



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

(Please type or print)

ZBA Use Only

File # 2020-09

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: 80 Park ST, Chelsea, MA 02150

Assessor's Map: 19 & Lot: 108

Suffolk Registry of Deeds: Book # 00679 Page # 138

Certificate Number (if registered) 906825

Current Zoning District (Check One) 

- | | |
|---|---|
| <input 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 checked="" 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: Chasen Failla

Petitioner Address: 80 Park ST, Chelsea, MA 02150

Tel. #: Days (678) 294 - 4101 Evenings: () _____ - _____

Fax: () _____ - _____ Email: _____

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

Owner Name (if different): _____

Owner address: _____

Tel. #: Days () _____ - _____ 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):

Project to convert single family home to two family home. No changes to existing structure.

Unit 1: Floor 1, 1 bedroom/1 bathroom

SQ FT: aprox 818 + 818 (Basement)

Unit 2: Floor 2-3, 4 bedroom/1 bathroom

SQ FT: aprox 1636

Relief Needed:

Proposed Parking Spaces: 0

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

06/22/2020

DATE


SIGNATURE OF PROPERTY OWNER

6/22/2020

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

June 12, 2020

Chasen Failla
80 Park Street
Chelsea, MA 02150

Re: 80 Park Street, Chelsea, MA 02150 BR Zoning 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 one (1) family to a two (2) family structure and we find as follows:

Records available to this office indicate that your one family (1) structure has been classified as a lawful non-conforming structure within the Retail Business District, in which the referenced premise is located.

Pursuant to Article 7 entitled "SPECIAL RESIDENTIAL REGULATIONS" and section 34-154 entitled "Conversion of dwelling" of The City of Chelsea Zoning Ordinance, no new dwelling unit created by conversion of an existing dwelling into a greater number of units shall be permitted unless the requirements of minimum lot area for each dwelling unit, maximum ratio of floor area to lot area, usable open space and off-street parking are satisfied for all dwelling units in existence and proposed.

Your proposed construction fails to meet said standards as follows:

- | | |
|--|--------------------------|
| a) Parking spaces required 4 | proposed 0 spaces |
| b) Required open space 200 square feet | proposed 120 square feet |

Therefore, your application has been denied and your proposed occupancy may not be lawfully established unless the Zoning Board of Appeals grants the required Special Permit and Variance. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer
Director

Cc: John DePriest, Director of Planning and Development

MORTGAGE INSPECTION PLAN

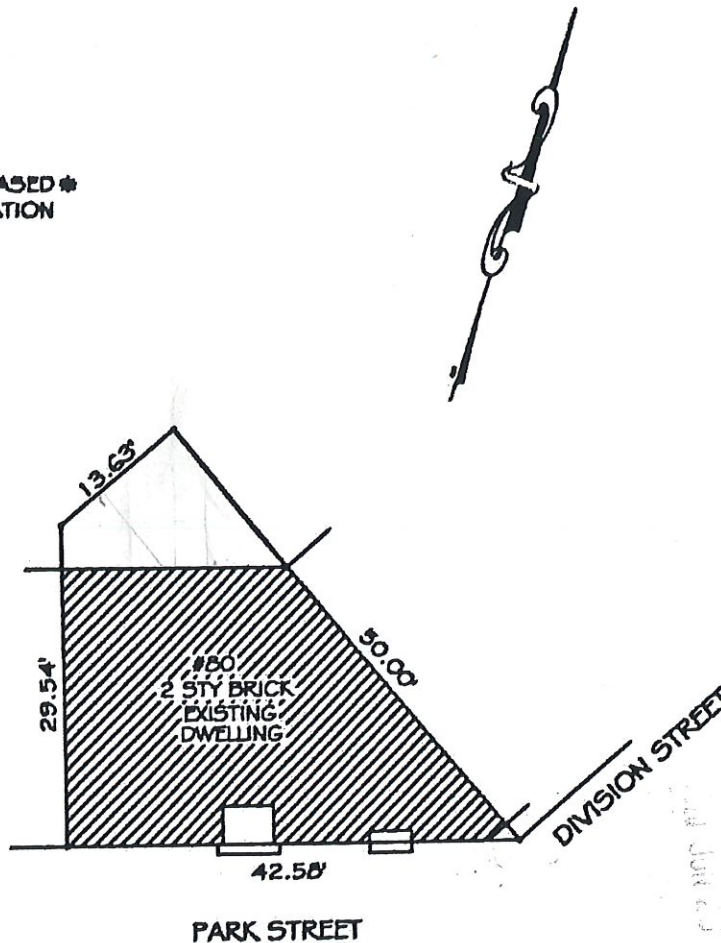
NORTHERN ASSOCIATES, INC.

