



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

-----  
Tel: (617) 889 – 8233 \* Fax: (617) 889 - 8357

*Ned Keefe, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Craig Steele, Associate*  
*Brian Hatleberg, Associate*

**AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a **regular meeting** of the Chelsea Zoning Board of Appeals will be held:

**Tuesday, September 21, 2004 at 6:00 p.m.**  
**City Hall, Room 102, Conference Room**

- I. Call of Roll of Members**
- II. Public Meeting / Hearing Petitions**

**Special Permit and Variance (Cont'd)**

- 2004 – 26      242 Everett Avenue / John A. Vaughn**  
For a Special Permit for an Occupancy Permit seeking approval for use of a portion of the grade level unit of an existing three (3) family residential structure for Tarot Card readings d/b/a Psychic Boutique Business office.
- 2004 – 28      146 Broadway / Willard Black**  
For a Special Permit for an Alteration Permit seeking approval for the construction of a 16 x 22 foot one story addition to the rear of an existing three story combination commercial and residential structure as an extension of existing office space occupied by Cobblestone Realty.
- 2004 – 29      54 Heard Street / John Murray**  
For a Special Permit to allow for an Alteration Permit seeking approval for the conversion of an existing wood frame residential structure from two (2) to a three (3) townhouse dwelling units.
- 2004 – 30      899 – 903 Broadway / Constantino Fazio**  
For a Special Permit and a Variance for an Alteration Permit seeking approval for the demolition of existing structures and the reconstruction of a three story steel frame structure to be occupied at the grade level by the preexisting Laundromat with the second and third floors containing four apartment units each for a total of eight (8) apartment units.
- 2004 – 31      1012 – 1018 Broadway / Minh Vo and American Finish and Chemical Co., Inc.**  
For a Special Permit for a Building Permit seeking approval for the demolition of existing buildings, within the site, and to construct a two (2) story commercial structure which would include multiple occupancies consisting of three (3) retail, seven (7) offices and one (1) restaurant unit.

**Special Permit and Variance (New)**

- 2004 – 33      103 Chestnut Street / Mohamad Hayek**  
For a Variance for an Application for a New Building Permit seeking approval for the construction of a single-family dwelling residence.

**2004 – 34**

**139 – 143 Winnisimmet Street / Jose L. Chino D/B/A Cinco de Mayo**

For a Special Permit for an Alteration Permit seeking approval for the demolition of an existing one story commercial structure currently occupied as a combination bakery and restaurant d/b/a Cinco de Mayo and to construct a two story commercial structure for occupancy by Cinco de Mayo as an enlarged bakery and, a restaurant with 156 seats.

**III. Other Business**

**IV. Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesdays, and 8 a.m. to Noon on Fridays.