



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:

Thursday, May 12, 2016

6:00 p.m.

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

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

- 2016-09** **307 Broadway – Jay Duca**
For Special Permit and Variance to establish 15 residential units and construct a fourth floor above the existing commercial space
- 2016-10** **173 Washington Avenue – Roy Avellaneda d/b/a Pan y Café**
For Special Permit to establish a coffee shop which does not meet minimum requirements for number of off-street parking spaces
- 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
- 2016-13** **140 Pearl Street - Paul Scapicchio**
For Special Permit and Variance to construct second, third, and fourth floor and renovate the first floor to create twenty (20) residential units and commercial space and create parking at the basement level
- 2016-14** **22 Summit Avenue - Flaminio Lanzillo**
For Variance to construct a new single family dwelling which does not meet minimum zoning requirements for lot size, front and side yard setbacks, frontage and location of off-street parking spaces
- 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-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

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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

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**