



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

(Please type or print)

ZBA Use Only

File # 2020-10

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: 88 Washington Ave

Assessor's Map: 48 & Lot: 9

Suffolk Registry of Deeds: Book # 61934 Page # 339

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: Juliana Catherine Real Estate Investment, LLC

Petitioner Address: 42 Fatherland Drive, Byfield, MA 01922

Tel. #: Days (617) 257 - 0377

Evenings: () -

Fax: () -

Email:

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

Owner Name (if different): N/A

Owner address:

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. 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):

Premises are currently listed for occupancy as a mixed-use building (commercial first floor, residential second & third floors.) Prior owner occupied first floor as his residence but had not formally converted first floor to residence pursuant to prior Special Permit in Case No. 2001-36.

Petitioner wishes to renovate first floor into a new one-bedroom apartment, with computer room, game room and bathroom in presently unfinished basement. Facade of building to be renovated and improved.

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

Carl J. Orlandi, Manager
Juliana Catherine Real Estate Investment, LLC

SIGNATURE OF PROPERTY OWNER (Same)

July 16, 2020
DATE

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 # 2020-10

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: 88 Washington Avenue

Assessor's Map: 48 & Lot: 9

Suffolk Registry of Deeds: Book # 61934 Page# 339

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: Juliana Catherine Real Estate Investment, LLC

Petitioner Address: 42 Fatherland Drive, Byfield, MA 01922

Tel. #: Days (617) 257 - 0377

Evenings: () _____ - _____

Fax: () _____ - _____

Email: _____

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

Owner Name (if different): Same

Owner address: _____

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 wishes to convert first floor of 3-story building from purported commercial use to residence, making premises a 3-family dwelling. Basement will be part of first floor unit; facade to be renovated and improved.

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.


SIGNATURE OF PETITIONER
Carl J. Orlandi, Manager
Juliana Catherine Real Estate Investment, LLC

SIGNATURE OF PROPERTY OWNER

July 16, 2020

DATE

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



Carl Orlandi

Dimensional Worksheet

Structure Dimensional Checklist To Be Completed By Applicant

Petitioner Name	Juliana Catherine Real Estate Investment, LLC
Parcel Address	88 Washington Avenue, Chelsea, MA 02150
Zoning District	R-2
Lot Area	
Total Building Gross Floor Area	

	Allowed/ Required	Existing	Proposed
Minimum Lot Area (sf)	10,500	1,180	1,180
Lot Area/Dwelling Unit			
Maximum Floor Area Ratio			
Minimum Frontage (ft)			
Total Dwelling Units			
Rental/Ownership			
Affordable			
Density			
Minimum Yard Setbacks			
Front			
Side, Left			
Side, Right			
Rear			
Maximum % Lot Coverage			
Minimum Open Space/Family	900	0	0
Total Off-Street Parking Spaces	5	2	2
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

Michael McAteer
Director

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

July 2, 2020

Carl Orlandi
42 Fatherland Drive
Byfield, MA 01922

Re: 88 Washington Avenue – R2 Residential District

Dear Property Owner:

This office has completed its review of your Application for a Certificate of Occupancy seeking approval for the conversion of your two family residential structure with first floor store into a three family residential structure and we find as follows:

Section 34-154 of the City of Chelsea Zoning Ordinance regulates conversions of dwelling structures and pursuant to same no new dwelling unit created by the 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, usable open space and off street parking requirements are satisfied for all dwelling units in existence and proposed in the dwelling after the conversion or enlargement.

Your proposed conversion conflicts with the aforementioned requirements as follows:

- | | | | |
|---------------------------------------|----------------|----------|---------------|
| a) Off street parking spaces required | 5 | proposed | 2 |
| b) Minimum lot area required | 10,500 Sq. ft. | proposed | 1,180 Sq. ft. |
| c) Usable open space required | 900 Sq. ft. | proposed | 0 Sq.ft. |

Due to the conditions outlined above, your application for a Certificate of Occupancy approving use of the above-referenced premises as a three family dwelling has been denied. No such conversion can be lawfully established unless a Special Permit and variances are granted by the City of Chelsea Zoning Board of Appeals.

