



**PETITION FOR SPECIAL PERMIT AND/  
OR MAJOR SITE PLAN REVIEW**

(Please type or print)

ZBA Use Only

File # \_\_\_\_\_

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](http://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: 251 Arlington Street

Assessor's Map: 47 & Lot: 72

Suffolk Registry of Deeds: Book # 19250 Page # 160

Certificate Number (if registered) N/A

Current Zoning District (Check One) 

- |   |   |
|---|---|
| <input type="checkbox"/> Residence 1            | <input type="checkbox"/> Industrial                 |
| <input checked="" 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: RFR Development, Inc.

Petitioner Address: 26 Wildwood Street, Danvers, MA 01923

Tel. #: Days ( 617 680 - 3358

Evenings: ( ) -

Fax: ( ) -

Email: Bob6803358@comcast.net

Petitioner is: ☐ Owner ☒ Prospective Purchaser ☐ Tenant  
☐ Licensee ☐ Other (Describe) \_\_\_\_\_

Owner Name (if different): Gerald M. Snelson, Trustee of Buffalo Realty Trust

Owner address: \_\_\_\_\_

Tel. #: Days ( 617 529 - 8924

Evenings: ( ) -

Fax: ( ) -

Email: \_\_\_\_\_

Designee Name (if different from Petitioner): David M. Mindlin, Esq.

Designee address: 800 Broadway, Chelsea, MA 02150

Tel. #: Days ( 617 884 - 8840

Evenings: ( ) -

Fax: ( 617 884 - 7755

Email: DMindlin@kraftandhall.com

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

- ☒ Special Permit      ☐ Site Plan Approval      ☐ Planned Development  
☐ Amend an Existing Board Order (provide previous Case Number and explain) \_\_\_\_\_

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CHELSEA, MA  
2020 MAR 12 P 2:54

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

Petitioner seeks approval for construction of 2-family residence, with basement and attic living space. Building footprint will be 24'x40', with 4 parking spaces (2 in tandem). Tandem spaces as well as setbacks require relief

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

- ☐ Use Request by Special Permit      ☐ Reconstruction/Extension/Alteration of Nonconforming Structure  
☐ Change/Extension of Nonconforming Use      ☒ Off-Street Parking Relief/Off-Street Loading Relief

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

Special Permit Application Fee: **See attached Fee Schedule (effective January 1, 2017)**  
\$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.

Robert J. Rosen, President & Treasurer  
SIGNATURE OF PETITIONER

3/11/2020  
DATE

Allyson, Trustee  
SIGNATURE OF PROPERTY OWNER

3-11-2020  
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

# Dimensional Worksheet

## Structure Dimensional Checklist To Be Completed By Applicant

Petitioner Name	RFR Development, Inc.
Parcel Address	251 Arlington Street, Chelsea, MA 02150
Zoning District	R-2
Lot Area	4023 s.f.
Total Building Gross Floor Area	

	Allowed/ Required	Existing	Proposed
Minimum Lot Area (sf)	7000		4023
Lot Area/Dwelling Unit			
Maximum Floor Area Ratio			
Minimum Frontage (ft)			
Total Dwelling Units			
Rental/Ownership			
Affordable			
Density			
Minimum Yard Setbacks			
Front			
Side, Left	8.25		4.8
Side, Right	8.25		5.5
Rear	20		15.5
Maximum % Lot Coverage			
Minimum Open Space/Family			
Total Off-Street Parking Spaces	4		4 (incl tandem)
Total Loading Areas			
Maximum Height/Stories			



Available in the City  
of Chelsea Zoning  
Ordinance



Provided by the  
Applicant



Provided by the  
Applicant



Michael McAteer  
Director

## City of Chelsea

DEPARTMENT OF INSPECTIONAL SERVICES

City Hall, 500 Broadway  
Chelsea, Massachusetts 02150

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CHELSEA, MA

2020 MAR 12 P 2:52

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

February 13, 2020

Robert Rogers  
26 Wildwood Street  
Danvers, MA 01923

Re: 251 Arlington Street-R2 District

To Whom It May Concern:

This office has completed its review of your Application for a Building Permit seeking approval for the construction of a two family wood frame dwelling, at the above referenced address, and we find as follows:

Pursuant to Section 34-76 of the City of Chelsea Zoning Ordinance no buildings shall be erected unless in accordance with the dimensional regulations set forth within the R2 District in which they are to be located.

Your proposed construction conflicts with said standards as follows:

- |   |  |
|---|--|
| a) minimum lot size required 7000 square feet | proposed 4,023 square feet   |
| b) minimum side yard required 8'-0 1/4"       | proposed 5.5 feet  |
| c) minimum rear yard setback 20 feet          | proposed 2.5 feet  |
| d) Required parking 4 spaces                  | proposed 4(proposed parking spaces do not meet required setback dimensions and a tandem parking space is proposed) |

Therefore, your application may not be approved unless the Zoning Board of Appeals grants the required Variances and Special Permit relief to construct this proposed two (2) family dwelling. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer  
Director

Encl.

Cc: John DePriest, Executive Director of Planning and Development



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CHELSEA, MA

RE:

APPLICATION FOR SPECIAL PERMIT 2020 MAR 12 P 2:52

Property: 251 Arlington Street, Chelsea, MA 02150

Petitioner: RFR Development, Inc.

**LOT SIZE and USAGE IN NEIGHBORHOOD**

<b><u>Address</u></b>	<b><u>Lot Size (s.f.)</u></b>	<b><u>Units</u></b>
125 Arlington Street	3066	9
131 Arlington Street	1500	1 (commercial)
135 Arlington Street	1500	1 (commercial)
137 Arlington Street	2425	1 (commercial)
200 Arlington Street	311782	1 (commercial)
212 Arlington Street	7137	1 (industrial)
214 Arlington Street	12840	1 (industrial)
244 Arlington Street	13695	1 (industrial)
248 Arlington Street	7534	1
251 Arlington Street	4023	vacant
253 Arlington Street	2916	1
255 Arlington Street	2822	2
256 Arlington Street	3388	2

19250160

## QUITCLAIM DEED

126

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CLERK'S OFFICE  
We, Steven Odoardi and Thomas Lightbody, as Tenants in Common, of Chelsea, Massachusetts, for consideration paid and in full consideration of Six Thousand and 00/100 (\$6,000.00) Dollars grant to Gerald M. Sneirson, Trustee of the Buffalo Realty Trust u/d/t dated July 17, 1990 and recorded with the Suffolk Registry of Deeds at Book 16390 Page 22 said Trust having an address of 132 Washington Avenue, Chelsea, MA 02150 with QUITCLAIM COVENANTS

The land situated in Chelsea, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe which is North 52 18' 46" East 51.82 feet from station 241 41.88 on center line of location, Boston and Maine Railroad, Boston Division (former Terminal Division), thence running along the Southeasterly sideline of Arlington Street, so-called, North 52 18' 46" East 76.48 feet to an iron pipe; thence turning and running along land of Ruth Mille South 39 36' 14" East 105.26 feet to an iron pipe; thence turning and running North 74 56' 14" West 132.16 feet to the point of beginning, be all of said measurements more or less, said parcel containing about 4,023 square feet and being shown upon plan marked:

"Land in CHELSEA, MASS. Boston and Maine Railroad to Raylen Realty Co. J.F. Kerwin Ass't Chief Eng'r. Scale 1 in = 30 Ft. March, 1961"

For grantor's title, see deed dated October 21, 1988, duly recorded with said Registry at Book 1415, Page 001.

Witness our hands and seals this 10th day of August, 1994.

DEEDS REC 19  
SUFFOLK  
08/11/94  
TAX  
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2823A001 11:51  
EXCISE TAX

Stephen Odoardi

Thomas Lightbody

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 10, 1994

The personally appeared the above named Stephen Odoardi and Thomas Lightbody and acknowledged the foregoing instrument to be their free act and deed, as Trustees as aforesaid, before me