82 MAPLE AVE ANDOVER, MA. 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: CHASEN FALLA
LOCATION: 80 PARK STREET
CITY, STATE: CHELSEA, MA
DATE: 4/28/2020

DEED REF:
PLAN REF:
SCALE: 1"=20'
JOB #: 2201212

* LOT CONFIGURATION IS BASED *
ON ASSESSOR'S INFORMATION
AND MAY NOT BE EXACT.



CERTIFIED TO:

Flood hazard zones has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and efforts are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown herein are based on client-furnished information and may be subject to further sub-sales, findings, easements and rights of way, and other matters of record and prescription or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, except no responsibility for damages resulting from said violations by anyone other than the said mortgagee and its assigns in connection with the proposed mortgage financing to said mortgagee.

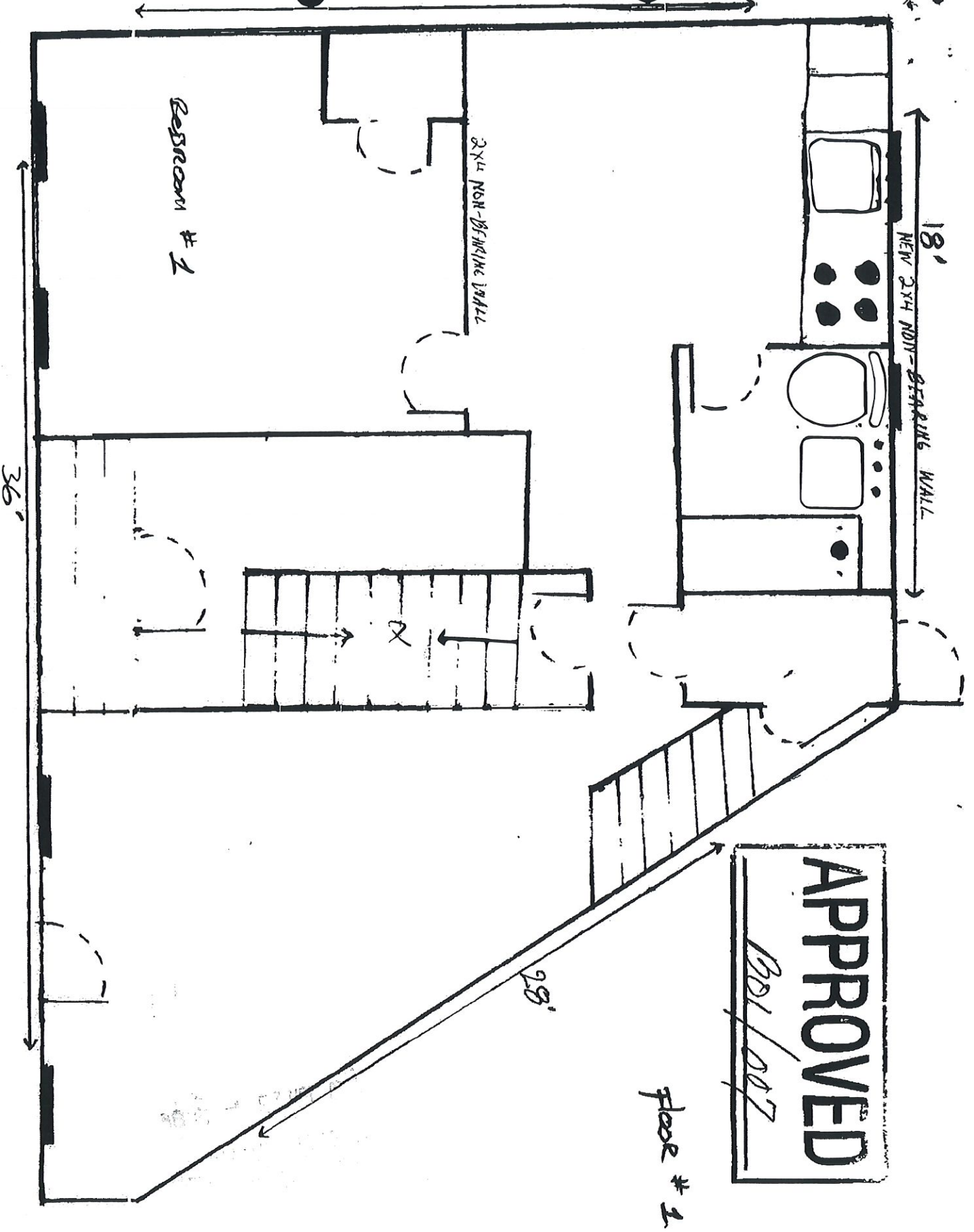


I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. Ch. 40A Sec. 7.

- ☒ 1. Property/Structure is not in Flood Hazard.
- ☐ 2. Property/Structure is in a Flood Hazard Area.
- ☐ 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood Insurance Rate Map Panel 25025C0016J
Date 03/16/2016 Swn X-UNSHADED

