



## 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: 25 SECOND ST

Assessor's Map: 19 & Lot: 68

Suffolk Registry of Deeds: Book #56409 Page#0284

Certificate Number (if registered) \_\_\_\_\_

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: CHESTNUT LOFTS LLC

Petitioner Address: 750 BROADWAY, CHELSEA MA 02150

Tel. #: Days (617) 851 - 4958

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

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

Email: vnominon@yahoo.com

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

Owner Name (if different): ANTHONY DEFLUMERI

Owner address: 1 MAWFIELD ST PEABODY MA 01906

Tel. #: Days (617) 884 - 9492

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

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

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

Designee Name (if different from Petitioner): \_\_\_\_\_

Designee address: \_\_\_\_\_

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

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

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

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

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):

See Attached

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 Attached

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 Attached

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

See Attached

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 Attached

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]

**SIGNATURE OF PETITIONER**

3-10-2020

**DATE**

[Signature]

**SIGNATURE OF PROPERTY OWNER**

3-10-2020

**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



**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: 25 Second St

Assessor's Map: 19 & Lot: 68

Suffolk Registry of Deeds: Book # 56409 Page # 0284

Certificate Number (if registered) \_\_\_\_\_

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: Chestnut Lofts LLC

Petitioner Address: 750 Broadway Chelsea MA 02150

Tel. #: Days (617) 851 - 4955

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

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

Email: vnominon@yahoo.com

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

Owner Name (if different): ANTHONY DEFLUMER I

Owner address: 1 MANFIELD ST PEARBURY MA 01706

Tel. #: Days (617) 884 - 9992

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

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

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

Designee Name (if different from Petitioner): \_\_\_\_\_

Designee address: \_\_\_\_\_

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

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

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

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

**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) \_\_\_\_\_

**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):

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

  
SIGNATURE OF PETITIONER

3-10-2020  
DATE

  
SIGNATURE OF PROPERTY OWNER

3-10-2020  
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





# 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

March 12, 2020

Mikael Viennau  
750 Broadway  
Chelsea, MA 02150

Re: 25 Second Street – Residential 2 Zoning 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 twenty-four residential unit dwelling structure at the above-referenced property, and we find as follows:

Pursuant to the City of Chelsea Zoning Ordinance, Section 34-262, Article XI entitled "TABLE OF DIMENSIONAL REGULATIONS" your proposed structure is deficient in several requirements:

- |  |  |
|--|--|
| a) Minimum side yard setback approx. 9 feet  | proposed 0 feet  |
| b) Minimum front yard setback 10 feet        | proposed 0 feet  |
| c) Minimum lot size 72,000 square feet       | proposed 13,283 square feet  |
| d) Minimum rear yard setback 20 feet         | proposed 0 feet  |
| e) Max floor area ratio 1.0                  | proposed 2.04  |
| f) Required parking spaces 36                | proposed 12 parking spaces (stacked parking is not recognized by the City Zoning Ordinance.) |
| g) Maximum lot coverage 40%                  | proposed 94%   |
| h) Minimum area open space 3,600 square feet | proposed 2,660 square feet   |

In addition, pursuant to section 34-215 of the City of Chelsea Zoning Ordinance, a major site plan review must be conducted and approved by the Planning Board, as the project will generate more than 25 parking spaces.

Therefore, your application has been denied and your proposed structure may not be lawfully constructed unless the Zoning Board of Appeals grants the required Special Permits and Variances. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer  
Director

Cc: John DePriest, Executive Director of Planning and Development

THIS PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY AND NOT TO BE USED TO RECREATE LOT LINES. THIS PLAN WAS MADE FROM A PARTIAL SURVEY ON THE GROUND AND COMPILED FROM PLANS OF RECORD.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X  
COMMUNITY PANEL: 25025C0018J  
EFFECTIVE DATE: 3/16/2016