Brian P. Moran, Notary Public  
My commission expires: 2/10/95

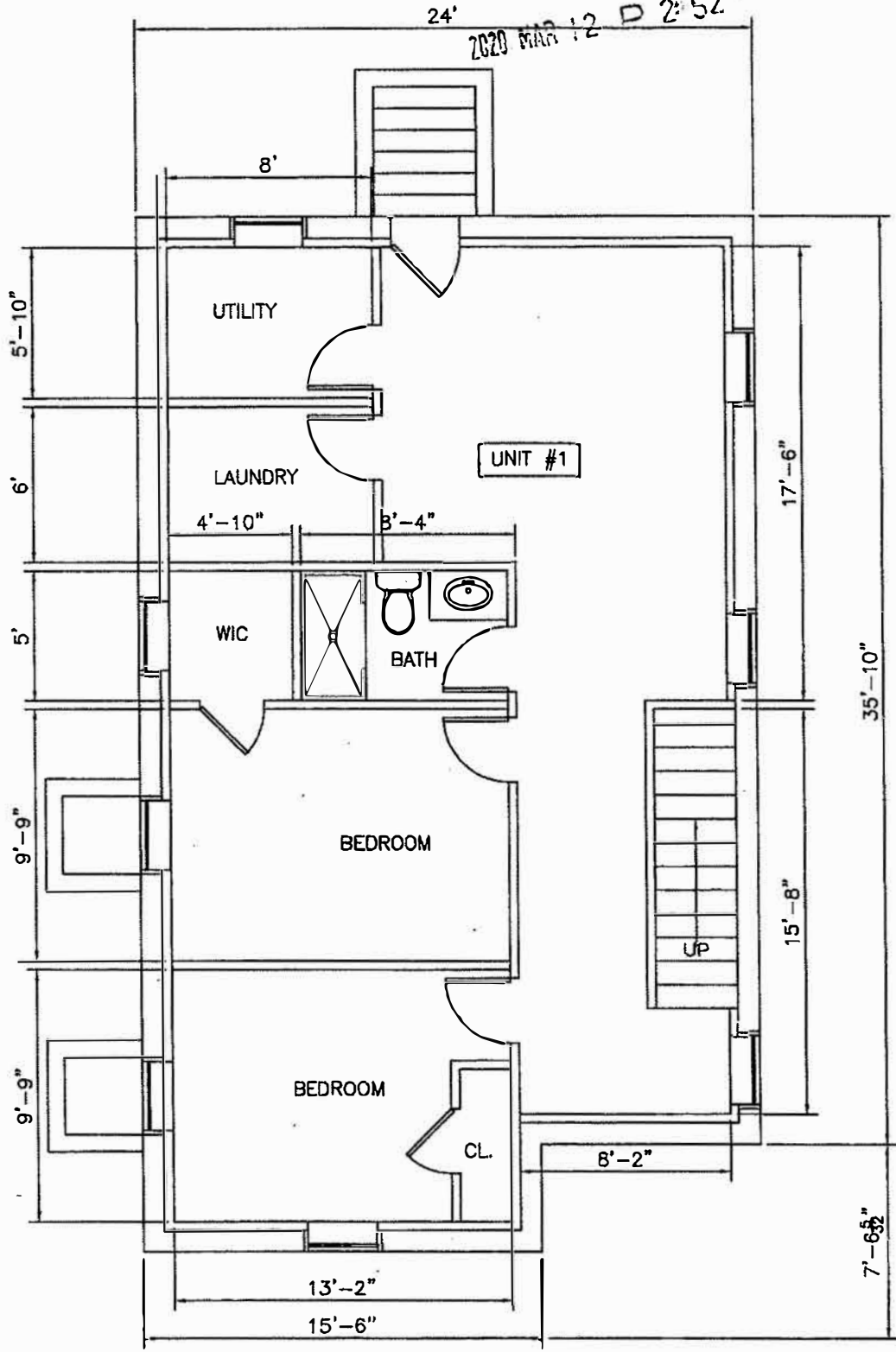
Box 15

25  
JM



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CHELSEA, MA

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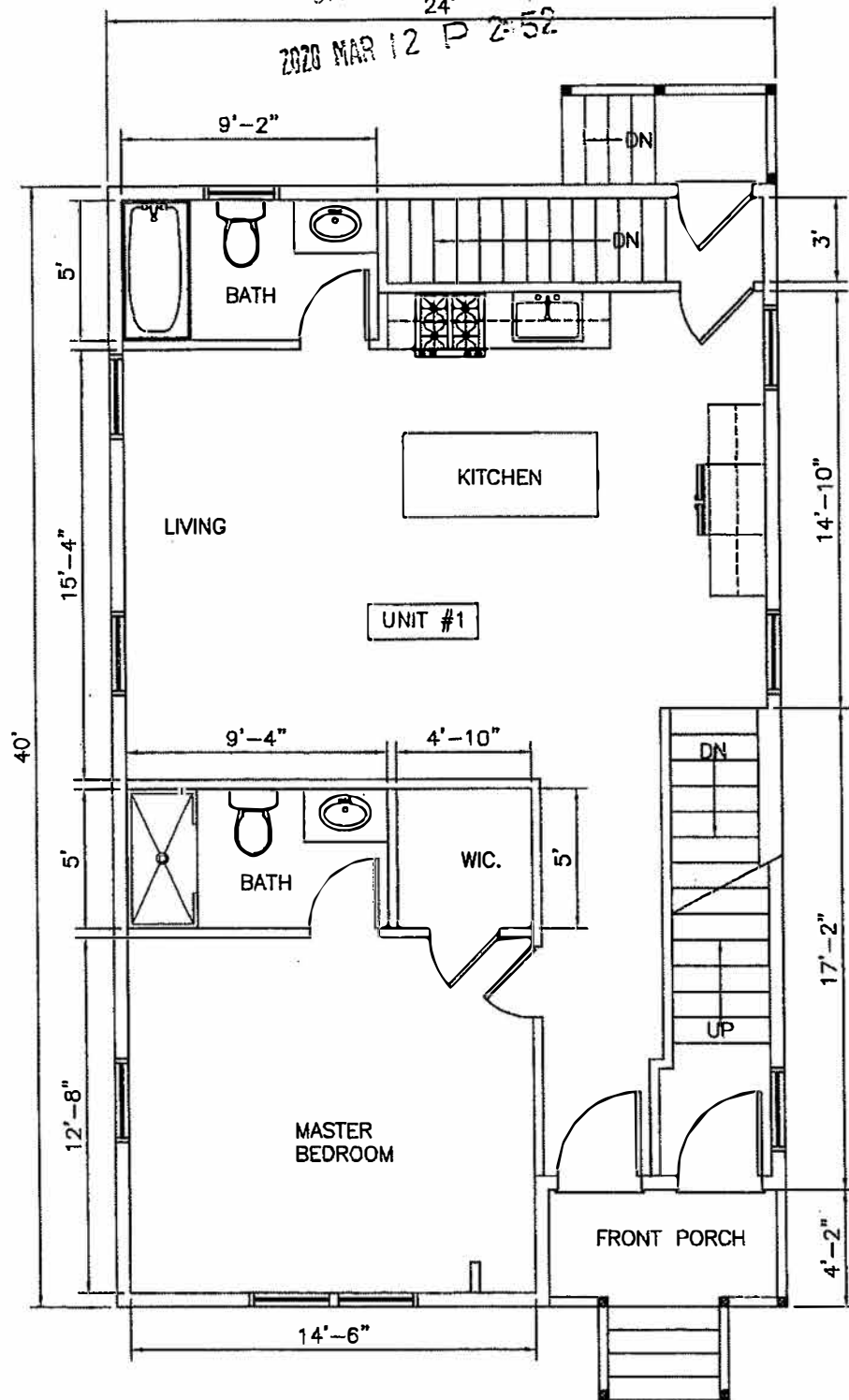


**BASEMENT PLAN**

SCALE:  $\frac{1}{4}" = 1'-0"$

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24'  
2020 MAR 12 P 2:52



# FIRST FLOOR PLAN

SCALE:  $\frac{1}{4}" = 1'-0"$

PAGE NUMBER  
A-2

T DESIGN, LLC

1248 RANDOLPH AVE  
MILTON, MA. 02186

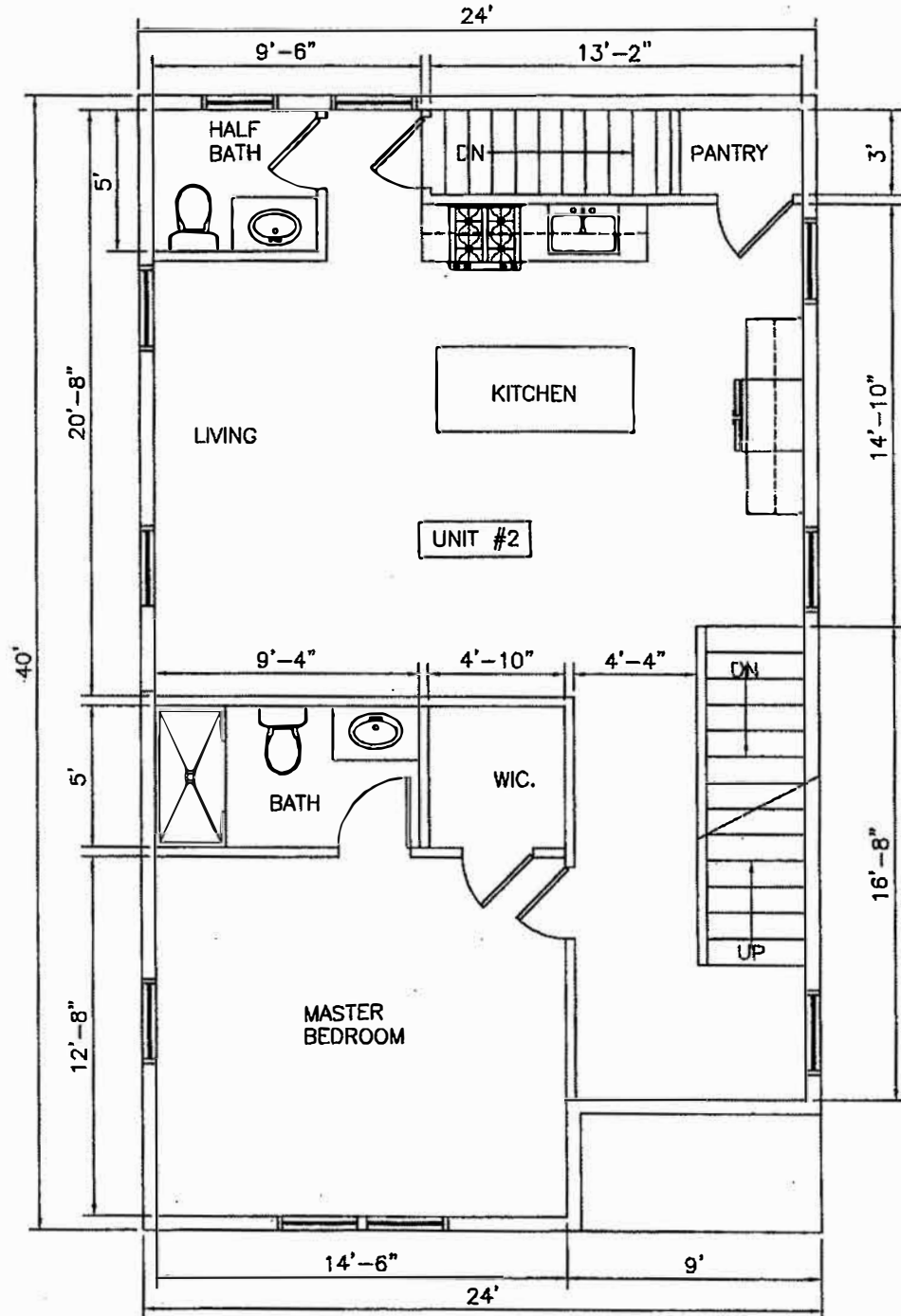
617-797-6537  
QUOCTUANPE@GMAIL.COM

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE 06/06/2020  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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## SECOND FLOOR PLAN

SCALE:  $\frac{1}{4}" = 1'-0"$

DATE: 11/11/19  
A-3

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6537  
QUOCTUANPEO@GMAIL.COM

