



**PETITION FOR SPECIAL PERMIT AND/
OR MAJOR SITE PLAN REVIEW**
(Please type or print)

ZBA Use Only

File # 2020-01

Each application for Special Permit and Major Site Plan submission shall be prepared in accordance with the provisions of Zoning Ordinance Section 34-214 and 34-215. The purpose of this document is to identify the submission requirements in checklist form, so as to help applicants better understand the process and guide them in the preparation of their application. The applicant should refer to the following resources for more in-depth descriptions of the Special Permit and Major Site Plan requirements:

Zoning Ordinance- <http://library.municode.com/index.aspx?clientId=14939>

Chelsea Development Guide - www.ci.chelsea.ma.us/Public_Documents/ChelseaMA_Planning/publications

Site Information -Maps available at Assessor's Office
and GIS maps are found at:
<http://maps.chelseama.gov/>

Property Address: 30 PROSPECT AVENUE

Assessor's Map: 92 & Lot: 87

Suffolk Registry of Deeds: Book #e 55412 Page # 159

Certificate Number (if registered) _____

Current Zoning District (Check One) 

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residence 1 | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Residence 2e | <input type="checkbox"/> Waterfronte |
| <input type="checkbox"/> Residence 3e | <input type="checkbox"/> Light Industriale |
| <input type="checkbox"/> Retail Businesse | <input type="checkbox"/> Light Industrial 2e |
| <input type="checkbox"/> Retail Business 2e | <input type="checkbox"/> Naval Hospitale Commercial |
| <input type="checkbox"/> Shopping Centere | <input type="checkbox"/> Naval Hospital Residentiale |
| <input type="checkbox"/> Businesse | |
| <input type="checkbox"/> Highway Businesse | |

Overlay Districts (If Applicable):

2. General Information

Petitioner Name: RUSSELL FORSBERG

Petitioner Address: 19 FAIRVIEW AVE. ABINGTON, MA. 02351

Tel. #: Days (781) 603 - 8918 Evenings: (781) 982 - 41393

Fax: () _____ Email: rforseb@verizon.net

Petitioner is: ☐ Owner ☐ Prospective Purchaser ☐ Tenant
☐ Licensee ☒ Other (Describe) PROPERTY REP.

Owner Name (if different): JESUS MARTINEZ

Owner address: 30 PROSPECT AVE. CHELSEA, MA 02150

Tel. #: Days 857 294 - 3806 Evenings: 857 294 - 3806

Fax: () _____ Email: JESUS.martinez77777@gmail.com

Designee Name (if different from Petitioner): _____ e e e e e e

Designee address: _____ e e e e e e

Tel. #: Days () _____ Evenings: () e _____

Fax: () _____ Email: _____

3.e Type of Application (Check all that apply):e

☒ Special Permit

☐ Site Plan Approvale

☐ Planned Developmente

☐ Amend an Existing Board Order (provide previous Case Number and explain)_____

4.e Written Project Summary- Describe the project and proposed work, existing and planned uses,e structure(s) locations, square footage of building(s), units/number of bedrooms (if applicable),e parking, setbacks, project schedule, hours of operation/number of employees (if applicable) and zoning relief necessary: (Use additional sheets as needed):e

PLEASE SEE ATTACHED SUMMARY

5.e Type of Request (Check all that apply):

☐ Use Request by Special Permit

☐ Reconstruction/Extension/Alteration of Nonconforming Structuree

☐ Change/Extension of Nonconforming Use ☒ Off-Street Parking Relief/Off-Street Loading Relief e

6.e Fee Schedule (Fees may be paid by personal check, treasurer's check or money order)e

Special Permit Application Fee: **See attached Fee Schedule (effective January 1, 2017)e**
\$80.00 payable to the *Chelsea Record*

Site Plan Application Fee: **\$80.00 payable to the *Chelsea Record***

I/We hereby certify under the pains and penalties of perjury that the foregoing information contained in this petition are true and complete.