**REFERENCES:**

OWNER OF RECORD:  
ANTHONY P DEFLUMERI  
1 MANSFIELD STREET  
PEABODY, MA 01960

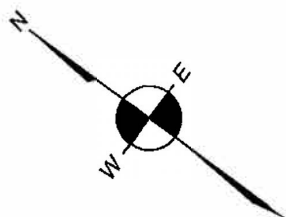
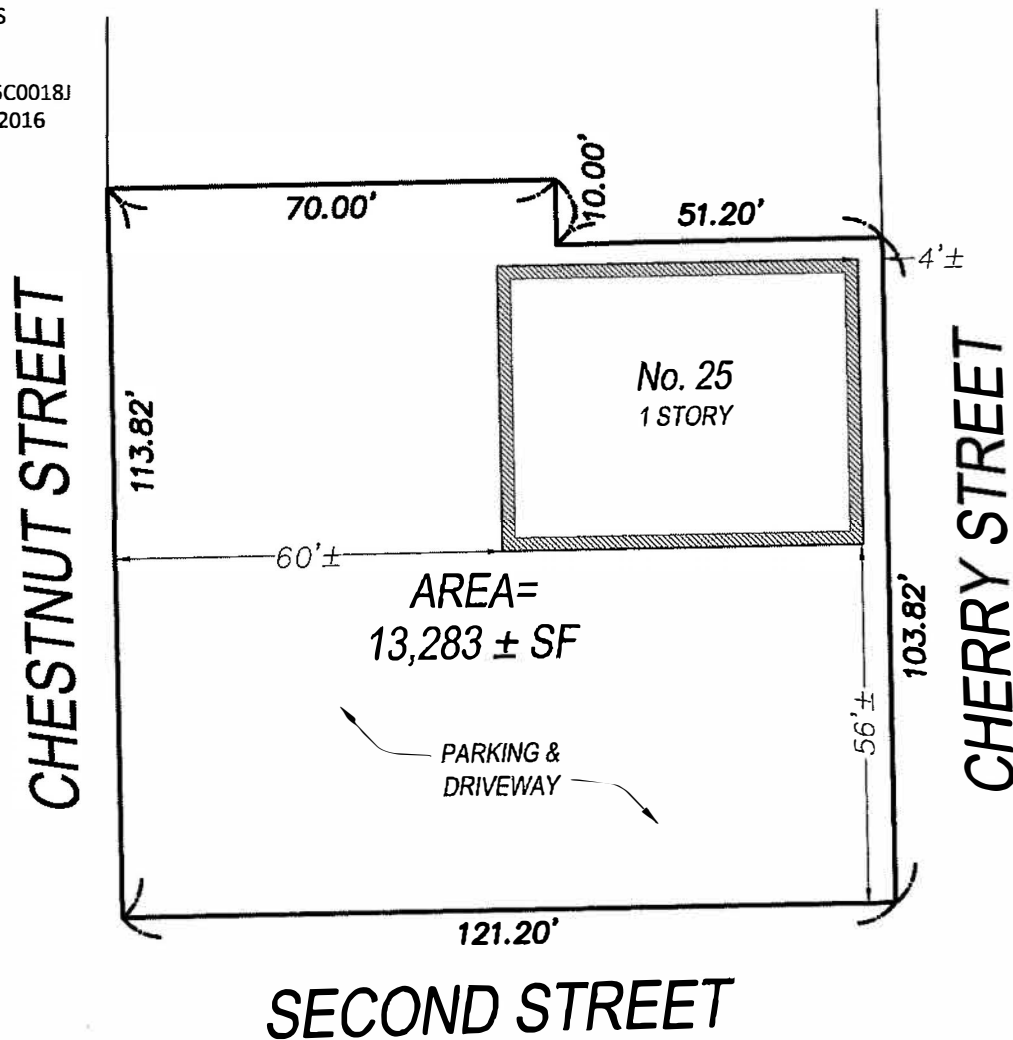
DEED: 56409/284  
PL: ASSESSORS

