



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

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

MEETING SUMMARY

For

A Public Hearing held on

Tuesday, August 10, 2004 at 6:00 p.m.

- 2004-25** **90 Chestnut Street / David Pretti**
For a Special Permit to allow for an Alteration Permit seeking approval for the conversion of an existing two family residence into a three family dwelling structure.
Approved with Conditions
- 2004-22** **14 Cheever Street / Ildelfonso A. Lainez**
For a Variance to allow for an Alteration Permit seeking approval for the conversion of a single-family residence into a two (2) family dwelling.
Denied
- 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.
Continued to 9/14/04
- 2004 – 27** **172 – 176 Broadway / Lyla Properties LLC / Sergio & Effie Jaramillo, Principals**
For a Special Permit for an Occupancy Permit seeking approval for the construction of a second story addition, upon an existing one story commercial row type structure.
Approved with Conditions
- 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.
Cont'd to Planning Board 8/24/04 & ZBA 9/14/04
- 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.
Continued to 9/14/04
- 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.
Cont'd to Planning Board 8/24/04 & ZBA 9/14/2004

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 Planning Board 8/24/04 & ZBA 9/14/04

2004 – 32 311C Broadway / David Peach
For a Variance for an Application for an Occupancy Permit seeking approval for the use of premises for Church Services by Great Tabernacle Church of God.

Approved with Conditions

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