



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101, Chelsea, MA 02150
Phone: 617.466-4180 • Fax: 617.466-4195

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, November 14, 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 October 10, 2023**
- III. Public Meeting/Hearing Petitions***

- 2023-20 **91 & 95 Crest Avenue, 60-66 Hillside Avenue, and Summit Avenue – Pennrose, LLC**
For Special Permit seeking approval for the construction of nine (9) residential townhouses and renovating the Keville building, Adams building, Sargent building, Sullivan building, Williams building, Laundry building, Connector building, East Parcel building and the Headquarters building with a final unit count of two hundred thirty-four (234) residential units which pursuant to Section 34-155(a) a Planned Development must receive a Special Permit from the Zoning Board of Appeals
- 2023-21 **115 Willow Street – Sorasokhon Chhim**
For Special Permit and Variance seeking approval for the Application for a Driveway Opening Permit, which fails to meet the requirement for front yard setback, side lot line, rear lot line, and within five (5) feet of a wall containing windows. Also, the change of open space into a driveway area reduces the total usable open space
- 2023-22 **11 John Street – Jorge Martinez**
For Special Permit and Variance seeking approval to create parking spaces contiguous to a shared driveway which does meet the City of Chelsea Zoning Ordinance which states that parking of a vehicle is not permitted within the front yard setback nor within five (5) feet from a property line nor within five (5) feet of any wall containing ground floor or basements windows as well as minimum open space
- 2023-23 **202 Washington Avenue – Alex George Cheung & Khin Chi Win Lee**
For Special Permit and Variance seeking approval for the conversion of an existing residential structure from a three (3) family to a four (4) family structure which does not meet the minimum requirement for lot area, floor area ratio, usable open space and off-street parking
- 2023-24 **179A Washington Avenue – Jesus Baltazar Zuniga Escobar**
For Special Permit seeking approval for a tattoo business
- 2023-25 **100 Captain's Row – Andrew Haddad**
For Special Permit and Variance seeking approval for the conversion of an existing first floor commercial unit into a residential unit that does not meet the minimum lot size area for a non-conforming building
- 2023-26 **1100 Revere Beach Parkway – Federal Realty OP LP**
For Special Permit seeking approval for the construction of a twenty-five (2,500) square feet coffee shop with drive-through services

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2023-27

19-21 High Street – 19 High Street Development LLC

For Special Permit and Variance seeking approval for the demolition of a single-family home and a two-family home on two separate lots and build two (2) new two-family dwelling structures. Lot A – 21 High Street fails to meet the minimum requirements for rear yard setback, front yard setback, and side yard setback, and proposed parking spaces do not meet required setback dimensions as they are located both within the required front yard setback and within 5 feet of a side property line. Lot B – 19 High Street fails to meet the minimum requirements for lot size, rear yard setback, front yard setback, side yard setback, combined yard setback, and usable open space

2023-28

146, 150, 156 Williams Street & 65 Pine Street – Mikael R. Vienneau, Broadway Capital Development LLC

For Special Permit and Variance seeking approval for the demolition of an 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 does not meet the minimum requirements for parking spaces, lot size, rear yard setback, side yard setback, parking lot aisle width, front yard setback, open space and maximum lot coverage

IV. Other Business

2021-28

267 Broadway – Ola Bayaode

For a modification of the decision to remove conditions of ‘sale by appointment for the first sixty (60) days’, and remove condition for ‘basement to be used for storage and employees only.’

2013-10

143 Williams Street (aka 21-25 Arlington Street) – Admiral Hill Associates Limited Partnership c/o Combined Properties, Inc.

Request for a modification of their Special Permit to expand into the space currently being vacated at 191 Williams Street for the purpose of warehouse, office space, and wholesale mercantile with shipping and storage areas.

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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