SIGNATURE OF PETITIONER

1/14/20
DATE


SIGNATURE OF PROPERTY OWNER

1/14/20
DATE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO APPLICANT

Zoning Board of Appeals
City Hall, Room 101, 500 Broadway
Chelsea, Massachusetts 02150
Telephone (617) 466-4180
Fax (617) 466-4195



PETITION FOR VARIANCE

(Please type or print)

ZBA Use Only

File # 2020-01

Each application for Variance submission shall be prepared in accordance with the provisions of Zoning Ordinance Section 34-213. The purpose of this document is to identify the submission requirements in checklist form, so as to help applicants better understand the process and guide them in the preparation of their application. The applicant should refer to the following resources for more in-depth descriptions of the Variance requirements:

Zoning Ordinance- <http://library.municode.com/index.aspx?clientId=14939>

Chelsea Development Guide- www.ci.chelsea.ma.us/Public_Documents/ChelseaMA_Planning/publications

Site Information- Maps available at Assessor's Office and GIS maps are found at:


<http://maps.chelseama.gov/>

Property Address: 30 PROSPECT AVENUE

Assessor's Map: 92 & Lot: 87

Suffolk Registry of Deeds: Book # 55412 Page# 159

Certificate Number (if registered) _____

Current Zoning District (Check One) 

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residence 1 | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Residence 2 | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Residence 3 | <input type="checkbox"/> Light Industrial |
| <input type="checkbox"/> Retail Business | <input type="checkbox"/> Light Industrial 2 |
| <input type="checkbox"/> Retail Business 2 | <input type="checkbox"/> Naval Hospital Commercial |
| <input type="checkbox"/> Shopping Center | <input type="checkbox"/> Naval Hospital Residential |
| <input type="checkbox"/> Business | |
| <input type="checkbox"/> Highway Business | |

Overlay Districts (If Applicable): _____

2. General Information

Petitioner Name: RUSSELL FORSBERG

Petitioner Address: 19 FAIRVIEW AVE. ABINGTON, MA. 02351

Tel. #: Days (781) 603 - 8918

Evenings: (781) 982 - 41393

Fax: () _____

Email: r.forsb@verizon.net

Petitioner is: ☐ Owner ☐ Prospective Purchaser ☐ Tenant

☐ Licensee ☒ Other (Describe) PROPERTY REP.

Owner Name (if different): JESUS MARTINEZ

Owner address: 30 PROSPECT AVENUE, CHELSEA, MA, 02150

Tel. #: Days (857) 294 - 3806

Evenings: (857) 294 - 3806

Fax: () _____

Email: _____

Designee Name (if different from Petitioner): _____

Designee address: _____

Tel. #: Days () _____

Evenings: () _____

Fax: () _____

Email: _____

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CHELSEA, MA
2020 JAN 21 AM 11:49

3. **Written Project Summary-** Describe the proposed work, listing planned uses, existing and proposed dimensional requirements, building(s) and structure(s) size and locations, units/number of bedrooms, and/or other relief necessary: (Use additional sheets as needed):e

PLEASE SEE ATTACHED

4. **Variance Criteria** – A variance may only be granted when all of the four criteria are met:e

A). Describe the circumstances relating to *the soil conditions, shape or topography which especially affect the land or structure (s) in question, but which do not affect generally the Zoning District in which the land or structure is located that would substantiate the granting of a variance.*

THE LOCATION, SIZE + SHAPE OF THE PROPERTY DOES NOT ALLOW
FOR THE ACQUISITION OF ADDITIONAL LOT SIZE TO MEET REQUIRED
LOT AREA STANDARDS

B). Describe how the literal enforcement of the provisions of the zoning ordinance relating to the circumstances especially affecting the land or structure in question would involve *substantial hardship, financial or otherwise, to the petitioner.*

WITHOUT THE BENEFIT OF THE SECOND DWELLING UNIT
THE PROPERTY OWNER WILL HAVE A DIFFICULT TIME MAINTAINING
THE PROPERTY

C). Describe how desirable relief may be granted *without substantial detriment to the public good.*