**NOTES:**

PARCEL ID: 19-68



BOSTON  
SURVEY, INC.  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

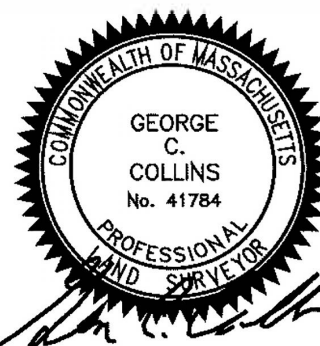


**PLOT PLAN**  
LOCATED AT  
**25 SECOND STREET**  
**CHELSEA, MA 02150**

SCALE: 1.0 INCH = 30.0 FEET

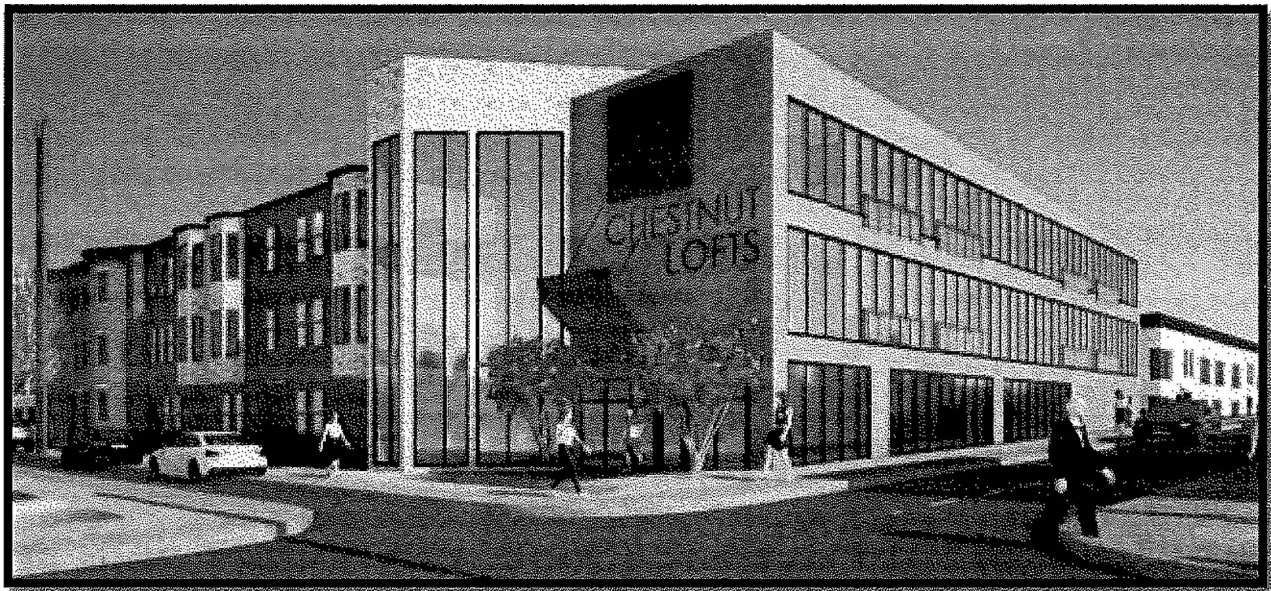


FIELD:	TB
DRAFT:	AHD
CHECK:	GCC
DATE:	03/12/20
JOB #	20-03438



Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

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**Presented by**



**March 13, 2020**

Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

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1. PROJECT OVERVIEW

Project Title: Chestnut Lofts

Project Location: 25 Second Street  
Chelsea, MA 02150

Project Petitioner: Chestnut Lofts LLC  
750 Broadway  
Chelsea, MA 02150

Project Owner: Anthony DeFlumeri  
25 Second Street  
Chelsea, MA 02150

About Petitioner: Broadway Capital Inc., is a privately-owned company located in Chelsea MA, that owns and manages a total of ~200 residential units in the City of Chelsea. Our company's main office is located at 750 Broadway in Chelsea. The company has a total 8 employees. Through construction loans and internal funding sources, Broadway Capital has made over \$6MM of capital improvements to properties located within the City of Chelsea over the past two years.

Project Summary: The proposed project to be known as "Chestnut Lofts" includes the razing of worn-down 3-bay garage structure and the construction of 24-unit multi-family dwelling in the R2 zoning district. The new building will consist of 24 owner-occupied residential units with the option for a child daycare facility on the ground level floor. The ground level will also include a total of 36 off-street parking spots: 1.5 parking spots per residential unit. There will also be a shared roof deck area above the Chestnut townhouse level.

The project requires variance and a special permit approval due to the following zoning deficiencies associated with the R-2 zoning designation:

	<u>Required</u>	<u>Proposed</u>	<u>Relief Type</u>
Minimum Lot Size (sqft)	72,000	13,284	Variance
Side set back (ft)	17	0	Variance
Front set back (ft)	10	0	Variance
Rear set back (ft)	20	0	Variance
Maximum Lot Coverage (%)	40	94	Variance
Maximum Floor Ratio	1.0	2.0	Variance
Minimum Open Space (sqft)	3,600	2,620	Variance
Parking (stacked)	36	NA	Special Permit

Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

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- Benefits of Project:**
- Promotes affordable homeownership in Chelsea
  - Provides ownership opportunity with 4-5 affordable units at 80% AMI
  - Converts non-conforming (automotive mechanic) use in R2 to conforming use
  - Improves overall aesthetics of the neighborhood
  - Improves overall appearance of property and increases available off-street parking at the site
- Utility Plan:**
- After performing a simple review of the utilities, a summary of our findings and recommendations is outlined below:
- The electrical service will be provided by Eversource. The current service will need to be upgraded to a 1600-amp 3-phase service in order provide adequate electrical capacity for the 24 residential units. The line will come on Cherry Street side of structure.
- The domestic water, sewer and sprinkler lines will need to be upgraded to meet the demands of the proposed 24-unit residential structure. The plan will be to provide a new 4-inch domestic water line, 6-inch dedicated sprinkler line and 6-inch sewer main. Outlets will have tie-ins on Chestnut Avenue.
- The building will be required to have an updated fire alarm control panel with 4-6 zones. The system consists of at least one fire pull stations, heat detectors in unit entrances, smoke detectors in common areas and horn/strobes in common areas. With the change in use, the life safety systems will need to be upgraded to meet current local fire and building code requirements.
- The building will be fully sprinklered. There one dedicated fire service throughout the building. One 6-inch service will enter from Chestnut Ave and will have wet alarm valves for the building and a dry alarm valve for the garage. All sprinkler heads will be residential or quick response type.
- The storm water runoff will be capture through 6-8 roof drains and tie-in will be done on Chestnut Ave. Based on preliminary analysis, the drainage will be enough for this residential development.
- Landscaping/ Fencing:** We plan to line the perimeter with Boxwood planting on the Cherry Street side. The plan will also incorporate tall fescue grass around the transformer in the rear of property.

Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

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Variance Information:

**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 square shape of the parcel makes it difficult to meet the letter of the Zoning Ordinance requirements. Because the property is located within the R-2 zoning designation, it allows for multi-family dwellings, therefore the proposed project would not affect the zoning district.

**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.**

The petitioner will acquire the parcel for fair market value. The premium that will be paid for the site requires redevelopment at a higher density to offset the costs of acquisition and construction. Failure to grant relief would create a hardship for the both Petitioner and current property owner.

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

Granting the requested variance will not be a substantial detriment to the public good. The current automotive business in the R2 zoning district is a grandfathered non-conforming use that does not meet current rear setback requirements. The proposed development will convert the use to a conforming use for this district. The construction of the proposed structure will not be out of character with the neighborhood.

**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 purpose of the R-2 zoning district is to provide an area for mid-sized multi-family dwellings. The requested variances will provide for construction of a 24-unit multi-family dwelling. Therefore, the proposed use will not nullify or substantially derogate from the intent or purpose of the zoning ordinance of the City of Chelsea.

Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

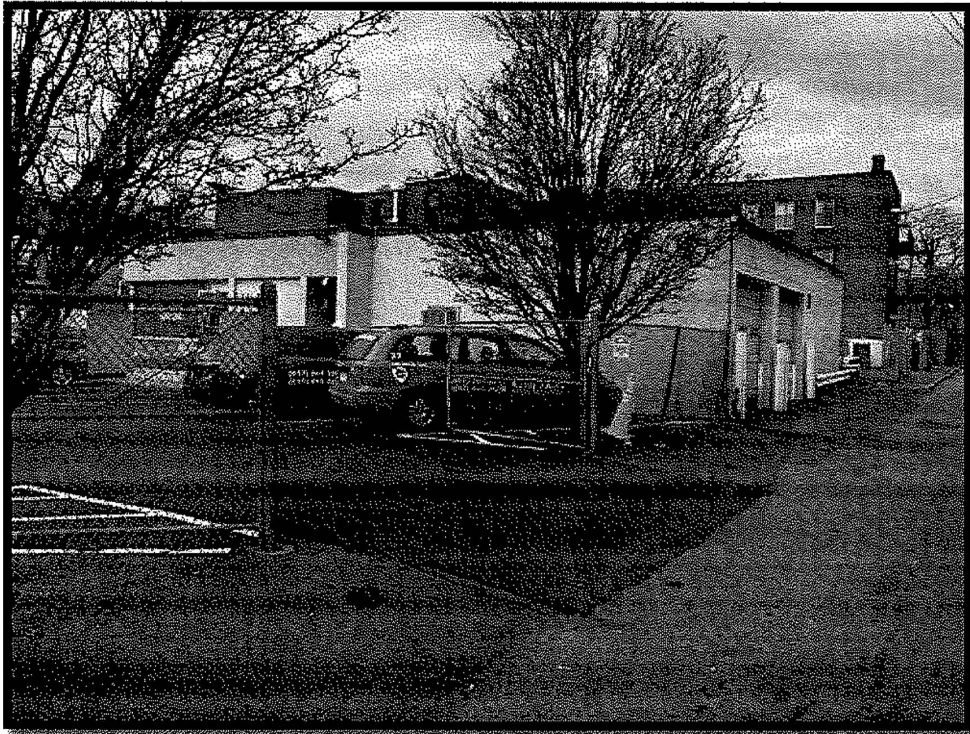
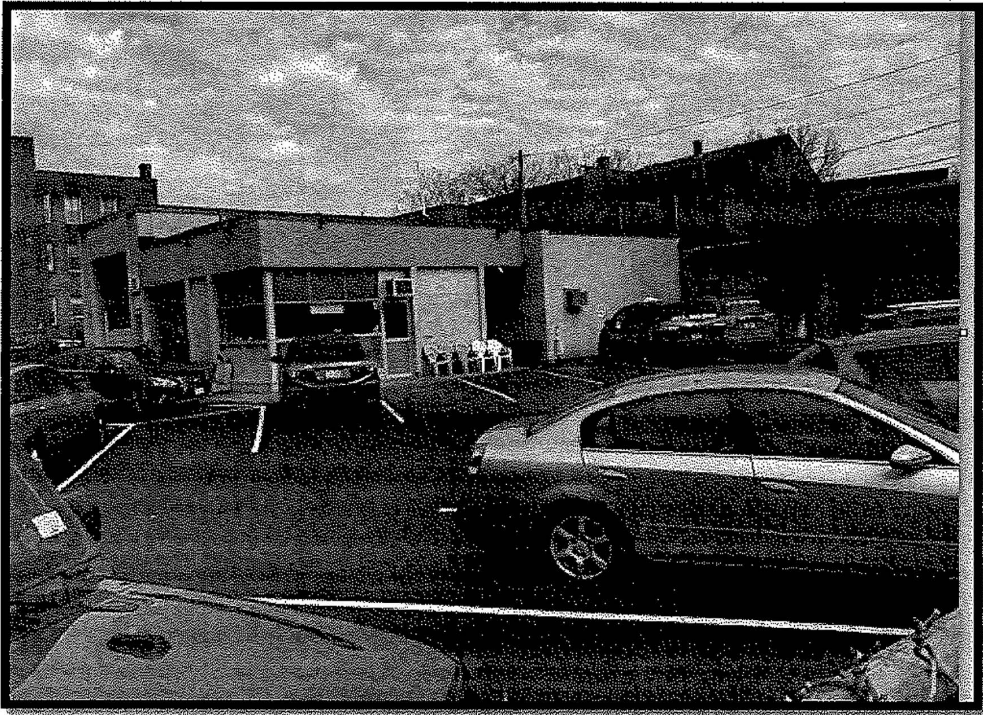
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Petition for Variance and Special Permit  
25 Second Street  
Chelsea, MA 02150

