



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, October 10, 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 September 12, 2023**
- III. Public Meeting/Hearing Petitions***

2023-20 **91 & 95 Crest Avenue, 60-66 Hillside Avenue, and 81 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

IV. Other Business

2022-15 **170 Cottage Street – The Neighborhood Developers, Inc.**
Requesting an extension of a Variance

- 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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