Sincerely,

Michael McAteer
Director

Cc: John DePriest, Director of Planning and Development

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 10/22/2019 01:16 PM
Citr# 195262 00478 Doc# 00089993
Fee: \$1,254.00 Cons: \$275,000.00



2019 00089993
Bk: 61934 Pg: 339 Page: 1 of 2
Recorded: 10/22/2019 01:16 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

Samuel F. Farrington, an unmarried man, of 88 Washington Street, Chelsea, Suffolk County, Massachusetts

For consideration paid in amount of Two Hundred Seventy-Five Thousand (\$275,000.00) Dollars

Grants to Juliana Catherine Real Estate Investment, LLC, a Massachusetts limited liability company, with an address of 42 Fatherland Drive, Byfield, Massachusetts 01922

WITH QUITCLAIM COVENANTS

A certain parcel of land with the brick dwelling house thereon situated in said Chelsea being the third house in a block of four swell front brick houses built by Lorenzo Woodbury on land conveyed to him by deed of David S. Swan, recorded with Suffolk Registry of Deeds, Lib, 1079, Folio 242. Said land is described as follows:

Beginning at a point on Washington Avenue on a straight line with the center of the brick partition wall separating the house on the granted premises from the house formerly owned by Dunlap, and running northerly on said line of Washington Avenue, Sixteen and one-half feet, more or less to the center of the brick wall separating the granted house from the adjoining house next northerly; then turning and running westerly through the center of the last named wall continuing on a direct line therewith sixty-nine feet more or less to a passageway reserved in a deed from Curtis to said Swan; Then turning and running southerly sixteen and one-half feet more or less to land of said Dunlap; then turning and running easterly on said Dunlap's land through the center of the wall separating the house hereby conveyed from said Dunlap's house seventy-four feet more or less to the point of beginning with the same right in common is said passageway as granted by said Woodbury to Abbie A. Emerson.

The property has the address of 88 Washington Avenue, Chelsea, Suffolk County, Massachusetts.

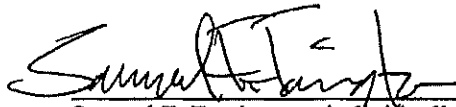
The undersigned hereby declares under the pains and penalties of perjury that he is unmarried, that no person is entitled to claim the benefit of an existing estate of homestead in the premises and he hereby releases and terminates any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration.

For title see deed of Karen Beats to Samuel F. Farrington dated June 28, 2001 recorded with the Suffolk Registry of Deeds in Book 26609, Page 320.

Lawrence N. Scult, Esquire
1075 Washington Street
West Newton, MA 02465

Property Address: 88 Washington Avenue, Chelsea, Massachusetts

WITNESS my hand and seal this 22nd day of October, 2019.



Samuel F. Farrington, individually

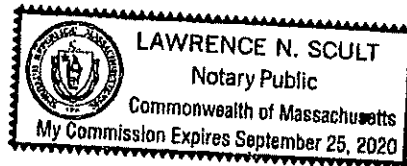
COMMONWEALTH OF MASSACHUSETTS

M. Adley, ss

On this 22 day of October, 2019, before me, the undersigned notary public, personally appeared Samuel F. Farrington, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license/personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[seal/stamp]


Notary Public -
My Commission Expires:



