



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

Tel: (617) 466-4180 * Fax: (617) 466-4195

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Marilyn Vega-Torres, 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, June 14, 2016

6:00 p.m.

**Chelsea City Hall – 500 Broadway
Room 102 – Conference Room**

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

- 2016-12** **413 Broadway – Jimmy Chan**
For Special Permit and Variance to convert eight (8) residential units into sixteen (16) residential units above the existing commercial space
- 2016-15** **298 Eastern Avenue - Blue Marlin, LLC / Faith Lauria**
For Special Permit seeking approval to change one non-conforming use, a street sweeping business, to another non-conforming use, a restaurant
- 2016-16** **148 Broadway – Rod Rivera**
For Special Permit and Variance to construct an addition which will expand the first and second floor apartment space and also construct a third floor to create a third residential unit which also requires relief for number of off-street parking spaces
- 2016-A-01** **155 Crescent Avenue – 155 Crescent Avenue, LLC**
For Appeal of the Zoning Enforcement Officer's Decision denying an occupancy permit for airport valeting and parking
- 2016-17** **147 Summit Avenue – Hugh McCulloch**
For Special Permit to enlarge an existing deck encroaching in the required side yard setback
- 2016-18** **165 Grove Street – Hansdeo Sunnlyal Singh**
For Special Permit and Variance to remove and rebuild third story roof and walls to accommodate a third unit in existing property
- 2016-19** **18 Parker Street – Elba Rojas**
For Special Permit and Variance for conversion of an existing structure from a one (1) family to a two (2) family which does not meet minimum zoning requirements for lot area and number of off-street parking spaces

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- 2016-20** **158 Carter Street – Igreja Evangelica Betesda**
For a Special Permit to extend the use of an existing church on the first and second floor into the basement which does not meet minimum zoning requirements for number of off-street parking spaces and will also require handicap accessibility
- 2016-21** **298 Eastern Avenue – Big Pig Barbecue & Catering, Inc.**
For a Variance for the division of a single lot containing two existing separate industrial structures creating two separate lots
- 2016-22** **105 Everett Avenue – Mark Nadow**
For a Variance to construct a fence and dumpster pad within the required side yard setback and for the installation of signage
- 2012-16** **129, 135, 139 Library Street and Marlboro Street – Happy Days ADH Program, Inc.**
Request for modification to previously approved Special Permit

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. Tuesday, and 8 a.m. to 12 p.m. on Friday.

*Order of Hearings by discretion of Board