



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

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

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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, April 11, 2017**  
**6:00 p.m.**

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

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

- 2016-46      **200 Second Street – Baywood Hotels, c/o Neil Patel**  
For Special Permit and Variance for construction of a new one hundred and six (106) room hotel
- 2017-01      **6 Vila Street – Iglesia Presencia de Dios**  
For Special Permit to establish a church which does not meet current minimum zoning requirements for off-street parking spaces
- 2017-02      **87 Parker Street – Jason Roback**  
For Special Permit and Variance to demolish an existing three-family structure and construct a twelve (12) family dwelling which does not meet minimum zoning requirements for lot size, density, height and number of off-street parking spaces
- 2017-03      **95A & 97 Bellingham Street – Carmen Riccio**  
For Special Permit and Variance to convert a two family dwelling into a three family dwelling which does not meet minimum zoning requirements for lot size and open space
- 2017-04      **157 Clark Avenue – Shadi Alallam**  
For Variance seeking approval for installation of two awnings with lettering advertising store name which are not permitted in any zoning district in the City
- 2015-18      **73 Winnisimmet Street – Jason Roback, Roback Development**  
Request for modification to previously approved Special Permit
- 2017-05      **111-113 Highland Street – Maria Cano**  
For Special Permit and Variance to convert an existing three (3) family structure into a (4) four family and demolition of the garage for extension of the parking area which does not meet current minimum zoning requirements for lot area, floor area ratio, usable open space, and off-street parking spaces
- 2017-06      **170 Cottage Street – 170 Cottage Street, LLC**  
For Special Permit and Variance to construct a new forty-five (45) unit apartment building that requires a Special Permit for a multi-family dwelling with four or more units and does not meet current zoning requirements for minimum lot size and maximum floor area ratio

- 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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OFFICE OF THE CITY CLERK  
CITY OF CHELSEA, MASSACHUSETTS