RECEIVED
CITY CLERK'S OFFICE
CHILSEA, MA
2020 JUL 16 AM 11:00

19-09018

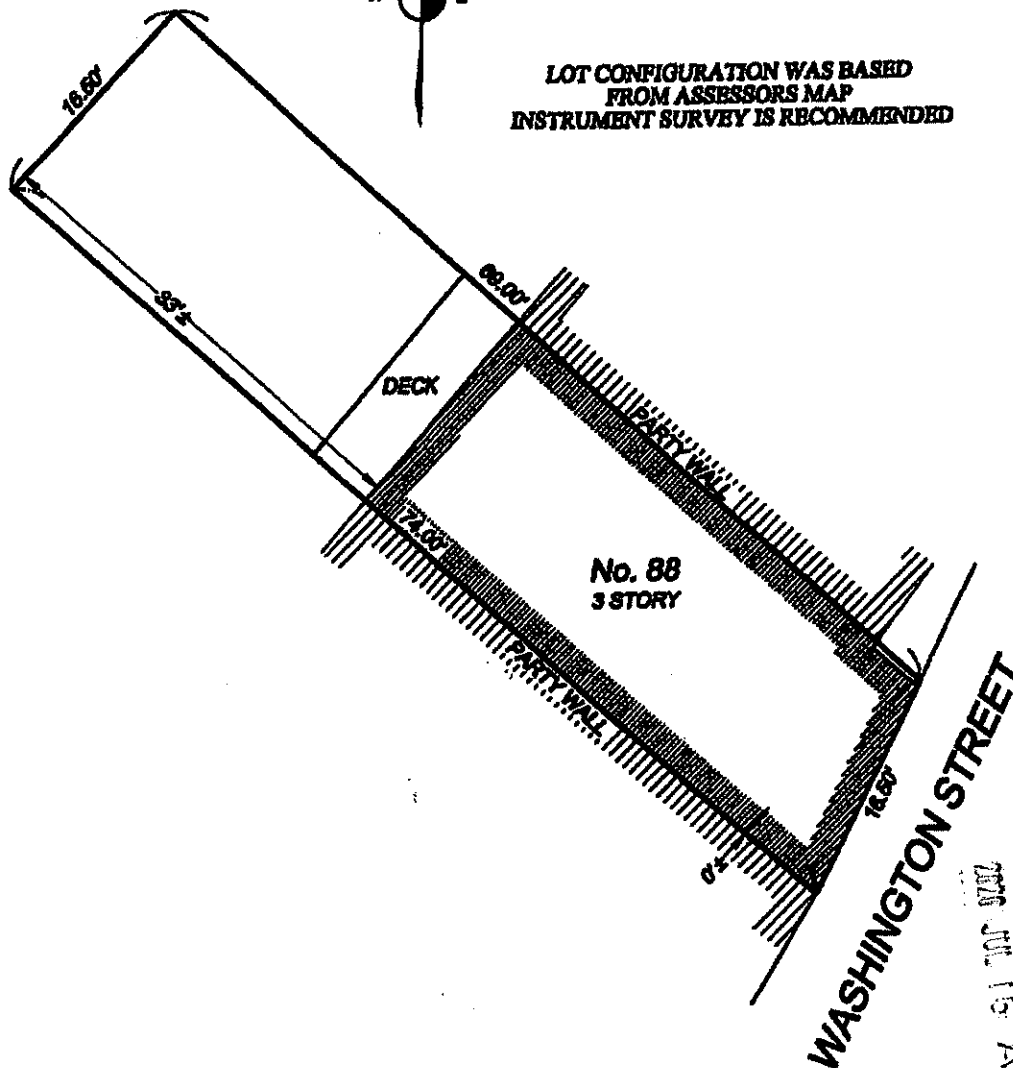
BOSTON

SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1312; F (617) 242-1312
WWW.BOSTONSURVEYING.COM



**LOT CONFIGURATION WAS BASED
FROM ASSESSORS MAP
INSTRUMENT SURVEY IS RECOMMENDED**



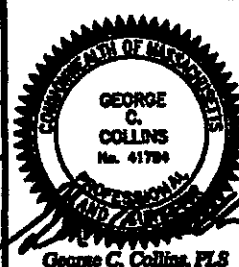
SCALE: 1" = 10'

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as **ZONE: X**

DEED REF: 26609/320
PLAN REF: ASSESSORS

The permanent structures are approximately located on the ground as shown. They either contributed to the network improvement of the local existing infrastructure in effect at the time of construction, or are exempt from vibration enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted herein.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, FLS

