



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

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Anthony Quiles, Associate

Tel: (617) 466 – 4180 * Fax: (617) 466 – 4195

MEETING SUMMARY

**ZONING BOARD OF APPEALS
PUBLIC HEARING
February 10, 2009**

Case # 2008-16

Gerald Snierson – 34-62 Winnisimmet & 14-20 Pembroke

For Special Permit and Variance for proposed construction of (24) twenty-four residential units located in two different Zoning Districts – (R1) Residential 1 and (W) Waterfront – Proposal does not meet dimensional regulations and off street parking requirements

CONTINUED TO SPECIAL MEETING ON MARCH 12, 2009

Case # 2007-12

Raphael Estrada – Culturahs Gallery - 311C Broadway

For Minor Modification to the previously granted Special Permit for “Retail Services and Services not elsewhere set Forth” in Retail Business District. Petitioner is proposing additional multimedia services

APPROVED WITH CONDITIONS

Case # 2009-01

Al-Huda Society, Inc - 176 Maverick Street / 60 Willow Street

For Special Permit to establish a religious / educational facility, with a capacity able to accommodate 735 members requiring (98) ninety-eight parking spaces, proposed (14) fourteen

APPROVED WITH CONDITIONS

Case # 2009-02

64 Washington Avenue Condominium Association / 64 Washington Avenue

For Variance seeking approval for the establishment of a (6th) sixth unit within existing (5) five unit condominium complex seeking relief from open space requirement of 150 feet – proposing none, insufficient off street parking space dimensions and standards

CANCELLED

Case # 2009-03

Chelsea Highland, LLC c/o Chelsea Neighborhood Developers

88 Gerrish Avenue aka 191 Highland Avenue

For Special Permit to change status of previously approved plans for construction of 53 market rate rental lofts to 47 market rate lofts and (6) six affordable units

APPROVED WITH CONDITIONS

Case # 2007-22

Jose Martinez – 292 Spruce Street

For Minor Modification of previously approved Special Permit to add fried chicken as a menu item to the already approved delicatessen / convenience store

APPROVED WITH CONDITIONS