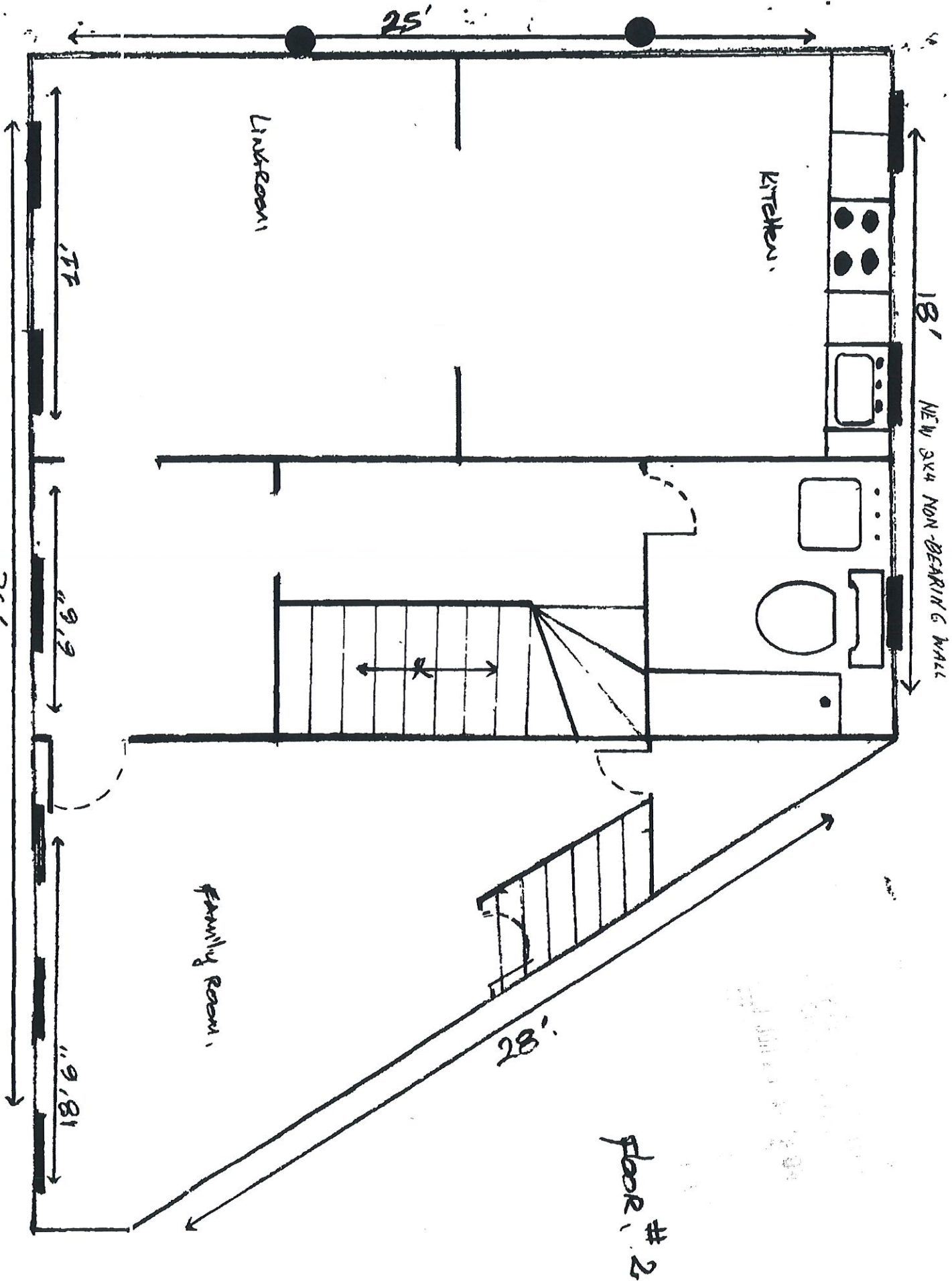
78-80 PARK ST CHELSEA MA 02150



APPROVED
10/1/07