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FBI
JAN 10 1964
ST. PAUL, MN

FAMILY HOUSE RENOVATION

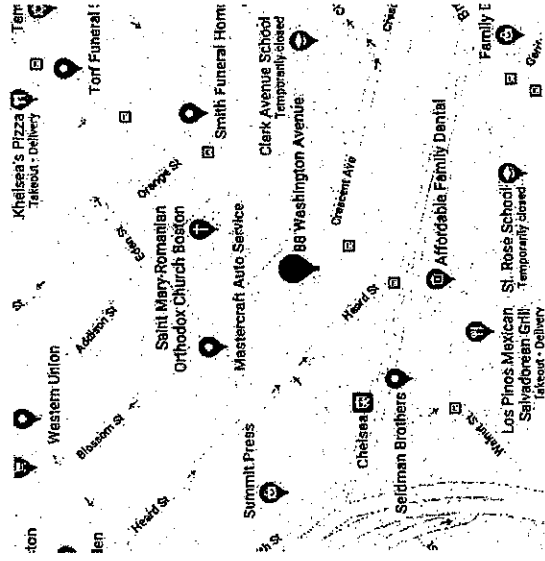
88 WASHINGTON ST, CHELSEA, MA

LIST OF DRAWINGS

- A-1 TITLE, CONTENT
- A-2 EXISTING FIRST FLOOR PLAN
- A-3 EXISTING BASEMENT FLOOR PLAN
- A-4 PROPOSED FIRST FLOOR PLAN
- A-5 PROPOSED BASEMENT FLOOR PLAN

SCOPE OF WORK:
1. RENOVATION & REMODELING OF THE FIRST FLOOR FAMILY UNIT
2. FINISHED BASEMENT, LIVING SPACE TO BE ADDED TO THE FIRST FLOOR FAMILY UNIT.

- GENERAL NOTES:
1. DIMENSIONS ARE NOT GUARANTEE, CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
 2. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
 3. ALL WORKS TO BE IN ACCORDANCE WITH THE COMMONWEALTH FOR CURRENT STATE BUILDING CODE AND OTHER APPLICABLE CODES.
 4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
 5. GENERAL CONTRACTOR TO REVIEW PROJECT WITH HOMEOWNER PRIOR TO STARTING CONSTRUCTION.
 6. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
 7. ALL TRADES TO BE COORDINATED PRIOR TO CONSTRUCTION BY GENERAL CONTRACTOR.