IN THAT THIS PROPOSAL DOES NOT CALL FOR THE ENLARGEMENT OF THE
STRUCTURE AND THAT OPEN SPACE AND OFF STREET PARKING ARE MET,
THERE WILL BE NO ADVERSE IMPACT TO ADJUTING PROPERTIES

D). Describe how desirable relief may be granted *without nullifying or substantially derogating from the intent or purpose of the zoning ordinance of the City of Chelsea.*

THE R-1 DISTRICT IN WHICH THE PROPERTY IS LOCATED ALLOWS FOR THE USE
AND CRITICAL REQUIREMENTS OF OPEN SPACE AND OFF STREET PARKING
ARE SATISFIED.

5. **Fee Schedule** (Fees may be paid by personal check, treasurer's check or money order)

Variance Application Fee: See attached Fee Schedule (effective January 1, 2017)
\$80.00 payable to the Chelsea Record

I/We hereby certify under the pains and penalties of perjury that the foregoing information contained in this petition are true and complete.

SIGNATURE OF PETITIONER

DATE

SIGNATURE OF PROPERTY OWNER

DATE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO APPLICANT

Zoning Board of Appeals
City Hall, Room 101, 500 Broadway
Chelsea, Massachusetts 02150
Telephone (617) 466-4180
Fax (617) 466-4195

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CHELSEA, MA
2020 JAN 21 11:49

PROJECT SUMMARY – 30 PROSPECT AVENUE

PROJECT:

Applicant & Home Owner, Jesus Martinez proposes to convert his Single Family Dwelling into a Two Family Dwelling.

PROPOSED WORK:

For the conversion from a Single Family Dwelling to a Two Family Dwelling, Jesus Martinez proposes to renovate the existing first floor with the creation of a laundry room and the elimination of the existing basement staircase. The basement level which is only partially finished with be renovated in its entirety with the creation of a new secondary means of egress, modification to the existing primary means of egress and the creation of window wells to provide better light and emergency egress for the two proposed bedrooms.

UNIT DESCRIPTION:

Each dwelling unit is proposed to be approximately 1,100 square feet with two bedrooms, one bathroom, kitchen and living areas.

REQUESTED RELIEF:

While the pre-requisite number of parking spaces (2) is provided on the property for each dwelling unit, the location of such parking is not in keeping with the requirements of the City of Chelsea ordinances in terms of the offset from the front property line. It is for this reason a Special Permit is now requested. Additional relief from the Zoning Board of Appeals is being sought under required lot area as the property does not provide the prescribed square footage.



City of Chelsea

DEPARTMENT OF INSPECTIONAL SERVICES

City Hall, 500 Broadway
Chelsea, Massachusetts 02150

Michael McAteer
Director

Telephone (617) 466-4130
Fax (617) 466-4145

January 9, 2020

Russell Forsberg
19 Fairview Road
Abington, MA 02351

Re: 30 Prospect Avenue, Chelsea, MA R-1 District

Dear Applicant:

This office has completed its review of your Application for an Occupancy Permit seeking approval for the conversion of an existing residential structure from a one (1) family to a two (2) family structure and we find as follows:

Pursuant to Article 7 entitled "SPECIAL RESIDENTIAL REGULATIONS" and section 34-154 entitled "Conversion of dwelling" of The City of Chelsea Zoning Ordinance, an additional residential unit may be created within an existing dwelling provided that minimum lot area, floor area ratio, usable open space and off-street parking are satisfied for all dwelling units in existence and proposed.

