



CITY OF CHELSEA, MA
Department of Permitting and Land Use

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
Phone: 617.466.4180 · Fax: 617.466.4195 · Email: jdepriest@chelseama.gov

John DePriest
Director

CASE: 2020-10 88 Washington Avenue – Juliana Catherine Real Estate Investment, LLC

REQUEST: Convert a two-family residence to a three-family structure by converting the first floor from a commercial use to a one-bedroom residence. The Zoning Board of Appeals granted a Special Permit in 2001 (case 2001-36) to allow for the conversion; however, the permit was not acted on within the time frame allowed by statute.

ZONING DISTRICT/LAND USES: Residence 2 (R2). Nearby uses are residential and commercial.

PERMITS/RELIEF: In accordance with the Table of dimensional regulations, the minimum lot area is 3,500 square feet per unit, but not less than 5,000 square feet. A three-family unit requires at least 10,500 square feet of lot area: the parcel is 1,180 square feet in size and provides only 393 square feet of lot area per dwelling. The maximum floor area ratio and lot coverage in the R2 District is 1.0 and forty percent, respectively: the site has an FAR of 2.0 and a lot coverage of sixty-eight percent. The minimum useable open space requirement is 300 square feet per family. A three-family structure requires at least 900 square feet of open space, but the proposal provides no open space. The relief from these dimensional regulations is by way of the Variance process. In addition to the relief from the dimensional regulations, the Petitioner is also seeking relief from the off-street parking requirement because there is no room to provide the six spaces called for by the Ordinance. Relief from off-street parking requirements is by way of a Special Permit.

ITEM	REQUIRED/PERMITTED	REQUIREMENT	PROPOSED	RELIEF TYPE
Minimum Lot Area	3,500 square feet per unit, but not less than 5,000 sq ft Section 34-262	10,500 sq ft	1,180 sq ft	Variance
Minimum Lot Area/Dwelling Unit	3,500 sq ft Section 34-262	3,500 sq ft/dwelling unit	393 sq/dwelling unit	Variance
Maximum Floor Area Ratio	1 Section 34-262	Not more than 1	2.00 ⁽¹⁾	Variance
Maximum Lot Coverage	40% Section 34-262	Not more than 40%	68%	Variance
Minimum Useable Open Space/ Family	300 sq ft/family Section 34-262	At least 900 sq ft	0 sq ft ⁽¹⁾	Variance
Number of Off-Street Parking Spaces	2/residential unit Section 34-284	6	0	Special Permit

- (1) A maximum FAR bonus of 2 is available for those projects meeting the criteria listed in the Ordinance. The proposed project does not meet the criteria for the bonus.



MAPS/PHOTOS:



Google Maps Photo, September, 2019



COMMENTS/ QUESTIONS:

Department of Permitting and Land Use Planning

The Plans are very difficult to read and lacks information:

- there is no point of reference to determine front and rear: it would be helpful to have referenced Park Street;
- the rear yard is not shown;
- utilities are not shown;

The Petition states that the first unit includes the basement, but no floor plan is provided for the basement. A floor plan should be provided for the basement.

The justification provided for the need for the Variance do not meet the criteria. For example, the justification talks about the lack of on-site parking. This is not related to the Variance, which is nonconformance with lot area, FAR, lot coverage, and useable open space. Furthermore, a claim of financial hardship is made, but no evidence of said hardship is provided. The Petitioner should carefully review the criteria and provide the necessary information to support the claims.

Chelsea Fire Department

Fire alarms will have to be brought up to code applicable for a three-family home. There must be a hard wired fire alarm system installed in all common areas, including the basement.

Chelsea Department of Public Works

The Department of Public Works comments are attached.

SCHEDULE:

Zoning Board of Appeals Public Hearing
Planning Board Public Hearing

Tuesday, August 11, 2020
Tuesday, August 25, 2020



CITY OF CHELSEA, MA
Department of Public Works

City Hall, 500 Broadway, Room 330 · Chelsea, MA 02150
Phone: 617.466.4300 · Fax: 617.466.4310

July 23, 2020

Mr. John DePriest, AICP, Director
Department of Planning & Development
City Hall, 500 Broadway
Chelsea, MA 02150

Re: DPW Review Comments
Special Permit Application
Case #2020-10 – 88 Washington Ave

On behalf of the Department of Public Works (DPW), we are writing to provide preliminary comments on the referenced project/application. Please note that these comments do not constitute approvals for utility or Building Permit requirements, which must be met prior to the start of construction. If a Special Permit is granted, DPW will review the full project design in support of the Building Permit application. If a Building Permit is issued, the Applicant must secure a DPW Street Opening Permit. If the work zone cannot be contained within the private property, the Applicant must also secure a DPW Street Occupancy Permit. A Trench Opening Permit is required for private side excavations.

Based upon a review of the drawings and information submitted with the Special Permit application, DPW offers the following preliminary comments.

General

DPW considers the drawings and information submitted with the Special Permit application to be at a "planning/permitting" level, which depicts project concept, scope, scale, and limited detail.

Comments: DPW approves the preliminary design, however the plans lack the following information. The following information must be provided before applying for a building permit. Further comments and requirements will then be prepared.

- Existing and proposed utility plans were not provided. These need to be provided to show connections to City owned utilities.
- At this time the applicant is expected to separate roof drains from the sewer service per City Ordinance Sec.30-197.
- The sewer service must be replaced using Polyvinyl Chloride (PVC) material.
- A sewer check valve at the main connection is highly recommended for proposed basement living spaces. The City strongly believes this is an important device to protect future users from sewer backups during heavy wet weather events.
- The applicant must update their water meter to the City's newest Sensus model. Replacements are free, an appointment with Chelsea Central Billing must be made.

Sincerely,

Rebecca Wright
Assistant City Engineer
City of Chelsea Department of Public Works