SITE PLAN
MSS



HIGINIO MENDEZ BABELONIA
CIVIL ENGINEER
BOSTON, MA TEL 955-440-5533
EMAIL hmb27@gmail.com

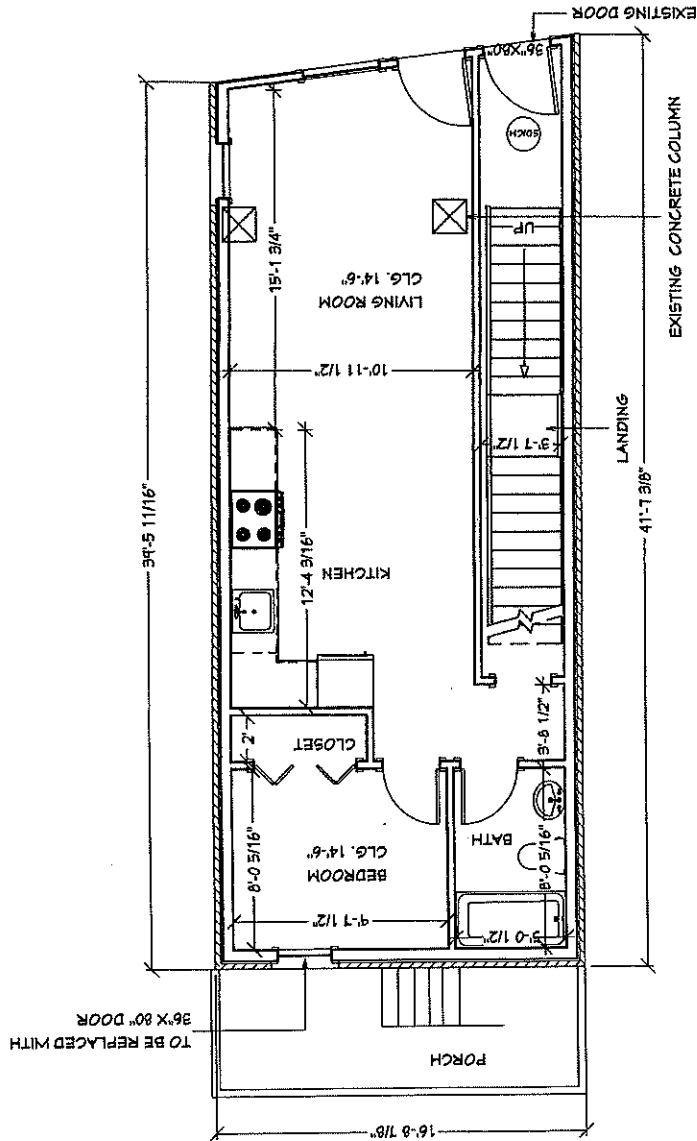
88 WASHINGTON ST
CHELSEA, MA

SHEET TITLE:
SITE PLAN
CONTENT

SCALE:
1"=10'

DATE:
5/27/2020

A-1



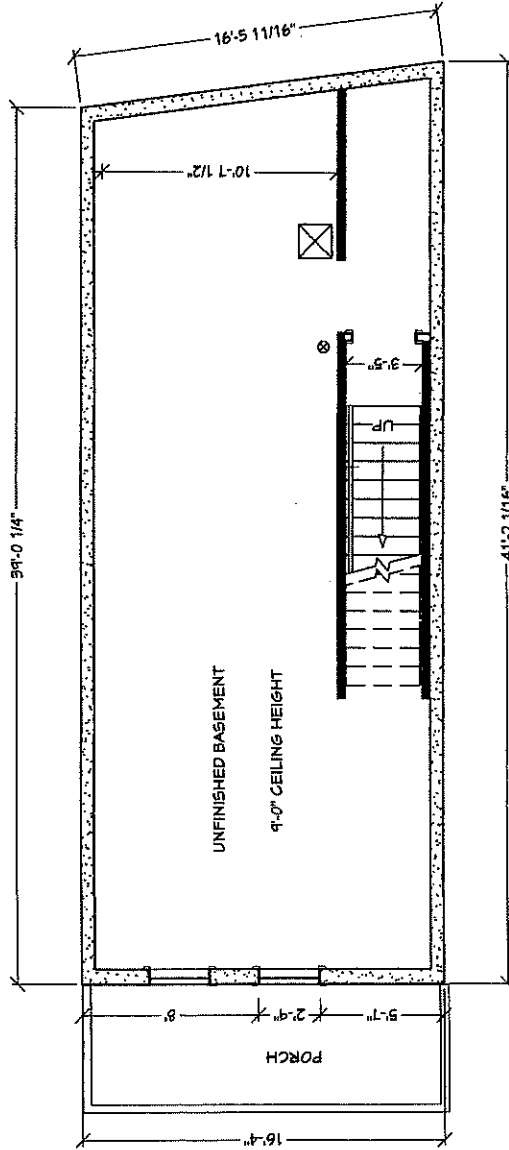
① EXISTING FIRST FLOOR PLAN
3/16"=1'

LEGEND



SHEET TITLE: FLOOR PLAN & EXISTING ELEV		SCALE: 1/4"=1'	DATE: 5/27/2020	A-2
HIGINIO MENDEZ BASTIONIA CIVIL ENGINEER BOSTON, MA TEL 939-640-5933 EMAIL: hmb170@gmail.com				
88 WASHINGTON ST CHELSEA, MA				