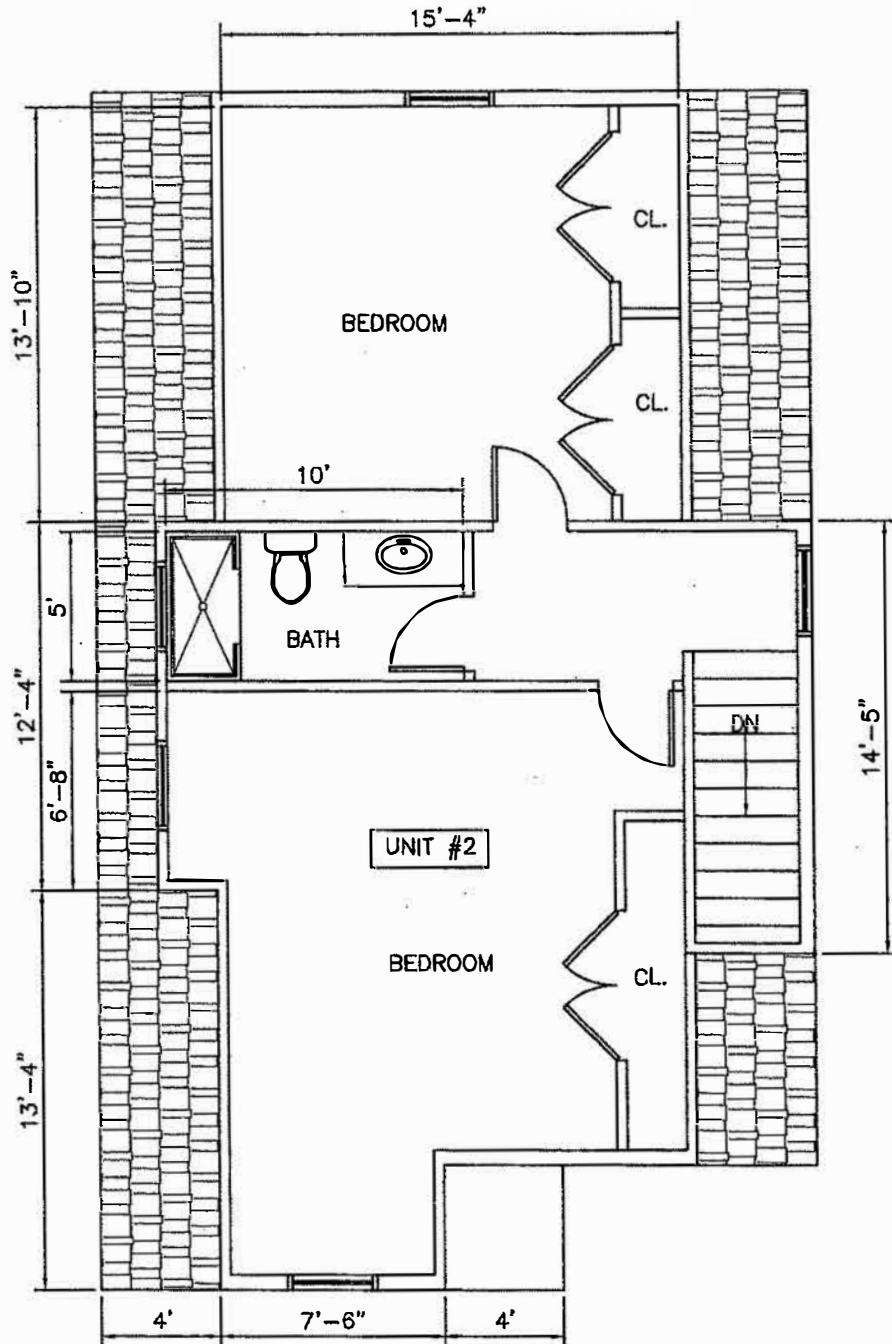
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DRAWN BY  
CHECKED BY  
DATE: 11/11/19  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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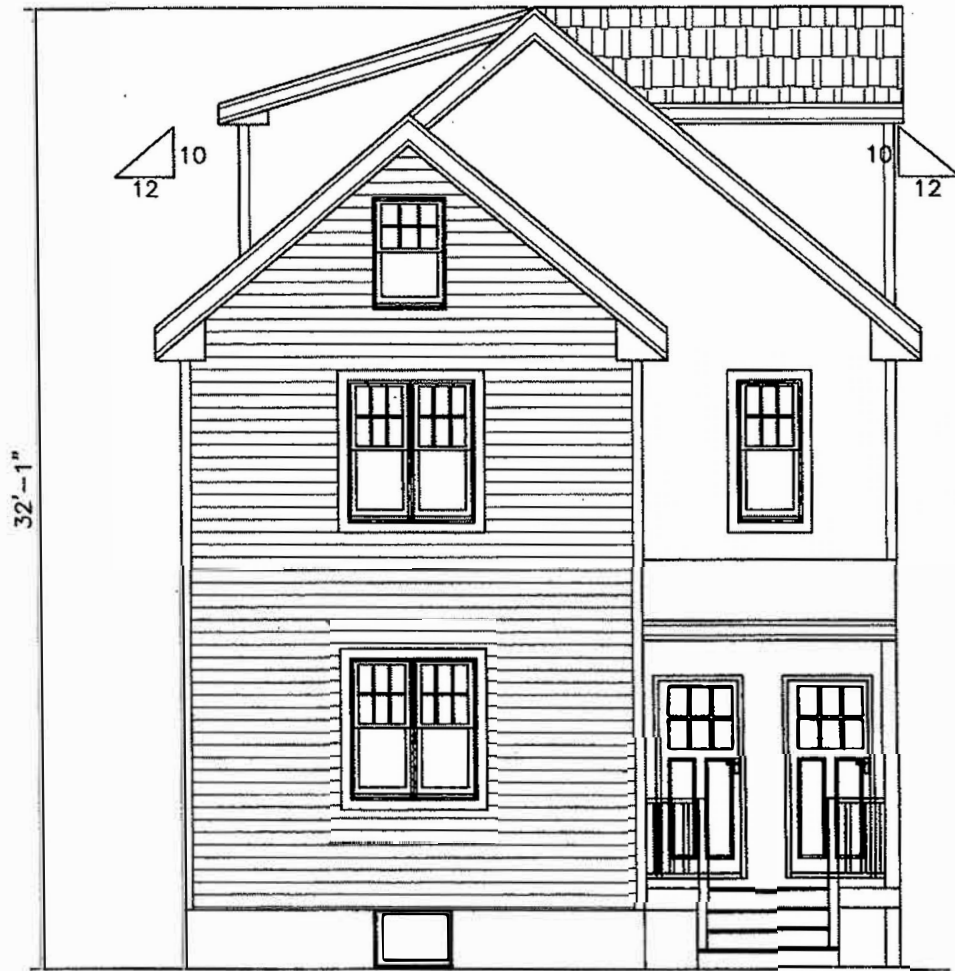


**ATTIC PLAN**

SCALE:  $\frac{1}{4}" = 1'-0"$

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FRONT VIEW  
SCALE:  $\frac{1}{4}'' = 1'-0''$

PAGE NUMBER  
A-5

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-8837  
QUOCTUANPE@GMAIL.COM

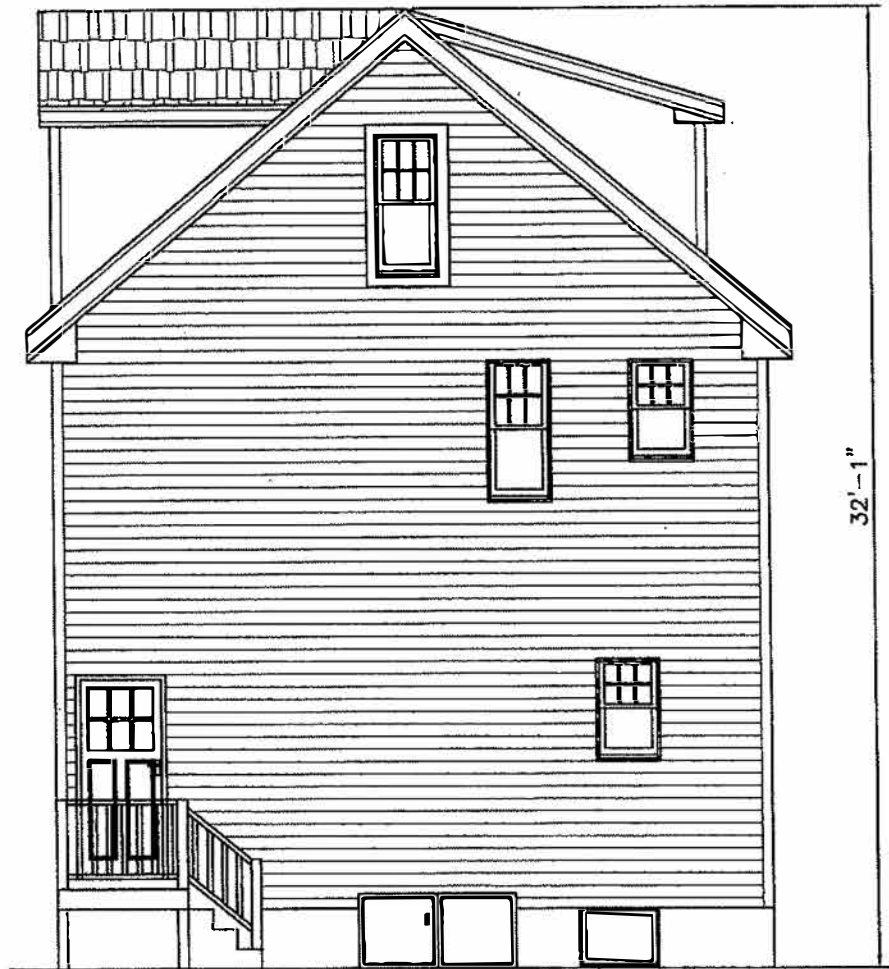
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE 03/10/20  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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2020 MAR 12 P 2:52

