



**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*

**REVISED**  
**NOTICE OF HEARING**  
**Case No. 2016-13**

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 on

**Thursday, May 12, 2016**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

With reference to the application of:

**Paul Scapicchio**

For Special Permit and Variance to construct second, third, and fourth floor and renovate first floor to create twenty (20) residential units and commercial space and create parking at basement level and also does not meet minimum parking requirements at the premises known as:

**140 Pearl Street**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

Publication in the Chelsea Record Thursday, April 21, 2016 and Thursday, April 28, 2016

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**Revised**  
**NOTICE OF HEARING**  
**Case No. 2016-14**

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 on

**Thursday, May 12, 2016**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

With reference to the application of:

**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 at the premises known as:

**22 Summit Avenue**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2016-15**

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 on

**Thursday, May 12, 2016**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

With reference to the application of:

**Blue Marlin, LLC / Faith Lauria**

For Special Permit seeking approval to change one non-conforming use, street sweeping business, to another non-conforming use, restaurant, at the premises known as:

**298 Eastern Avenue**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2016-16**

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 on

**Thursday, May 12, 2016**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

With reference to the application of:

**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 off-street parking spaces at the premises known as:

**148 Broadway**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**REVISED**  
**NOTICE OF APPEAL HEARING**  
**Case #2016-A-01**

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 on:

**Thursday, May 12, 2016**  
**6:00 p.m.**  
**Chelsea City Hall – 500 Broadway – Room 101**

With reference to the application of:

**155 Crescent Avenue LLC**

For Appeal of the decision of the Zoning Enforcement Officer which denied an occupancy permit application seeking approval for airport valeting and parking at the premises known as:

**155 Crescent Avenue**

All interested parties should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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