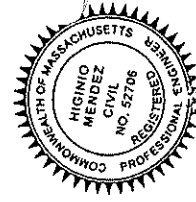
2020 JUN 15 A 11:00
 100-58-00000-00
 100-58-00000-00
 100-58-00000-00



① EXISTING BASEMENT FLOOR PLAN
3/16" = 1'

LEGEND

- EXISTING WALL
- NEW WALL CONSTRUCTION
- DEMOLITION WALL



SHEET TITLE:
EXISTING BASEMENT
FLOOR PLAN

88 WASHINGTON ST
CHELSEA, MA

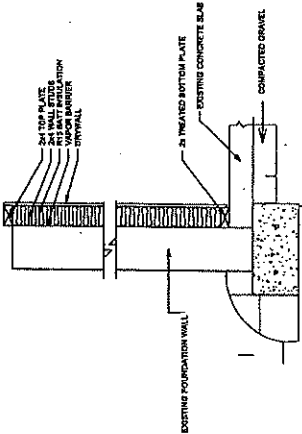
HIGINIO MENDEZ BABILONIA
CIVIL ENGINEER
BOSTON, MA TEL: 939-640-5833
EMAIL: hmb170@gmail.com

SCALE:
3/16" = 1'

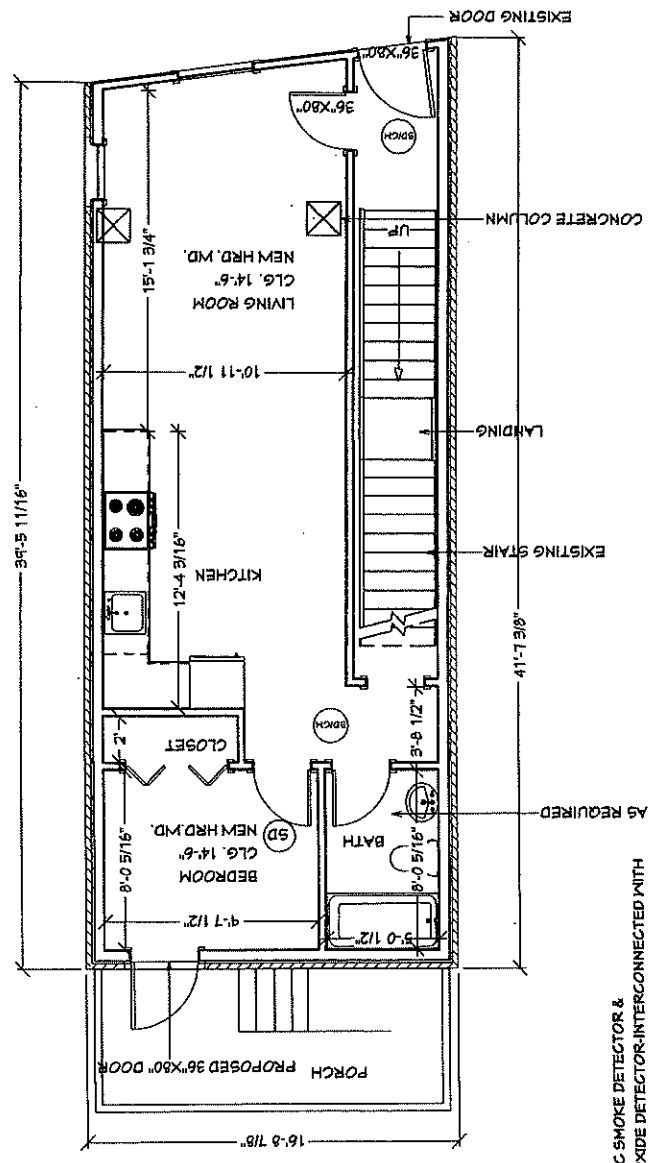
DATE:
5/27/2020

A-3

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CITY ENGINEER'S OFFICE
CHELSEA, MA
MAY 28 2020