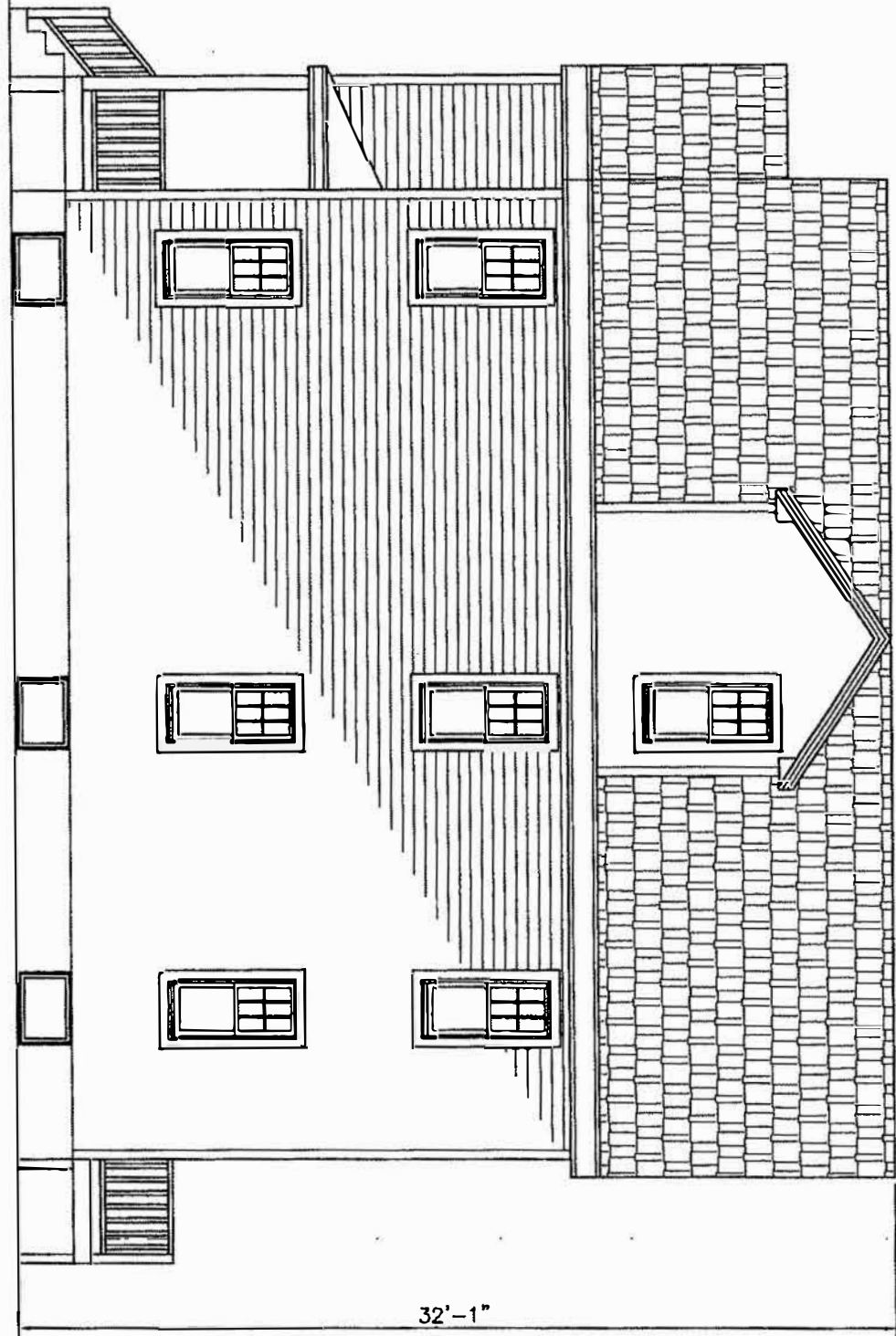


REAR VIEW  
SCALE:  $\frac{1}{4}" = 1'-0"$

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CHELSEA, MA

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RIGHT VIEW  
SCALE:  $\frac{1}{4}" = 1'-0"$



32'-1"

PAGE NUMBER  
A-7

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6637  
QUOCTUANPE@GMAIL.COM

DESIGNED BY  
CHECKED BY  
DATE REVISION  
APPROVED BY

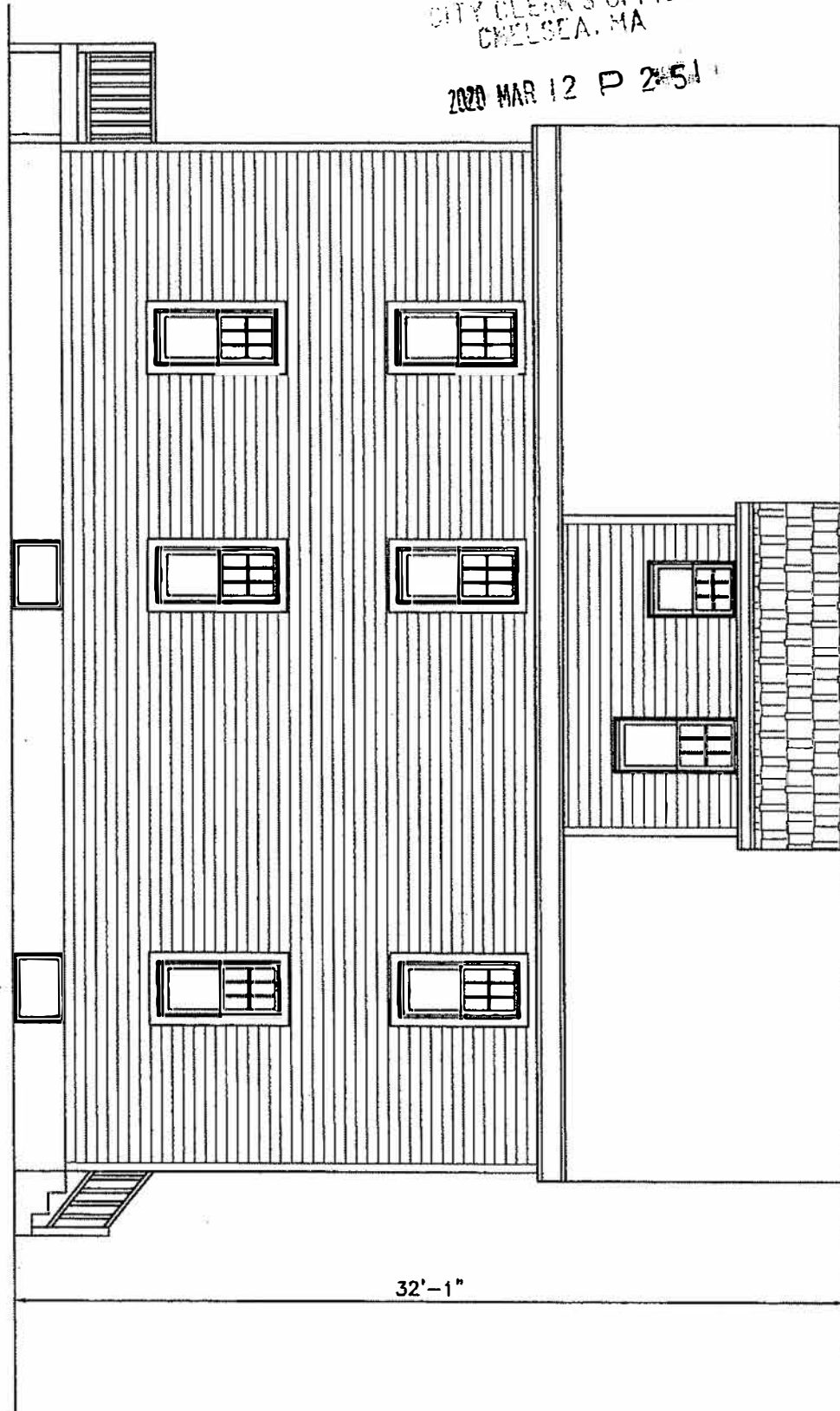
PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

REVISION  
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CHELSEA, MA

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LEFT VIEW  
SCALE:  $\frac{1}{4}" = 1'-0"$



32'-1"

PAGE NUMBER  
A-8

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-8637  
QUOCTUANPE@GMAIL.COM

DESIGNED BY  
DRAWN BY  
DATE 3/12/20  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

REVISION  
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## PETITION FOR VARIANCE

(Please type or print)

ZBA Use Only

File # \_\_\_\_\_

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](http://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: 251 Arlington Street

Assessor's Map: 47 & Lot: 72

Suffolk Registry of Deeds: Book # 19250 Page# 160

Certificate Number (if registered) N/A

Current Zoning District (Check One) 

- |   |   |
|---|---|
| <input type="checkbox"/> Residence 1            | <input type="checkbox"/> Industrial                 |
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| <input type="checkbox"/> Residence 3            | <input type="checkbox"/> Light Industrial           |
| <input type="checkbox"/> Retail Business        | <input type="checkbox"/> Light Industrial 2         |
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| <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: RFR Development, Inc.

Petitioner Address: 26 Wildwood Street, Danvers, MA 01923

Tel. #: Days (617) 680 - 3358

Evenings: ( ) \_\_\_\_\_ - \_\_\_\_\_

Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_

Email: Bob6803358@comcast.net

Petitioner is: ☐ Owner ☒ Prospective Purchaser ☐ Tenant

☐ Licensee ☐ Other (Describe) \_\_\_\_\_

Owner Name (if different): Gerald M. Snerson, Trustee of Buffalo Realty Trust

Owner address: 378 Broadway, Chelsea, MA 02150

Tel. #: Days ( ) \_\_\_\_\_ - \_\_\_\_\_

Evenings: ( ) \_\_\_\_\_ - \_\_\_\_\_

Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

Designee Name (if different from Petitioner): David M. Mindlin, Esq.

Designee address: 800 Broadway, Chelsea, MA 02150

Tel. #: Days (617) 884 - 8840

Evenings: ( ) \_\_\_\_\_ - \_\_\_\_\_

Fax: 617 884 - 7755

Email: DMindlin@kraftandhall.com

3. **Written Project Summary-** Describe the proposed work, existing & 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):

Petitioner seeks approval for construction of new wood-frame  
2-family residence on presently vacant lot.

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

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.

See Continuation Sheet attached hereto

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.

See Continuation Sheet attached hereto

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

See Continuation Sheet attached hereto

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.

See Continuation Sheet attached hereto

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. (ROBERT F. ROGERS, Pres. & Treas.)

Robert F. Rogers, Pres. & Treas.  
SIGNATURE OF PETITIONER

3/11/2020

GERALD M. SWENSON, DATE

Yusuf

3-11/2020

[Signature]  
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

**PETITION FOR VARIANCE**  
*Continuation Sheet*

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CHELSEA, MA

2020 MAR 12 P 2:51

**Property Address:** 251 Arlington Street, Chelsea, MA 02150

**Petitioner:** RFR Development, Inc.

**4. Variance Criteria**

- A) Lot is oddly shaped, triangular in shape. It would be extremely difficult, if not impossible, to build a modest sized structure without some compromise in lot size and setbacks. Lot is bounded by the MBTA right of way, which makes the above difficult as well.
- B) Petitioner wishes to purchase vacant lot and put to its best possible use. Anything less than a 2-family dwelling is not financially feasible.
- C) Neighborhood contains a mix of similar sized lots, some commercial and some residential. Significantly smaller lots are occupied by existing two-family homes..
- D) Modest 2-family dwelling fits within the R-2 district as built; there will be no significant additional impact on City resources, services or utilities in the area.

