



CITY OF CHELSEA, MA  
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101- Chelsea, MA 02150  
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Janice S. Tatarika, 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, June 13, 2023**  
**Chelsea City Hall, 500 Broadway, City Council Chambers, 3<sup>rd</sup> Floor**  
**6:00 p.m.**

**AGENDA**

- I. Roll Call of Members**  
**II. Approval of Minutes from May 9, 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
- 2023-02      **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
- 2023-06      **15 – 17 Grove Street – James D’Amico Jr.**  
For Special Permit and Variance seeking approval of an Application for a Driveway Opening Permit which does meet the requirements for front yard setback, side lot line nor within five (5) feet of a wall containing windows
- 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
- 2023-08      **157 Crescent Avenue – Mark Meads, Trustee**  
For Special Permit seeking approval to construct a two-story structure with a proposed use of a trade shop, including accessory office space which does not meet the minimum requirement for off-street parking spaces, minimum parking space setback, and minimum parking aisle width
- 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

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- 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
- 2023-11**      **125 Ash Street – Stella Lewis (by Elaine Chitopoulos, POA)**  
 For Special Permit and Variance seeking approval to extend a driveway to the rear right side property line which fails to meet the requirements for side property line, front yard setback, and usable open space
- 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

**IV. Other Business**

- 2022-02**      **361 Broadway – Arx BC LLC.**  
 Requesting an extension of a Special Permit and Variance
- 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.
- 2022-13**      **30 Hillside Avenue – Nicole Dunn**  
 For a modification of a previous approval made by the Zoning Board of Appeals for the construction of a single-family structure. The requested modification is for a two-family home, which does not meet the minimum requirements for lot area, side yard, combined side yard, and off-street parking at the premises.

**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**

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