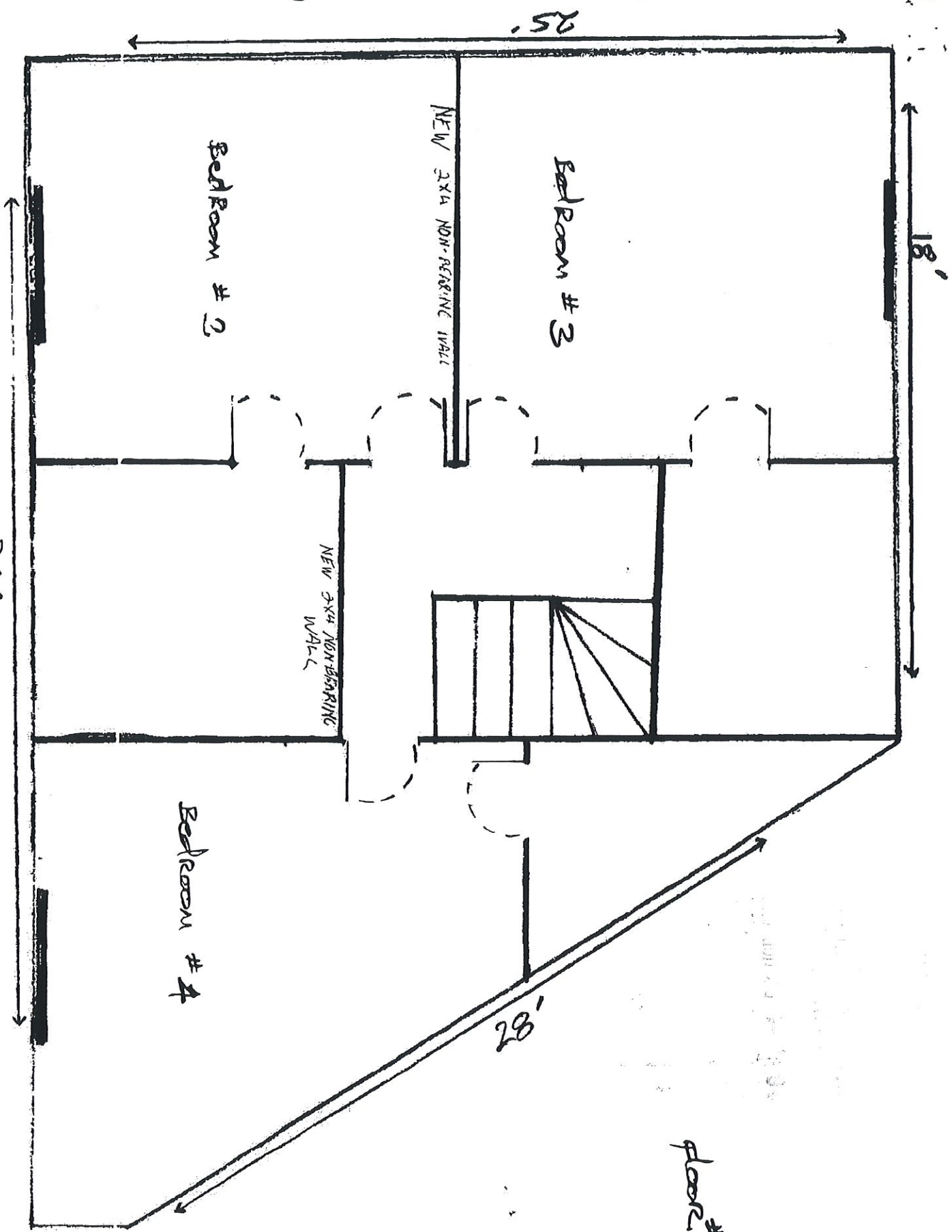
Floor # 1

78-80 PARK ST CHELSEA MA 02150