# Dimensional Worksheet

## Structure Dimensional Checklist To Be Completed By Applicant

Petitioner Name	RFR Development, Inc.
Parcel Address	251 Arlington Street, Chelsea, MA 02150
Zoning District	R-2
Lot Area	4023 s.f.
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	Allowed/ Required	Existing	Proposed
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Total Dwelling Units			
Rental/Ownership			
Affordable			
Density			
Minimum Yard Setbacks			
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Minimum Open Space/Family			
Total Off-Street Parking Spaces	4		4 (incl tandem)
Total Loading Areas			
Maximum Height/Stories			



Available in the City  
of Chelsea Zoning  
Ordinance



Provided by the  
Applicant



Provided by the  
Applicant



# City of Chelsea

DEPARTMENT OF INSPECTIONAL SERVICES

City Hall, 500 Broadway  
Chelsea, Massachusetts 02150

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

Michael McAteer  
Director

2020 MAR 12 P 2:51  
Telephone (617) 466-4130  
Fax (617) 466-4145

February 13, 2020

Robert Rogers  
26 Wildwood Street  
Danvers, MA 01923

Re: 251 Arlington Street-R2 District

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Your proposed construction conflicts with said standards as follows:

- |   |   |
|---|---|
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Therefore, your application may not be approved unless the Zoning Board of Appeals grants the required Variances and Special Permit relief to construct this proposed two (2) family dwelling. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer  
Director

Encl.

Cc: John DePriest, Executive Director of Planning and Development



RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

RE: APPLICATION FOR SPECIAL PERMIT

Property: 251 Arlington Street, Chelsea, MA 02150

Petitioner: RFR Development, Inc.

7021508 12 P 2:51

**LOT SIZE and USAGE IN NEIGHBORHOOD**

<u>Address</u>	<u>Lot Size (s.f.)</u>	<u>Units</u>
125 Arlington Street	3066	9
131 Arlington Street	1500	1 (commercial)
135 Arlington Street	1500	1 (commercial)
137 Arlington Street	2425	1 (commercial)
200 Arlington Street	311782	1 (commercial)
212 Arlington Street	7137	1 (industrial)
214 Arlington Street	12840	1 (industrial)
244 Arlington Street	13695	1 (industrial)
248 Arlington Street	7534	1
251 Arlington Street	4023	vacant
253 Arlington Street	2916	1
255 Arlington Street	2822	2
256 Arlington Street	3388	2

19250160

## QUITCLAIM DEED

126

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DEEDS OFFICE  
JUL 17 1994

We, Steven Odoardi and Thomas Lightbody, as Tenants in Common, of Chelsea, Massachusetts, for consideration paid and in full consideration of Six Thousand and 00/100 (\$6,000.00) Dollars grant to Gerald M. Sneirson, Trustee of the Boston Realty Trust u/d/t dated July 17, 1993 and recorded with the Suffolk Registry of Deeds at Book 16390 Page 32, said Trust having an address of 132 Washington Avenue, Chelsea, MA 02150 with QUITCLAIM COVENANTS

The land situated in Chelsea, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe which is North 52 18' 46" East 51.82 feet from station 241 41.88 on center line of location, Boston and Maine Railroad, Boston Division (former Terminal Division), thence running along the Southeasterly sideline of Arlington Street, so-called, North 52 18' 46" East 76.48 feet to an iron pipe; thence turning and running along land of Ruth Mille South 39 36' 14" East 105.26 feet to an iron pipe; thence turning and running North 74 56' 14" West 132.16 feet to the point of beginning, be all of said measurements more or less, said parcel containing about 4,023 square feet and being shown upon plan marked:

"Land in CHELSEA, MASS. Boston and Maine Railroad to Raylen Realty Co. J.F. Kerwin Ass't Chief Eng'r. Scale 1 in = 30 Ft. March, 1961"

For grantor's title, see deed dated October 21, 1988, duly recorded with said Registry at Book 14115, Page 001.

Witness our hands and seals this 10th day of August, 1994.

DEEDS REC 19  
SUFFOLK  
08/21/94  
TAX  
CHCK  
2823A801 11:51  
EXCISE TAX

Stephen Odoardi

Thomas Lightbody

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 10, 1994

The personally appeared the above named Stephen Odoardi and Thomas Lightbody and acknowledged the foregoing instrument to be their free act and deed, as Trustees as aforesaid, before me

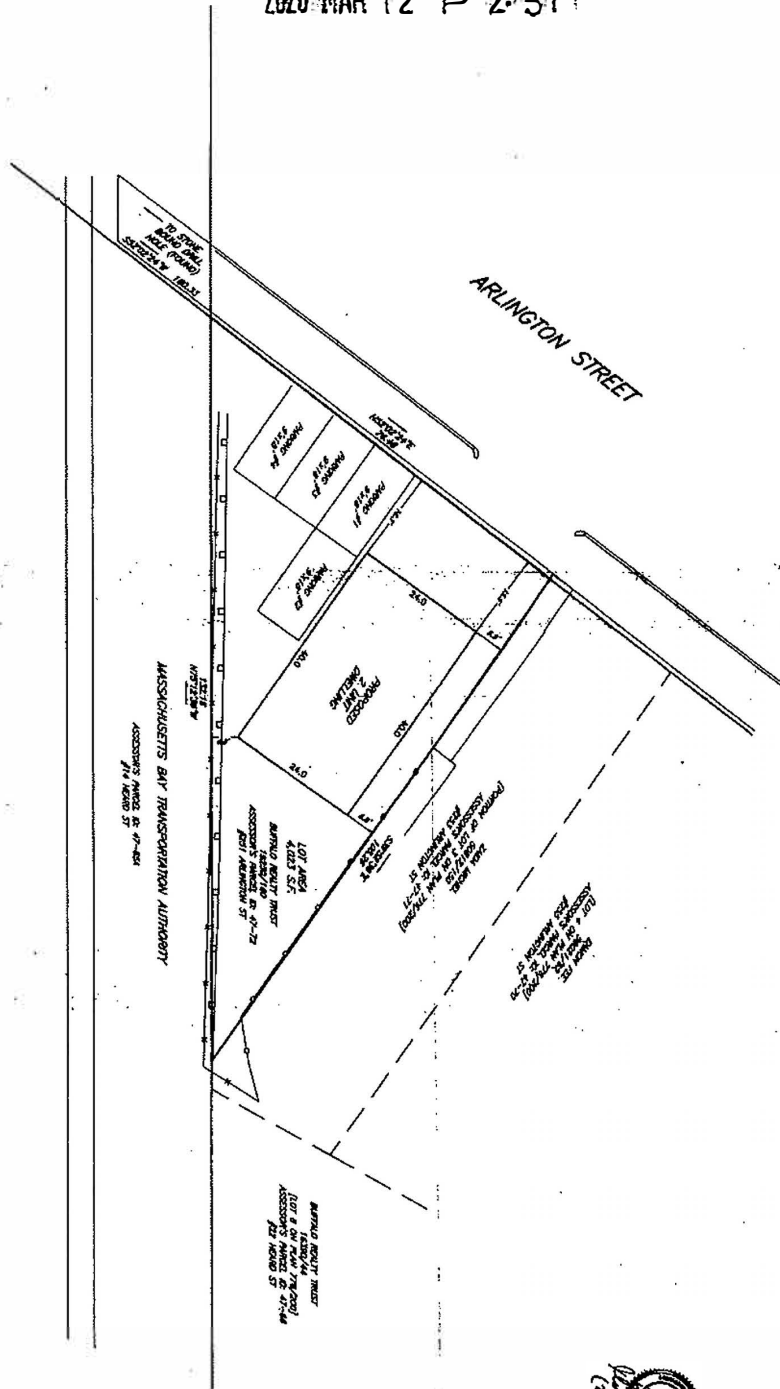
Brian P. Moran, Notary Public  
My commission expires: 2/10/95

Box 15

25  
Jm

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CHELSEA, MA

2020 MAR 12 P 2:51



Plan of Land in  
**CHELSEA, MASS.**

Hope Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Woburn, MA 01801  
Telephone: 781.246.2800  
Facsimile: 781.246.2804  
www.hopeeng.com  
December 26, 2018  
February 24, 2020  
Scale: 1" = 10'