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**BROADWAY CAPITAL CONSTRUCTION LLC**750 BROADWAY  
CHELSEA MA 02150-2523

1148

53-13/110 MA  
10065DATE 3-10-2020PAY  
TO THE  
ORDER OFChelsea Record \$ 160.00  
One hundred and sixty <sup>xx/100</sup> DOLLARS**Bank of America**

ACH R/T 011000138

FOR 25 Second St - 2BAVan + SP Postage

⑈001148⑈ ⑆011000138⑆ 466002863232⑈

Photo  
Safe  
Deposit  
Details on back**BROADWAY CAPITAL CONSTRUCTION LLC**750 BROADWAY  
CHELSEA MA 02150-2523

1147

53-13/110 MA  
10065DATE 3-10-2020PAY  
TO THE  
ORDER OFCity of Chelsea \$ 700.00  
Seven hundred <sup>xx/100</sup> DOLLARS**Bank of America**

ACH R/T 011000138

FOR 25 Second St - 2BA

⑈001147⑈ ⑆011000138⑆ 466002863232⑈

Photo  
Safe  
Deposit  
Details on back

SITE: 12990 SF  
GROSS BUILDING: 32396 SF  
FAR: 2.49  
LOT COVERAGE: 94%  
SETBACKS:  
CHESTNUT: 5'-0"  
SECOND: 0'-0"  
CHERRY: 0'-0"  
PARTY WALL: 0'-0"



PROJECT NAME  
CHESTNUT LOFTS  
PROJECT ADDRESS  
25 SECOND STREET  
CHELSEA, MA  
PROJECT PHASE  
ZONING

ARCHITECT  
YANKO  
STUDIO  
ARCHITECTS  
407 DUDLEY STREET, SUITE 40  
BOSTON, MA 02119  
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME  
SITE