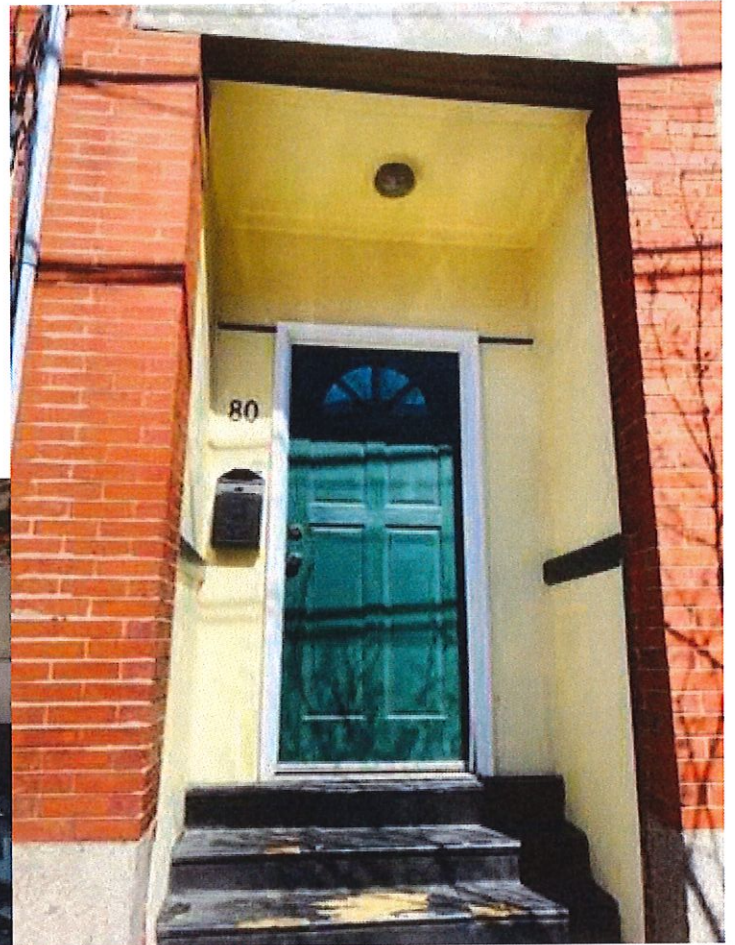
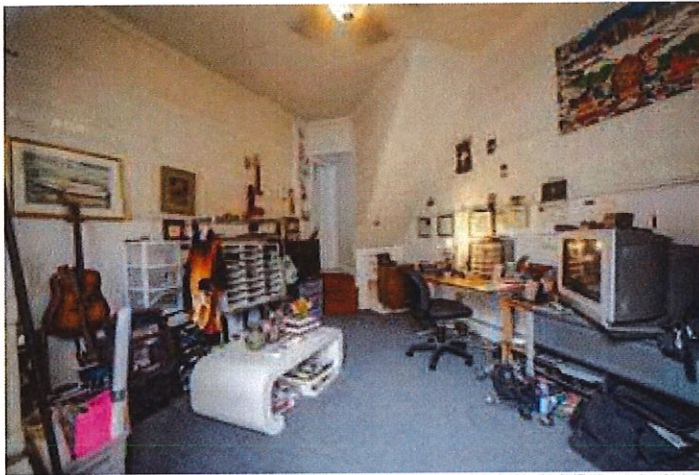
78-80 PARK ST CHELSEA MA 02150

