



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, July 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 June 13, 2023**
- III. Public Meeting/Hearing Petitions***

2023 JUL -6 A 6:34
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CHELSEA, MA

- 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
- 2023-07 **43-45 Blossom Street – 43 Blossom Street Development**
For Special Permit and Variance seeking approval to renovate the existing four (4) family structure containing a total of twelve (12) bedrooms and for the reconfiguration of space including a 3rd floor addition in order to establish a six (6) dwelling unit structure containing a total of twelve (12) bedrooms which does not meet the minimum requirements for front yard setback, off street parking spaces, lot size, and side yard setback
- 2023-09 **83-85 Library Street – Maria Teixeira**
For Special Permit and Variance seeking approval for the subdivision and the construction of two (2) two-residential dwelling unit structures which does not meet the requirements for minimum lot size, side yard setback, and combined side yard setback. Existing residence / lot fails to meet requirements for minimum lot size, side yard setback, and combined required side yard setback. Lot A – 83 Library Street fails to meet the requirements for minimum lot size, front yard setback, side yard setback, off-street parking, and minimum usable open space. Lot B – 85 Library Street fails to meet the requirements for minimum lot size, front yard setback, side yard setback, off-street parking, and minimum usable open space
- 2023-10 **122 Warren Avenue – 122 Warren VG, LLC**
For Special Permit and Variance seeking approval for the construction of a two (2) family dwelling within 122 Warren Avenue with an existing three (3) family dwelling to remain within proposed subdivided lot. Pursuant to Section 34-78(a), no lot on which a building existing or is erected shall be altered and no structures shall be rearranged so as to create or increase a nonconformance with this ordinance. Lot 1 – proposed subdivided lot to contain proposed two (2) family structure, which fails to meet the requirements for minimum frontage, minimum side yard setback, minimum combined yard setback, minimum number of stories, maximum height, and required parking space property line buffer. Lot 2 – proposed subdivided lot to contain existing three family structure which fails to meet the requirements for minimum frontage, minimum side yard setback, minimum lot size, minimum open space, and minimum combined side yard setback
- 2023-12 **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 four unit dwelling structure which does meet the City of Chelsea Zoning Ordinance for minimum side yard setback, front yard setback, lot size, rear yard setback, and combined side yard setback, maximum floor area ratio, and lot coverage

- 2023-13 **81 Library Street – Maria Teixeira**
For Special Permit and Variance seeking approval for the subdivision of an existing lot to allow for the construction of two (2) two-residential dwelling unit structures at 83-85 Library Street (See also Case 2023-09). The proposed subdivision at 81 Library Street does not meet the requirements for minimum lot size, side yard setback, and combined side yard setback. Existing residence / lot fails to meet requirements for minimum lot size, side yard setback, and combined required side yard setback.
- 2023-14 **305 Eastern Avenue – 305 Eastern Avenue, LLC**
For Special Permit seeking approval for a parking lot for the parking and repair and storage of electric vehicles which require a Special Permit
- 2023-15 **165 Hawthorne Street – Acquisitions Division LLC**
For Special Permit and Variance seeking approval to establish six (6) new residential units and reducing the number of existing rooming house SRO units from eighteen (18) to twelve (12) rooming units by construction a rear addition and stairs which does not meet the minimum requirements for side yard setback, rear yard setback, usable open space, and off-street parking lot. In addition, residential units on the ground floor in the retail business districts shall only be allowed by Special Permit
- 2023-16 **30 Hillside Avenue – Nicole Dunn**
For Special Permit and Variance seeking approval for the construction of a two-family home, which does not meet the minimum requirements for lot area, side yard, combined side yard, add off-street parking at the premises

IV. Other Business

- 2022-16 **150 Williams Street – Mikael Vienneau**
For a modification to change the previously approved number of affordable condo units. The proposed modification is three (3) units affordable to households with incomes no greater than 60% of AMI, seven (7) units affordable to households with incomes no greater than 100% of AMI, and ten (10) units at market value
- 2022-01 **244-248 Arlington Street – La Colaborativa, Inc.**
Request for a modification to 1) change the Teaching Kitchen to a Community Development Kitchen, 2) add two non-commercial kitchens for staff use, and 3) replace an existing garage with an open-concept gazebo
- 2022-09 **157 Washington Avenue – Wash Ave-GBMA LLC**
Request to extend the Variance for the construction of a second floor with four rental residential units.
- 2022-23 **8 Wesley Street – John Scolaro**
Request for a modification on a previously approved petition to include a roof deck on the second floor.
- 2022-10 **213 Everett Avenue – Doug Medvetz**
Request for an extension of a Variance.
- 2019-36 **51 Crescent Avenue – Brian Jaspon**
For a modification to change the previously approved number of units. The previous approval was for 6 two bedrooms, 2 three bedrooms, and 2 four bedrooms. The proposed modification is 3 two bedrooms, 4 three bedrooms, and 2 four bedrooms. The proposed modification increases the off-street parking space requirement from 18 to 19 spaces.

V. Communications

VI. Adjournment

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

*Order of Hearings by discretion of Board

2023 JUL -6 A 10:34
 CITY CLERK'S OFFICE
 CHELSEA, MA