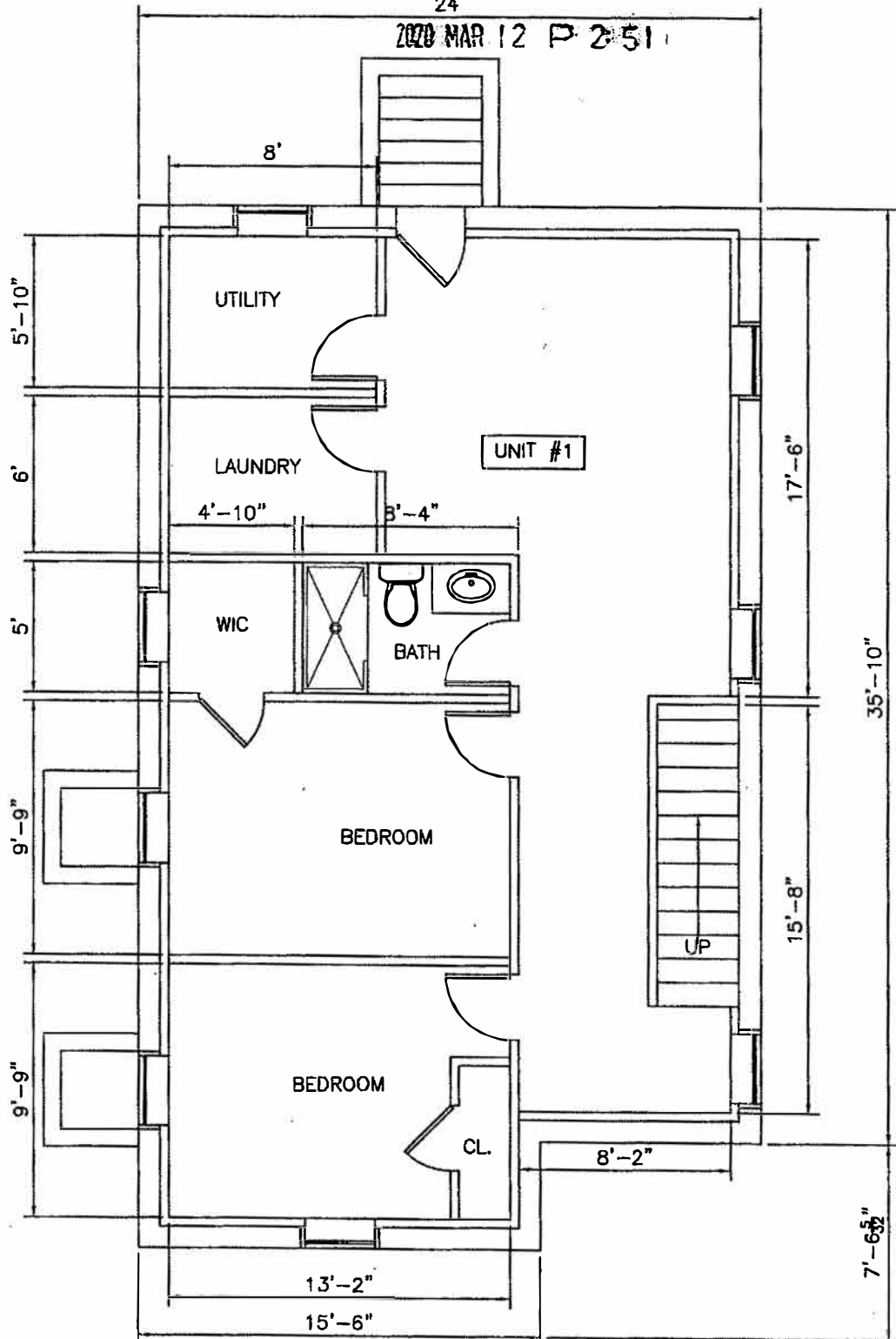
SHOWING PROPOSED 2 UNIT DWELLING



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CITY CLERK'S OFFICE  
CHELSEA, MA

24'

2020 MAR 12 P 2:51



**BASEMENT PLAN**

SCALE:  $\frac{1}{4}" = 1'-0"$

PAGE NUMBER  
A-1

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6637  
QUOCTUANPE@GMAIL.COM

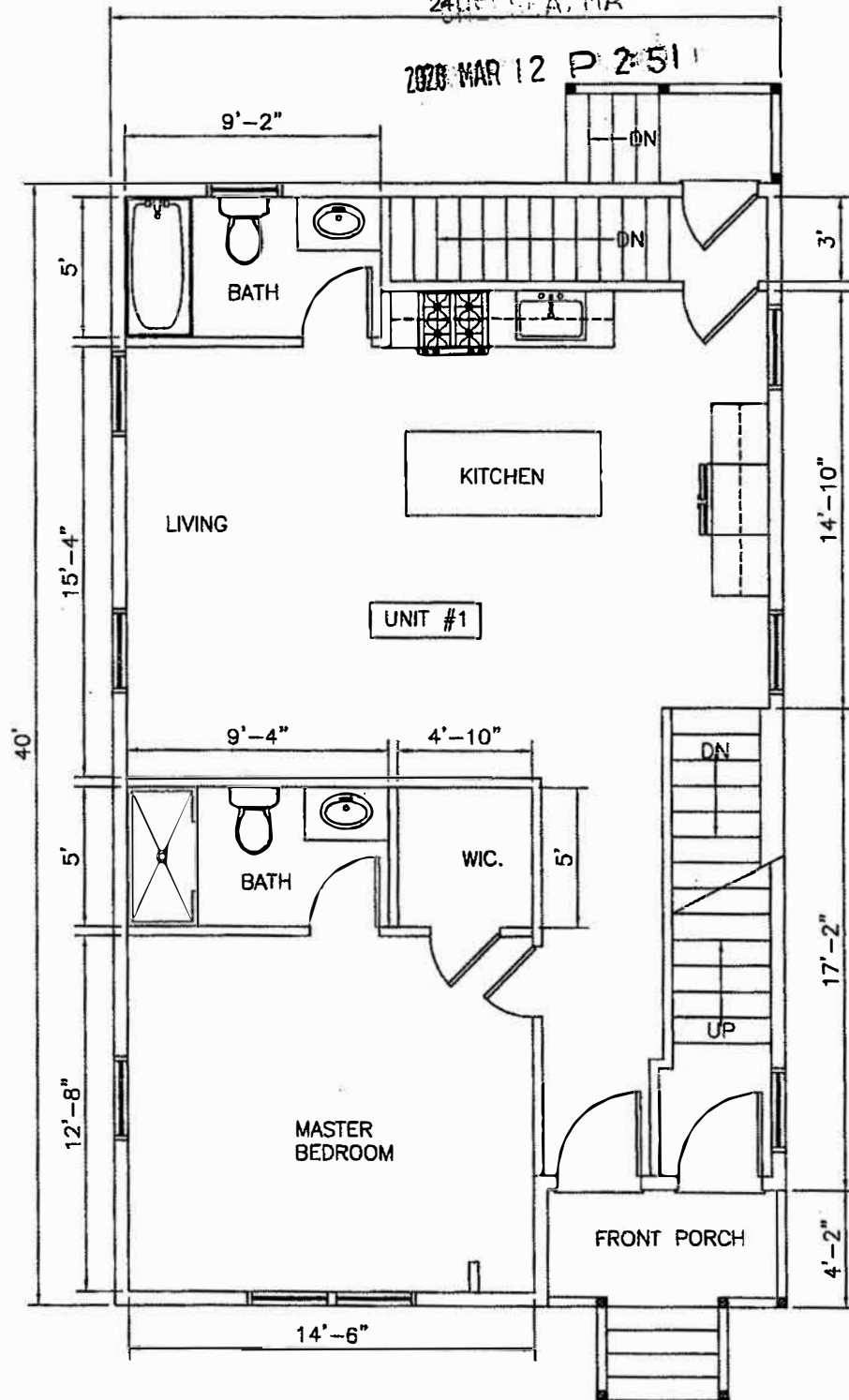
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE 03/12/20  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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**FIRST FLOOR PLAN**  
SCALE:  $\frac{1}{4}" = 1'-0"$

DATE PLANNED  
A-2

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02188  
617-797-6537  
QUOCTUANPE@GMAIL.COM

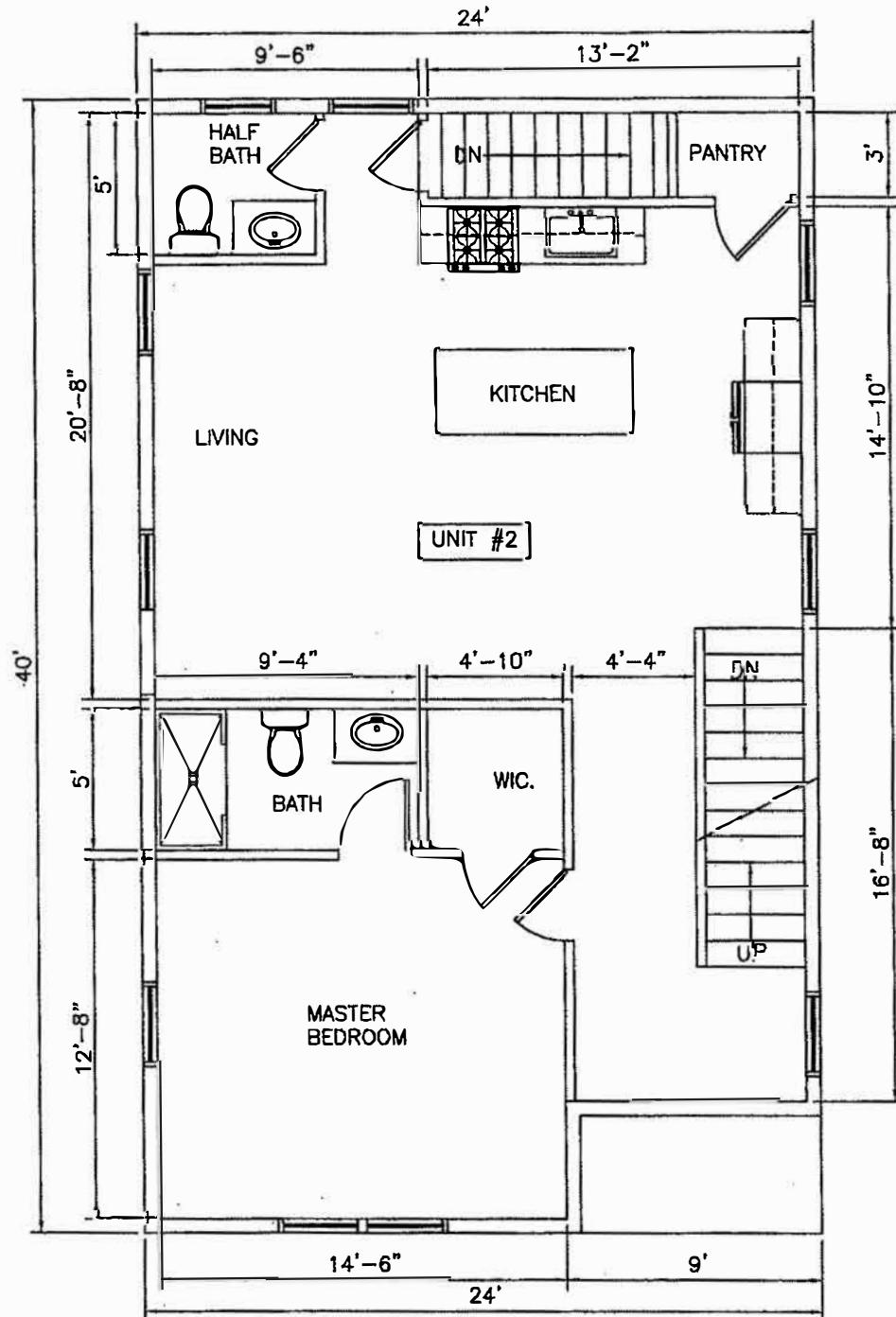
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE 03/12/20  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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CHELSEA, MA