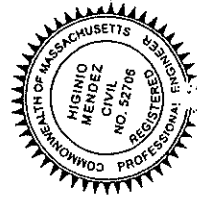


Basement: Finished 4" Walls Typical detail
NTS



- LEGEND:
- PHOTOELECTRIC SMOKE DETECTOR & CARBON MONOXIDE DETECTOR-INTERCONNECTED WITH BATTERY BACKUP
 - PHOTOELECTRIC SMOKE DETECTOR HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP

- LEGEND
- EXISTING TO REMAIN (ETR.) WALL
 - NEW WALL CONSTRUCTION
 - WALL DEMOLITION



PROPOSED FIRST FLOOR PLAN
3/16"=1'

HIGINIO MENDEZ BABILONIA
CIVIL ENGINEER
BOSTON, MA TEL: 939-540-5833
EMAIL: hmb170@gmail.com

88 WASHINGTON ST
CHELSEA, MA

SHEET TITLE:
PROPOSED FIRST
FLOOR PLAN

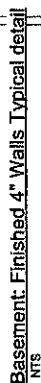
SCALE:
3/16" = 1'

DATE:
5/27/2020

A-4

00-11-V-9-1-10-000

RECEIVED
OFFICE
301 WASHINGTON ST
CHELSEA, MA



2016 JUL 16 AM 11:01

RECEIVED
CITY CLERK'S OFFICE
BETHLEHEM, PA.

PETITION FOR VARIANCE
Continuation Sheet

Property Address: 88 Washington Avenue, Chelsea, MA 02150

Petitioner: Juliana Catherine Real Estate Investment, LLC

4. Variance Criteria

- A) The building sits on the lot lines in front and on the sides and therefore cannot be expanded outwards. It is not possible to acquire additional lot area for open space, as all abutting parcels have been developed. The conversion of the first floor unit from commercial to residential use will restore the building's use as a 3-family dwelling which is a permitted use in the R-2 district and will not adversely affect other structures within the area.
- B) The existing run-down condition of the building is such that a significant amount of financial investment is required for renovation and improvements. The literal enforcement of the Ordinance will create a substantial hardship for the Petitioner as it would render the first floor largely unproductive, thus creating a great financial hardship, making the project economically unfeasible.
- C) Converting the first floor space in the premises from commercial to residential use will not result in detriment to the public good. The commercial use on the first floor is currently a non-conforming use. Proposal does not change the footprint of the building, and the impact of the additional open space requirement should be negligible. Conversion of the space to a residential use will reduce the intensity of the use, and may reduce parking issues, noise and traffic. There should be less, rather than more impact on City services and utilities. The proposed renovation and rehabilitation is consistent with the purpose of the R-2 zoning district and the Ordinance in general.
- D) Three-family dwellings are permitted in the R-2 district, which is intended to provide for multi-family dwellings and associated uses, the existing commercial is actually non-conforming. If the unit is converted from commercial to residential, the non-conformities will be dimensional, and as to parking only. The building will, however, be brought into use conformity.

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
JUL 16 10 54 AM

Dimensional Worksheet

Structure Dimensional Checklist To Be Completed By Applicant

Petitioner Name	Juliana Catherine Real Estate Investment, LLC
Parcel Address	88 Washington Avenue, Chelsea, MA 02150
Zoning District	R-2
Lot Area	
Total Building Gross Floor Area	

	Allowed/ Required	Existing	Proposed
Minimum Lot Area (sf)	10,500	1,180	1,180
Lot Area/Dwelling Unit			
Maximum Floor Area Ratio			
Minimum Frontage (ft)			
Total Dwelling Units			
Rental/Ownership			
Affordable			
Density			
Minimum Yard Setbacks			
Front			
Side, Left			
Side, Right			
Rear			
Maximum % Lot Coverage			
Minimum Open Space/Family	900	0	0
Total Off-Street Parking Spaces	5	2	2
Total Loading Areas			
Maximum Height/Stories			

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
JUL 16 AM 10:54



Available in the City
of Chelsea Zoning
Ordinance



Provided by the
Applicant



Provided by the
Applicant