SHEET USE  
DATE  
SCALE  
REVISION  
REV' ISSUE

2000



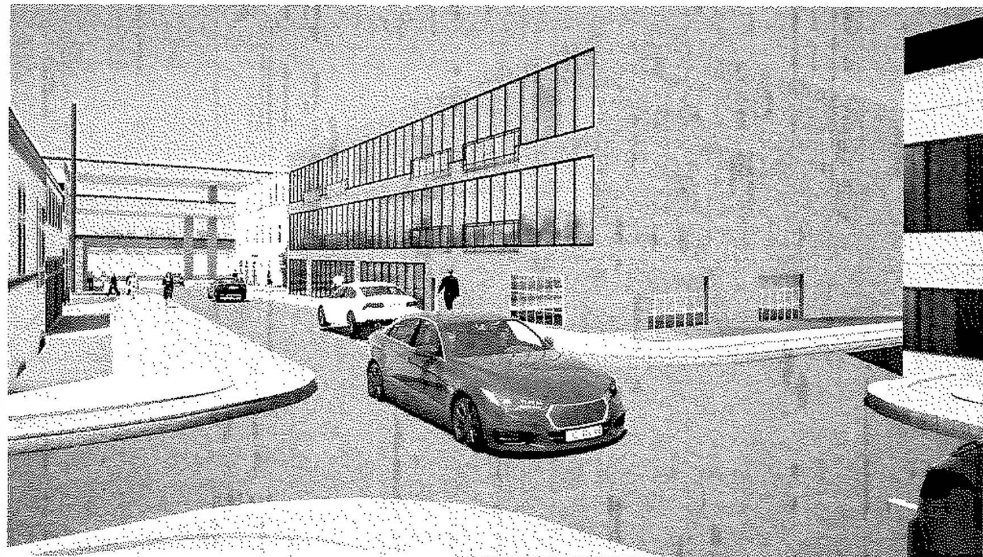


FIGURE 3 - SECOND STREET ELEVATION



FIGURE 2 - CHESTNUT AND SECOND STREET



FIGURE 1 - PEDESTRIAN EXPERIENCE

PROJECT NAME  
CHESTNUT LOFTS

PROJECT ADDRESS  
25 SECOND STREET  
CHELSEA, MA

PROJECT PHASE  
ZONING

ARCHITECT

**VANKO**  
STUDIO  
ARCHITECTS

487 BUCKLEY STREET, SUITE #8  
BOSTON, MA 02119  
617.592.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME  
RENDERINGS

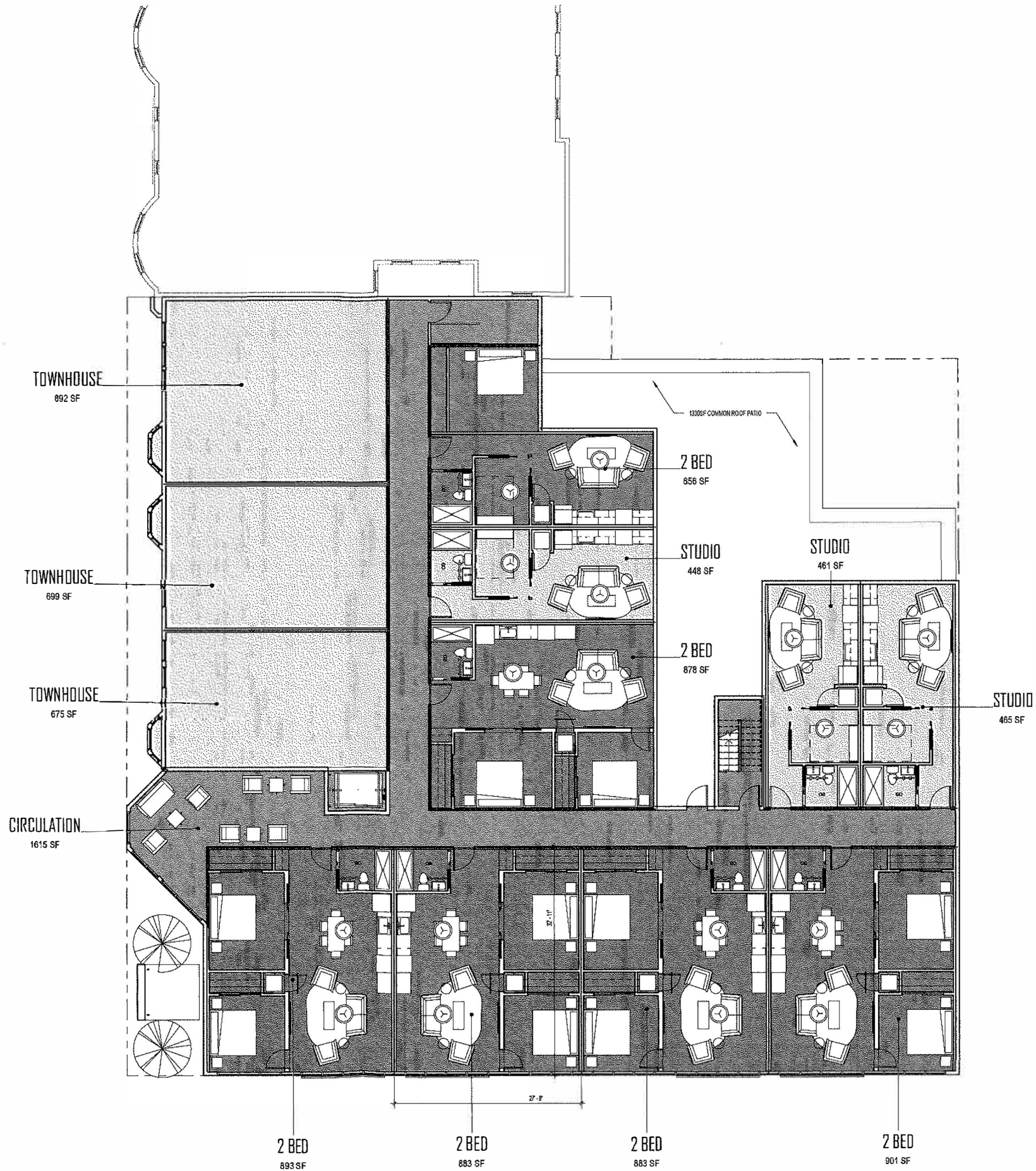
SHEET USE	ZONING
DATE	3/11/2020
SCALE	
REVISION	
REV	ISSUE