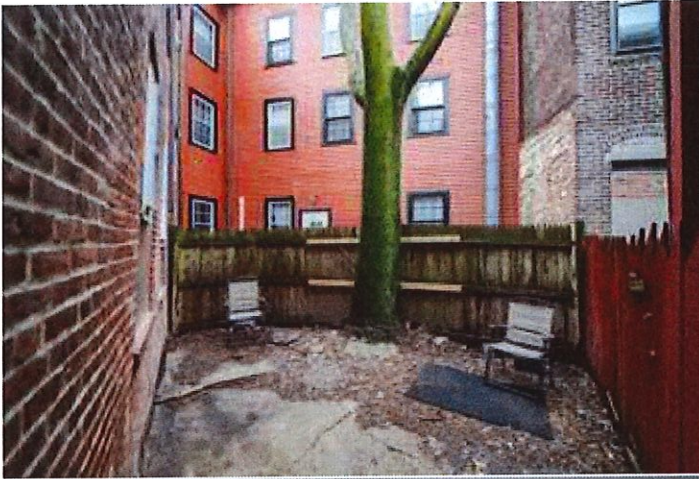
36'



Floor #3











PETITION FOR VARIANCE

(Please type or print)

ZBA Use Only

File # 2020-09

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:
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| <input type="checkbox"/> Residence 2 | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Residence 3 | <input type="checkbox"/> Light Industrial |
| <input checked="" 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: Chasen Failla

Petitioner Address: 80 Park ST, Chelsea, MA 02150

Tel. #: Days (678) 294 - 4101

Evenings: () _____ - _____

Fax: () _____ - _____

Email: chasefailla@gmail.com

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

Owner Name (if different): _____

Owner address: _____

Tel. #: Days () _____ - _____

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):

Convert single family home to two family home

Please see next page for more information

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.

No changes to the existing structure will be made and no new structures will be built. No changes will be made that will affect soil conditions, shape, or topography

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.

Please see following page for more information

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

Providing the desired relief will cause no detriment to the public good. Surrounding properties are all existing multi-family dwellings within a densely populated historic downtown area.

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.

Providing the desired relief will help the city of Chelsea and businesses by locating more members of the community closer to the thriving retail area. Providing this relief will in no way nullify or substantially derogate from the intent of the existing zoning ordinance.

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.

Chris Taylor

SIGNATURE OF PETITIONER

6/22/2020

DATE

Chris Taylor

SIGNATURE OF PROPERTY OWNER

6/22/2020

DATE

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

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):

Project to Convert single family home to two family

- Unit 1: Floor 1, 1 bedroom/1 bathroom
 - SQ FT: aprox. 818 + 818 (Basement)
- Unit 2: Floor 2-3, 4 bedroom/1 bathroom
 - SQ FT: aprox. 1636
- Relief Needed:
 - Proposed lot size: 938 sq ft
 - Usable open space: 120 sq ft
 - Proposed parking spaces: 0

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

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.

- Due to the size and shape of this lot within a dense historic downtown, it is not possible to meet the minimum lot size requirements of 7000 square feet or the usable open space requirement of 600 square feet.
- The location prohibits any type of off street parking as the building is surrounded by existing retail and multi-family dwellings in the rear, directly touching the buildings on both sides, and built up to the sidewalk along park street.
- Not allowing this variance would also cause the petitioner to face financial hardship without the additional source of income. If this relief is provided, however, the petitioner will have additional income to make cosmetic improvements to the property, thus helping the neighbor.

20 JUN 23 P 4:05
CHelsea, MA