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## SECOND FLOOR PLAN

SCALE:  $\frac{1}{4}" = 1'-0"$

FILE NUMBER  
A-3

T DESIGN, LLC  
1245 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6637  
QUOCTUANPE@GMAIL.COM

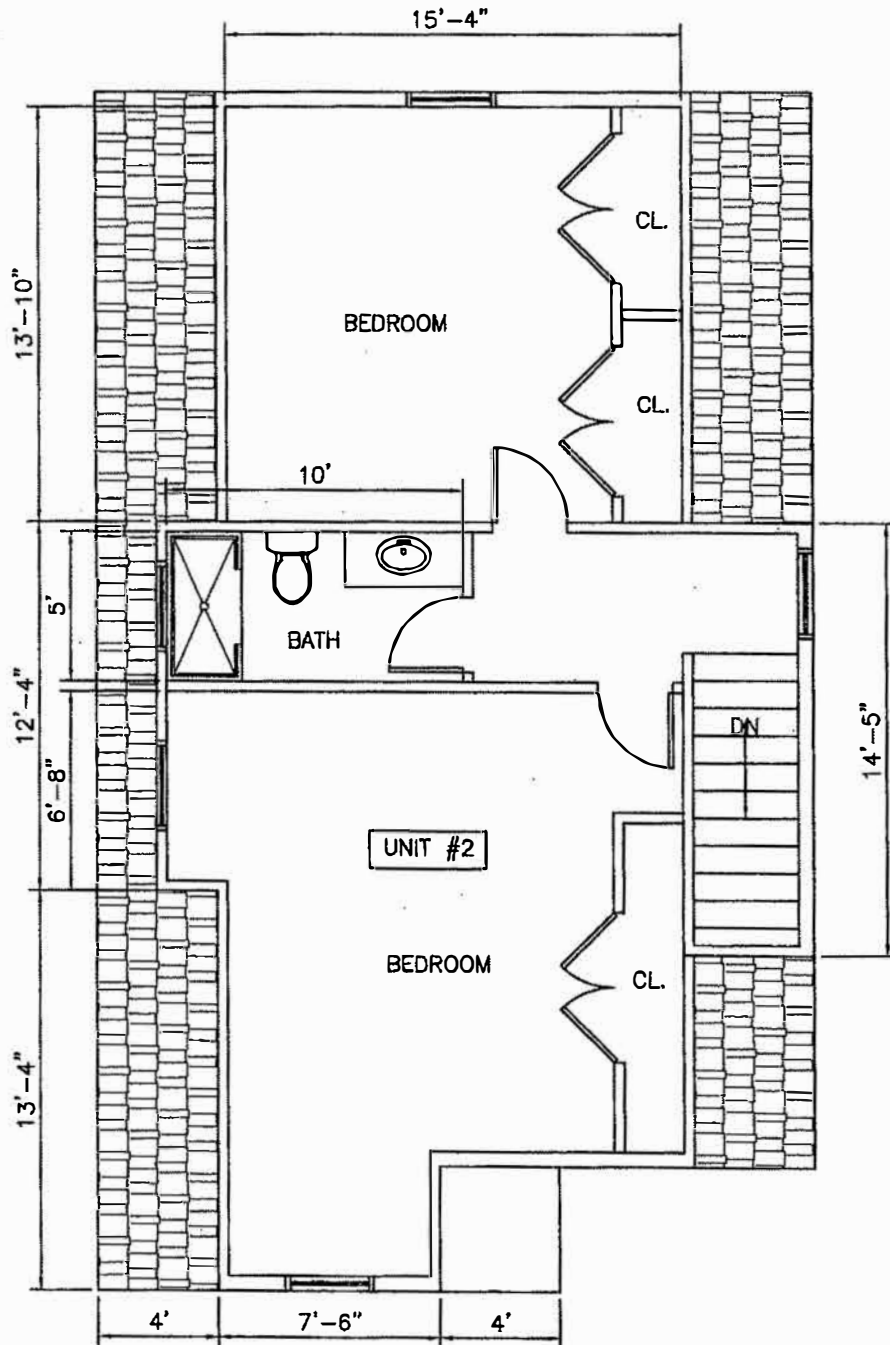
DESIGNED BY  
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DATE SUBMITTED  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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ATTIC PLAN  
SCALE:  $\frac{1}{4}" = 1'-0"$

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A-4

T DESIGN, LLO  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6637  
QUOCTUANPE@GMAIL.COM

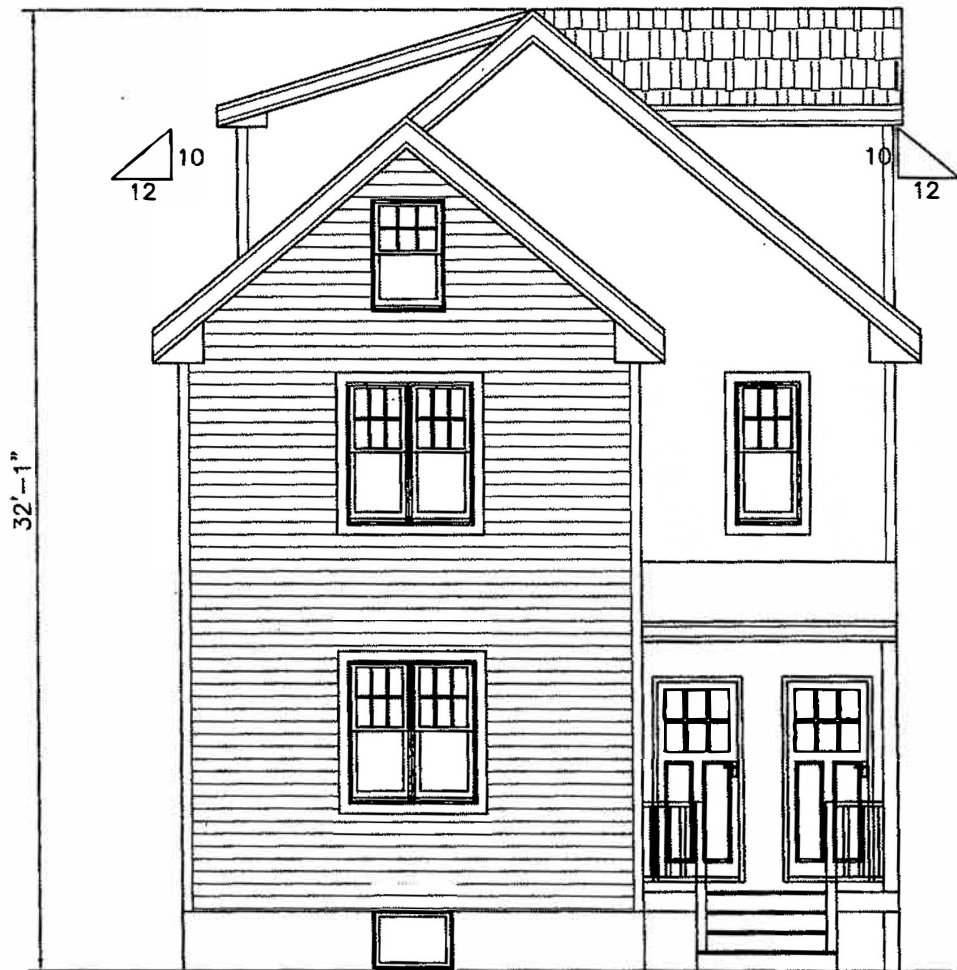
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE REVISION  
APPROVED BY

PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
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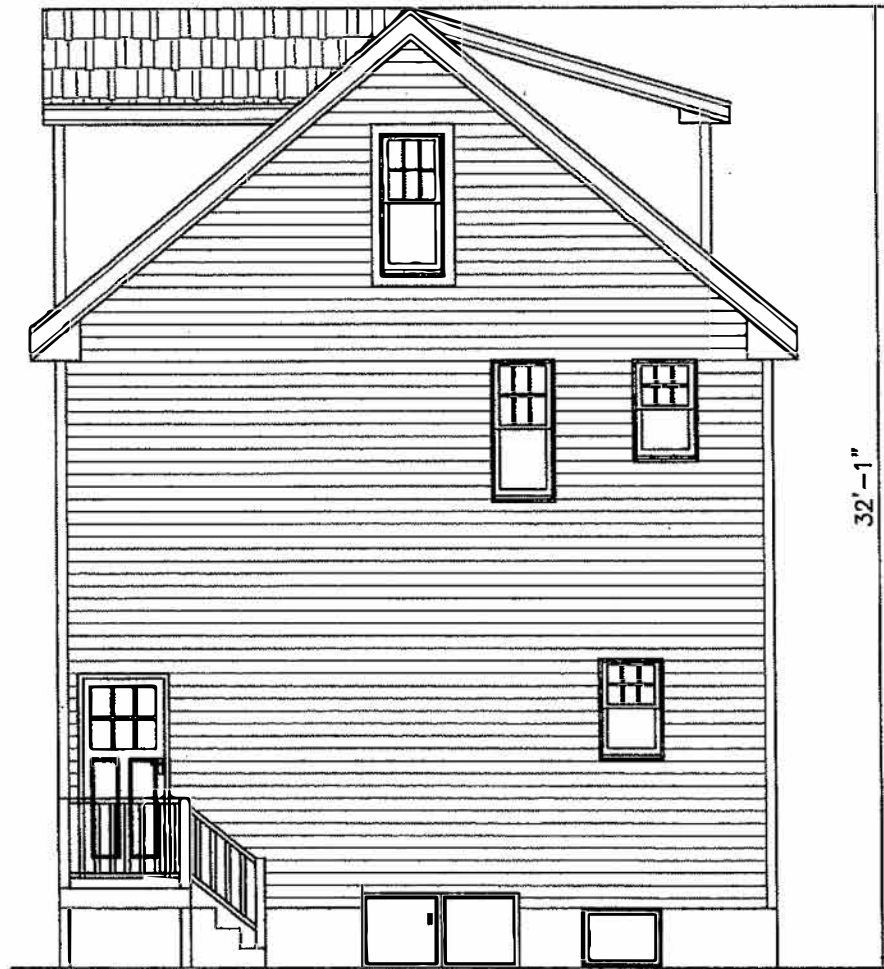