**Z100**





GROSS BUILDING		
Level	Name	Area
01 - LEVEL 1	BICYCLE	539 SF
01 - LEVEL 1	CIRCULATION	1694 SF
01 - LEVEL 1	CIRCULATION	314 SF
01 - LEVEL 1	COMMON	1702 SF
01 - LEVEL 1	GARAGE	4842 SF
01 - LEVEL 1	MECH	177 SF
01 - LEVEL 1	TOWNHOUSE	869 SF
01 - LEVEL 1	TOWNHOUSE	854 SF
01 - LEVEL 1	TOWNHOUSE	834 SF
01 - LEVEL 1	TRASH	472 SF
		11807 SF
02 - LEVEL 2	2 BED	878 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	2 BED	901 SF
02 - LEVEL 2	2 BED	856 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	CIRCULATION	1615 SF
02 - LEVEL 2	STUDIO	448 SF
02 - LEVEL 2	STUDIO	448 SF
02 - LEVEL 2	STUDIO	461 SF
02 - LEVEL 2	TOWNHOUSE	832 SF
02 - LEVEL 2	TOWNHOUSE	839 SF
02 - LEVEL 2	TOWNHOUSE	675 SF
		13243 SF
03 - LEVEL 3	2 BED	878 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	901 SF
03 - LEVEL 3	2 BED	856 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	907 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	CIRCULATION	1615 SF
03 - LEVEL 3	STUDIO	448 SF
03 - LEVEL 3	STUDIO	448 SF
03 - LEVEL 3	STUDIO	461 SF
03 - LEVEL 3	STUDIO	461 SF
		13243 SF
		32296 SF



