



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*

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**MEETING SUMMARY**

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

- Case # 2009-12**      **Enterprise Rent –A-Car Company of Boston, LLC – 324 Marginal Street**  
For **Special Permit** to establish a four-hundred and fifty (450) vehicle parking lot  
**APPROVED WITH CONDITIONS**
- Case # 2009-13**      **FR Chelsea Commons II, LLC – 1020 Revere Beach Parkway**  
For **Special Permit and Variance** to open a health and fitness club at existing non conforming structure which does not meet current zoning regulations for off-street parking and signage  
**MINOR MODIFICATION, SPECIAL PERMIT & VARIANCE**  
**APPROVED WITH CONDITIONS**
- Case # 2009-14**      **T Mobile Northeast, LLC – 10 Forsyth Street**  
For **Special Permit** to install additional wireless communication antennas  
**CONTINUED TO DECEMBER 15, 2009 MEETING**
- Case # 2009-15**      **Donald Morency – 89 Jefferson Avenue**  
For **Special Permit and Variance** to convert a one (1) family home into a two (2) family home which does not meet the minimum zoning requirements for square footage and parking spaces  
**DENIED**
- Case # 2009-16**      **Silvia Motta – 105 Clinton Street**  
For a **Variance** to construct an eleven foot by ten inch (11'-10") by twelve foot by 6 inch (12'-6") deck which does not meet the minimum front yard setback zoning requirements  
**CONTINUED TO DECEMBER 15, 2009 MEETING**
- Case # 2009-17**      **Charles Zammuto – 644 Washington Avenue**  
For **Special Permit** to convert a commercial laundry into four (4) residential apartments, retail space and commercial storage  
**CONTINUED TO DECEMBER 15, 2009 MEETING**
- Case # 2009-18**      **Sergio Ramirez – 47 Clark Avenue**  
For **Special Permit** to establish a church which does not meet the minimum zoning requirements for off-street parking spaces  
**CONTINUED TO DECEMBER 15, 2009 MEETING**