-street parking as well as a Special Permit authorizing the extension, alteration or change to a non-conforming structure
- 2023-02 **80 Park Street – Chasen Failla**
For Special Permit and Variance seeking approval for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet the minimum requirement for open space and off street parking
- 2023-03 **305 Eastern Avenue – 305 Eastern Avenue, LLC**
For Special Permit seeking approval for a parking lot for the storage of electric vehicles and storage of vehicles for hire or return from hire, which require a Special Permit
- 2023-04 **227 Marginal Street – Molly Corporation**
For Special Permit seeking approval for the storage of airport ground service equipment and parts on first floor and administrative staff office space on the 2nd and 3rd floors
- 2023-05 **440 Broadway – Causeway Development LLC**
For Special Permit and Variance seeking approval for the construction of a five-story building with twenty-eight (28) affordable home-ownership units which does not meet the minimum requirements for rear yard setback, open space, minimum off-street parking, and minimum off-street loading

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IV. Other Business

- 2022-10 **213 Everett Avenue – Verdvynt c/o Doug Medvetz**
For a determination, in accordance with Condition #1 of the approved Special Permits and Variance, whether proposed changes to the Plans constitute minor or major changes, and approval of said changes. The changes include a reduction in the footprint of the building, a reduction in the floor area and number of parking spaces

V. Communications

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

*Order of Hearings by discretion of Board