PROJECT NAME

CHESTNUT LOFTS

PROJECT ADDRESS

25 SECOND STREET

CHELSEA, MA

PROJECT PHASE

ZONING

ARCHITECT

**VANKO**  
STUDIO  
ARCHITECTS

407 DUXIE STREET, SUITE #8  
BOSTON, MA 02119  
617.352.1128

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME

SECOND FLOOR

SHEET USE

DATE

SCALE

REVISION

REV ISSUE

ZONING

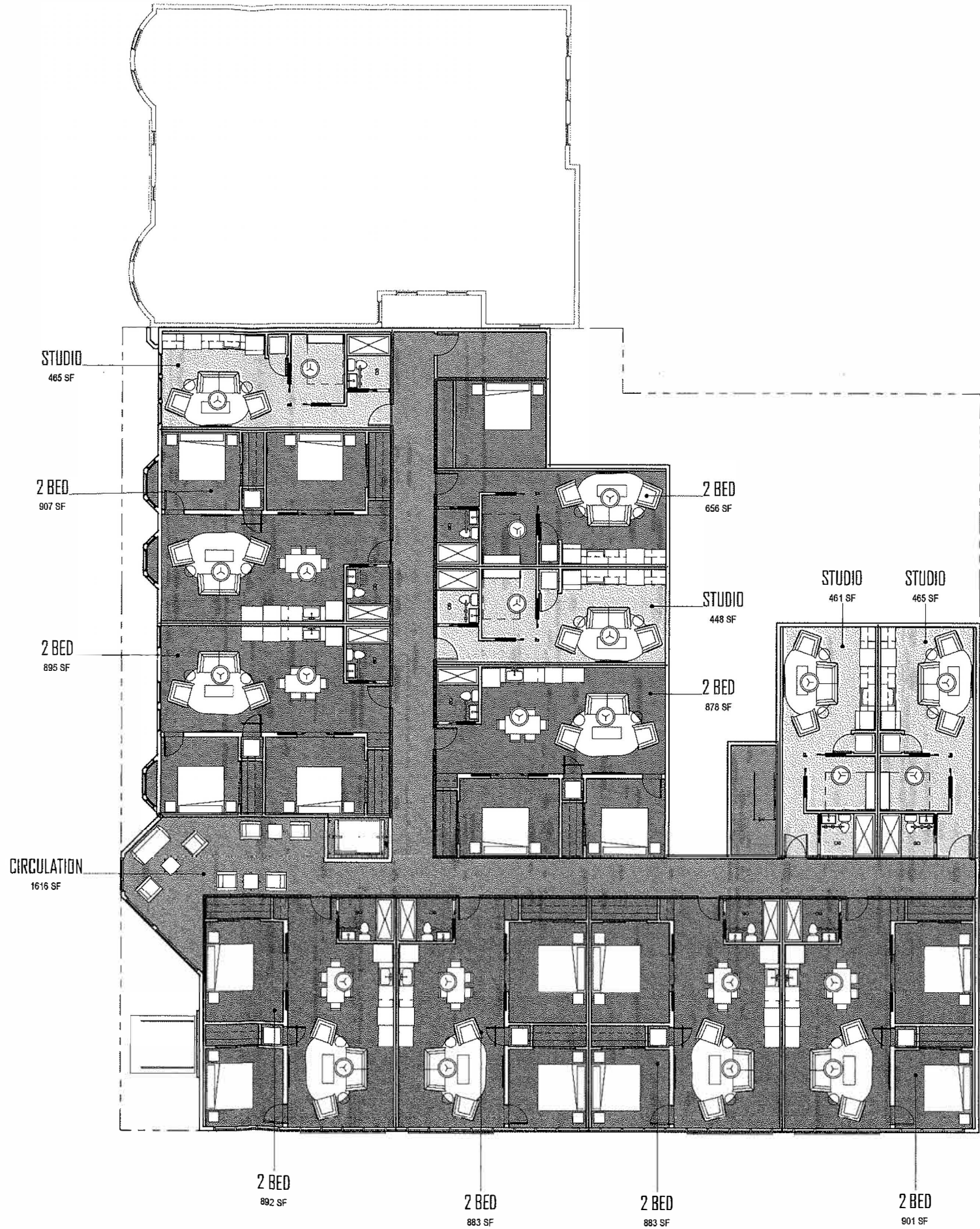
3/11/2020

1/8" = 1'-0"

**2102**



GROSS BUILDING		
Level	Name	Area
01 - LEVEL 1	BICYCLE	529 SF
01 - LEVEL 1	CIRCULATION	1694 SF
01 - LEVEL 1	CIRCULATION	314 SF
01 - LEVEL 1	COMMON	1702 SF
01 - LEVEL 1	COMMON	4942 SF
01 - LEVEL 1	MECH	177 SF
01 - LEVEL 1	TOWNHOUSE	649 SF
01 - LEVEL 1	TOWNHOUSE	654 SF
01 - LEVEL 1	TOWNHOUSE	624 SF
01 - LEVEL 1	TRASH	472 SF
01 - LEVEL 1		11697 SF
02 - LEVEL 2	2 BED	878 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	2 BED	901 SF
02 - LEVEL 2	2 BED	896 SF
02 - LEVEL 2	2 BED	883 SF
02 - LEVEL 2	CIRCULATION	1615 SF
02 - LEVEL 2	STUDIO	445 SF
02 - LEVEL 2	STUDIO	448 SF
02 - LEVEL 2	STUDIO	451 SF
02 - LEVEL 2	TOWNHOUSE	892 SF
02 - LEVEL 2	TOWNHOUSE	898 SF
02 - LEVEL 2	TOWNHOUSE	875 SF
02 - LEVEL 2		17343 SF
03 - LEVEL 3	2 BED	878 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	901 SF
03 - LEVEL 3	2 BED	896 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	2 BED	883 SF
03 - LEVEL 3	CIRCULATION	1616 SF
03 - LEVEL 3	STUDIO	465 SF
03 - LEVEL 3	STUDIO	449 SF
03 - LEVEL 3	STUDIO	465 SF
03 - LEVEL 3	STUDIO	461 SF
03 - LEVEL 3		10945 SF
		32642 SF



PROJECT NAME  
CHESTNUT LOFTS

PROJECT ADDRESS  
25 SECOND STREET  
CHELSEA, MA

PROJECT PHASE  
ZONING

ARCHITECT

**VANKO**  
STUDIO  
ARCHITECTS

487 DUDLEY STREET, SUITE #4  
BOSTON, MA 02119  
617.592.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME  
THIRD FLOOR

SHEET USE	ZONING
DATE	3/11/2020
SCALE	1/8" = 1'-0"
REVISION	
REV	ISSUE

2103