



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
PUBLIC HEARING HELD ON JUNE 14, 2005

- 2005 – 08 155 Sixth Street / Superior Realty Management Corp**
For an Appeal of the Zoning Enforcement Officer's determination that consumer self storage requires issuance of a Special Permit and is not among the legally established non-conforming uses permitted for the building, and, in the case the appeal is not granted, then alternative consideration seeking a Special Permit for consumer self storage.
DEFERRED TO PLANNING BOARD ON 6/28 AND ZBA ON 7-12 AT PETITIONER'S REQUEST
- 2005 – 15 79 Spencer Avenue / Misael Pena**
For a Variance for an Application for a New Building Permit seeking approval for the construction of a two (2) family duplex dwelling within a 4,000 square foot lot.
DEFERRED TO ZBA ON 7-12 AT PETITIONER'S REQUEST
- 2005 – 16 855 Broadway / Ompoint Holdings, Inc.**
For a Special Permit for an Alteration Permit seeking approval for the installation of Wireless Communications Equipment including antennas, cabinets and cables upon the rooftop of the Broadway Glen Apartment structure.
APPROVED WITH CONDITIONS
- 2005 – 20 1 – 4 Shawmut Place / Chelsea Neighborhood Housing Services**
For a Special Permit seeking approval for the renovation of an existing four (4) unit row type apartment structure, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.
APPROVED WITH CONDITIONS
- 2003 – 31 302 - 304 - 306 Broadway / 302 Broadway Development LLC**
Request for an extension on a Variance granted on September 24, 2003 and extended on June 8, 2004 to May 5, 2005 and guidance in building design.
APPROVED WITH CONDITIONS
- 2005 – 14 77 Broadway / Seafarer's Friend**
For a Special Permit for a Certificate of Occupancy seeking approval for the use of premises as an office and meeting space in a space currently occupied as a dental laboratory.
APPROVED WITH CONDITIONS
- 2005 – 21 63 Washington Avenue / HarborCov Community Housing LP**
For a Variance seeking the same dimensional relief in the Variance granted on December 5, 2003, now expired for the renovation of an existing one story masonry commercial structure, with the construction of three additional stories above same, for us and occupancy as a twenty-four (24) unit apartment building.
APPROVED WITH CONDITIONS

2005 – 22

320 Revere Beach Parkway / CFA / Angel Rivas

For a Variance for an Occupancy Permit seeking approval for the use of premises to conduct religious services by tenant Centro Familia Adoration.

CONTINUED TO ZBA ON 7-12

2005 – 23

255 Central Avenue / Nextel Communications

For a Special Permit for an Alteration Permit seeking approval to add one wireless communication facility to the existing wireless communications facility including antennas, cabinets and cables upon the rooftop.

CONTINUED TO PLANNING BOARD ON 6/28 AND ZBA ON 7-12

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