FRONT VIEW  
SCALE:  $\frac{1}{4}'' = 1'-0''$



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CHELSEA, MA

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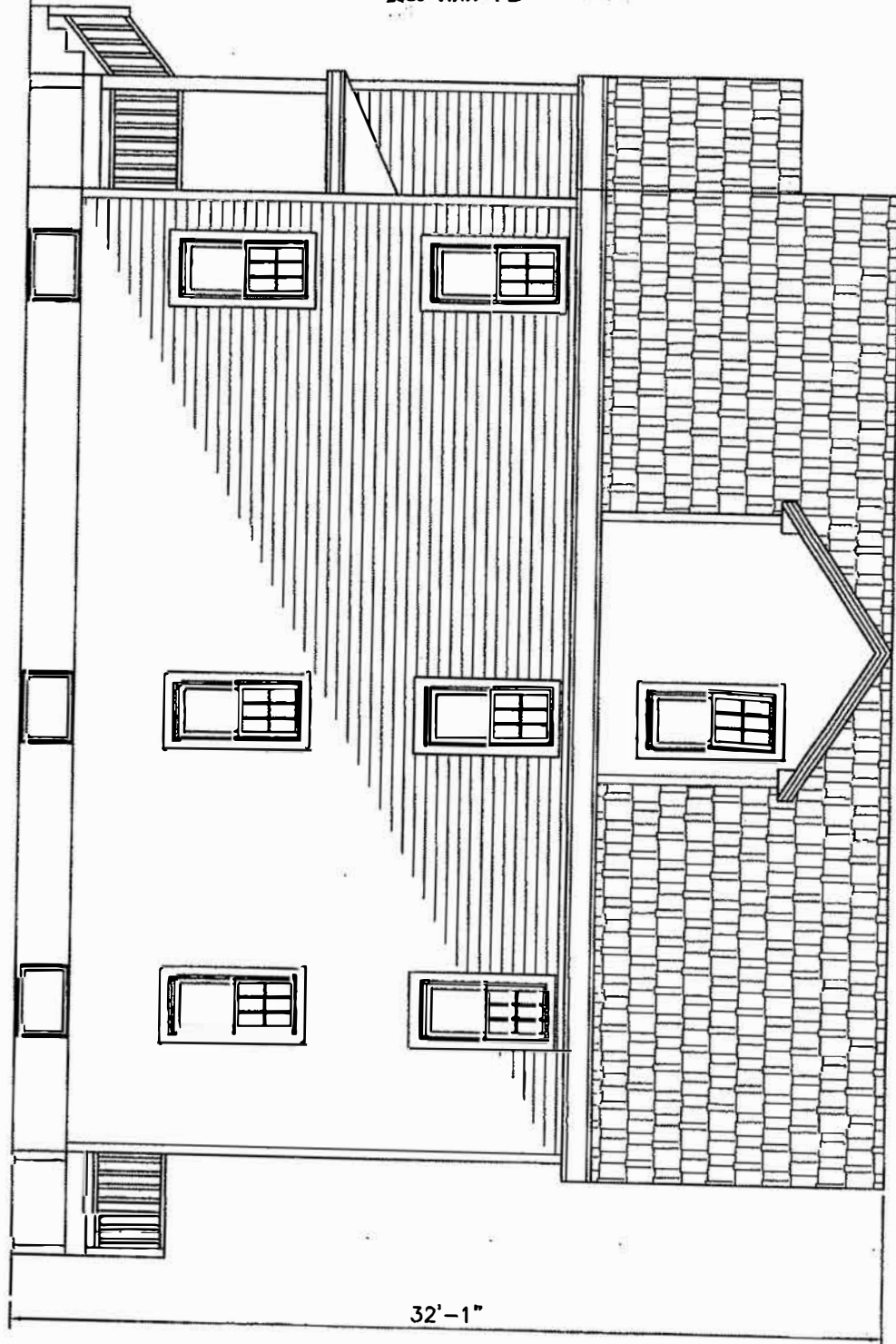


REAR VIEW  
SCALE:  $\frac{1}{4}$ " = 1'-0"

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CHELSEA, MA

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RIGHT VIEW  
SCALE:  $\frac{1}{4}" = 1'-0"$



32'-1"

PAGE NUMBER  
A-7

T DESIGN, LLC  
1248 RANDOLPH AVE  
MILTON, MA. 02186  
617-797-6637  
QUOCTUANPE@GMAIL.COM

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE  
APPROVED BY

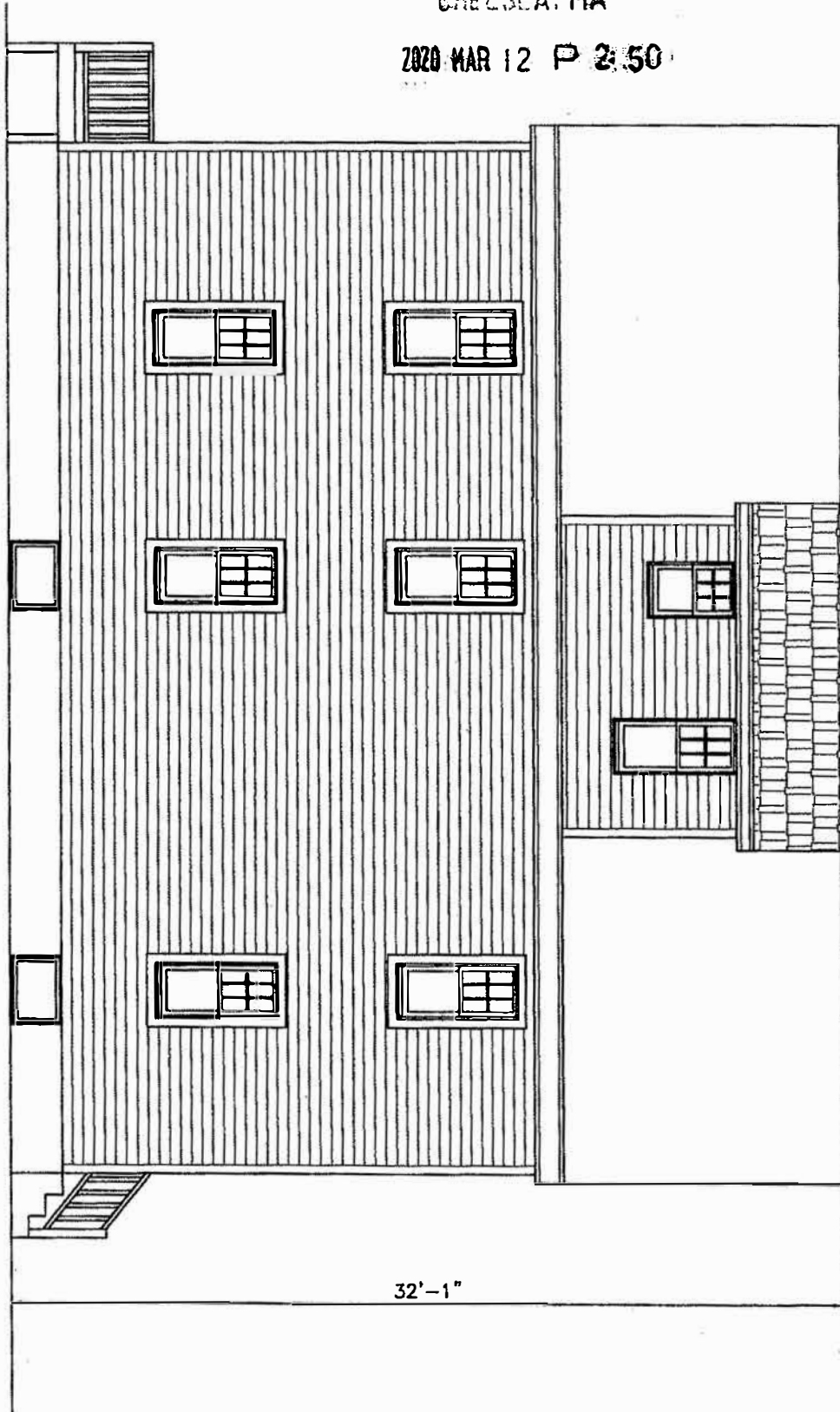
PROPOSED TWO FAMILY UNIT CONSTRUCTION  
251 ARLINGTON STREET  
CHELSEA, MA.

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CHELSEA, MA

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LEFT VIEW  
SCALE:  $\frac{1}{4}" = 1'-0"$



32'-1"

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CITY CLERK'S OFFICE  
CHELSEA, MA

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THIS CHECK IS VOID WITHOUT A COLORED BACKGROUND, PADLOCK ICON, MICROPRINTING, AND ADX MAX LOGO WATERMARK

KRAFT AND HALL, LLC  
800 BROADWAY  
P.O. BOX 505715  
CHELSEA, MA 02150

PAY TO THE  
ORDER OF City of Chelsea

*Seven hundred and no/100*

City of Chelsea  
500 Broadway  
Chelsea, MA 02150

Memo Rogers - 251 Arlington Street

ADX MAX 3793  
6/12/2020  
\$700.00  
DOLLARS

*[Signature]*

⑈003793⑈ ⑆211370419⑆ 3832979⑈

THIS CHECK IS VOID WITHOUT A COLORED BACKGROUND, PADLOCK ICON, MICROPRINTING, AND ADX MAX LOGO WATERMARK

KRAFT AND HALL, LLC  
800 BROADWAY  
P.O. BOX 505715  
CHELSEA, MA 02150

PAY TO THE  
ORDER OF Chelsea Record

*Eighty and 00/100*

Chelsea Record  
Rogers - 251 Arlington Street

ADX MAX 3794  
6/12/2020  
\$80.00  
DOLLARS

⑈003794⑈ ⑆211370419⑆ 3832979⑈




**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

Tel: (617) 462-4800 Fax: (617) 462-1955

*Janice Tatarka, Chair*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Member*  
*Hugo Perdomo, Member*  
*Marilyn Vega-Torres, Member*  
*Joan Cromwell, Associate*

*Paulette Velastegui, Secretary*

**TO:** Jeanette Cintron White, City Clerk  
**FROM:** John DePriest   
**RE:** Special Permit/Variance/Major Site plan Review Petition(s)  
**DATE:** 3-12-20

Petition for:

X Special Permit 251 Arlington Street

X Variance

       Major Site Plan Review

Submitted By:

RFR Development, Inc.

Includes all submittal items and is complete for submittal purposes. Photos to be submitted prior to posting of the hearing.