Your proposed development fails to meet the referenced standards as follows:

Required: Lot Area	7,500 square feet	Proposed:	6,823 square feet
Off Street Parking	4		4 (proposed location of additional two spaces do not meet current zoning requirements)

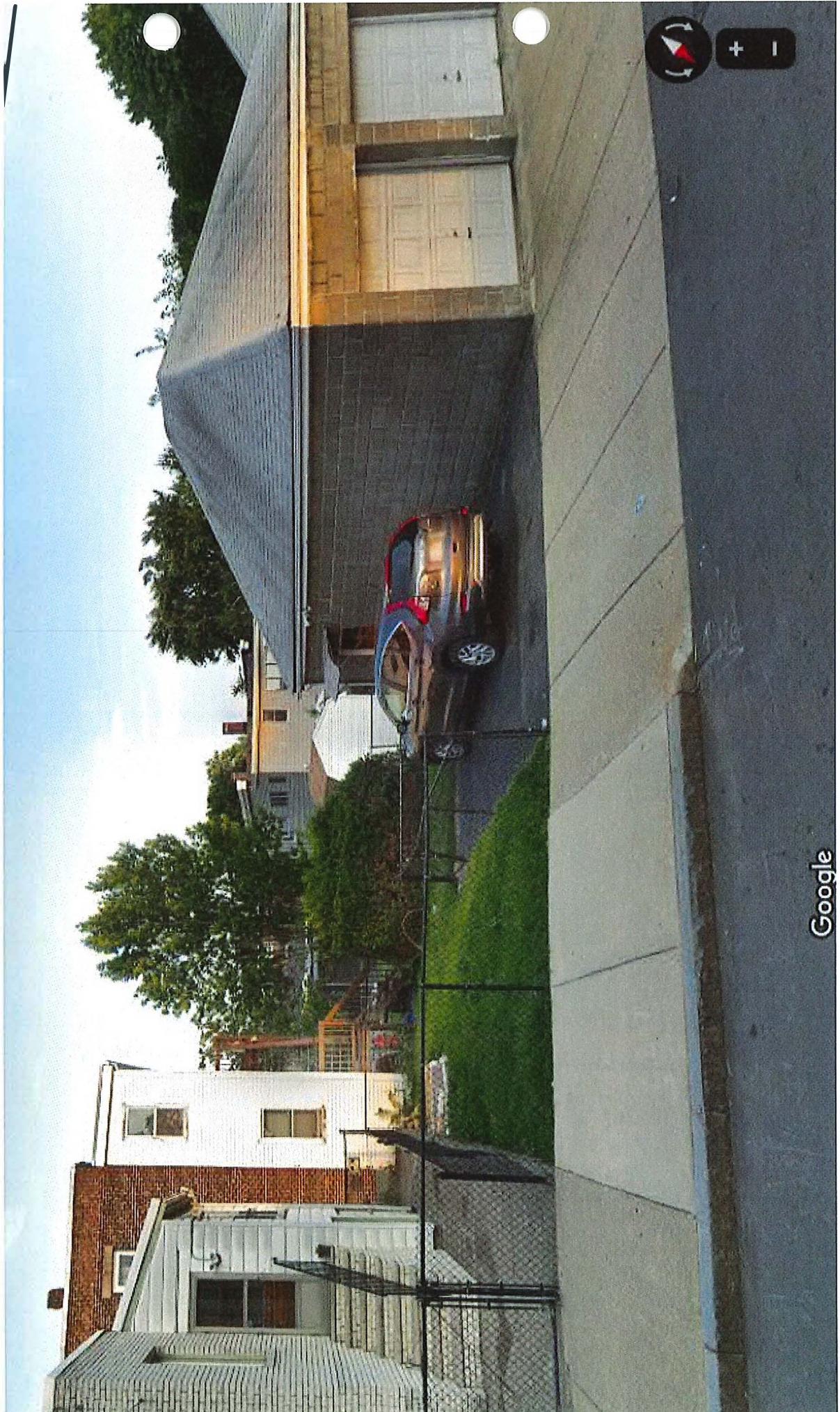
Therefore your Application has been denied and your proposed conversion may not be lawfully established unless the Zoning Board of Appeals grants a special permit and variance for off street parking, lot area, and for the specific terms of Zoning Sections 34-154. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer
Director

Encls.

Cc: John DePriest, Director of Planning and Development Department
Ladd Dell, Planner and Land Use Administrator of Planning and Development Department



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