



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, November 15, 2016

6:00 p.m.

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

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

- 2016-37 109 & 111 Hawthorn Street – Albert Legee
For Special Permit and Variance to create a second floor office area for church staff and construct roof gables which do not meet current minimum zoning requirements for off-street parking
- 2016-40 111-113 Highland Street – Maria E. Cano
For Special Permit and Variance for conversion of an existing three (3) family structure to a four (4) family structure and extension of parking area which does not meet minimum zoning requirements for front, side, or rear yard setbacks, lot area, usable opens space and number of off-street parking spaces
- 2016-41 102 Chester Avenue – Glenn Freeman
For Special Permit for a driveway which does not meet minimum zoning requirements for front yard, property line, or ground floor setbacks
- 2016-42 375 Crescent Avenue – Crescent 375 Investment, LLC
For Special Permit for creation of two (2) off-street parking spaces which do not meet current minimum zoning requirements for side yard setbacks and open space
- 2016-43 469 Broadway – D’Amico, L.P.
For Special Permit to convert a commercial office unit into a residential dwelling unit
- 2016-44 284 and 284R Eastern Avenue – 16 Mystic Street, LLC
For Special Permit to establish a limousine company
- 2016-45 375 Crescent Avenue – Rick Costa, Manager, Crescent 375 Investment LLC
For Variance for creation and placement of two (2) off-street parking spaces
- 2016-46 200 Second Street – 139 Wood Hotels c/o Neil Patel
For Special Permit for construction of a new one hundred and thirty-nine (139) room hotel
- 2016-47 50 Division Street – 50 Division Street Realty Trust, Zachary Eaton, Trustee
For Special Permit for proposed parking that does not meet current minimum zoning requirements for front yard or property line setbacks

- 2016-48 35 Cook Avenue – Juan Gallego, Ever Zavala, Jose Argueta, Trustees of GZA Nominee Trust
For Special Permit and Variance to convert a one (1) family structure to a two (2) family which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces
- 2011-19 278-280 Washington Avenue – Daniel Moll / AU Washington LLC
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

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