



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

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

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

**MEETING SUMMARY**

**For**

**A Public Hearing held on**

**Tuesday, October 12, 2004 at 6:00 p.m.**

- 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.  
**Approved With Conditions**
- 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.  
**Cont'd to ZBA 11/9/04**
- 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.  
**Cont'd to ZBA 11/9/04**
- 2004 – 35            35 Dudley Street / William Panzoni**  
For a Special Permit to allow for an Alteration Permit seeking approval for the conversion of an existing single family dwelling into a two family residence.  
**Cont'd to Planning Board 10/26/04 & ZBA 11/9/04**
- 2004 – 36            73 Division Street / Jeffrey Hoseth**  
For a Variance to allow for an Alteration Permit seeking approval for the construction of two (2) new roof dormers with windows to provide a second bedroom for dwelling unit #3 and to add egress stairs and platforms per submitted plan.  
**Approved With Conditions**
- 2002 – 26            9 – 11 Vernon Street / ABC Foreign Auto Werks**  
Extension of Special Permit granted on October 10, 2004.  
**Six (6) Month Extension Approved**

**For additional details or a copy of the full Decision, please call Helen Ramirez @ 617-889-8233.**