



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

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

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 13, 2017

6:00 p.m.

Chelsea City Hall – 500 Broadway – City Council Chambers – Third Floor

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

- 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
- 2017-13 157 Clark Avenue – Shadi Alallam
For Variance seeking approval for installation of lettering on existing and proposed awnings advertising the store name and for exceeding maximum number of signs permitted
- 2017-14 73 Winnisimmet Street and 14 Williams Street – The Winnisimmet Lounge by Ciao Pizza
For Special Permit for use of a restaurant on the first floor which does not meet minimum zoning requirements for off-street parking spaces
- 2017-15 157 Clark Avenue – Shadi Alallam
For Special Permit to increase the off-street parking spaces from (14) fourteen to (28) twenty-eight spaces which do not meet minimum zoning requirements for side and rear yard setbacks, and also requiring a twenty-four (24) foot aisle width for ninety (90) degree parking
- 2017-16 364 Washington Avenue – Michael Delgardio
For Special Permit to establish use as a cellular phone store which does not meet minimum requirements for off-street parking
- 2017-17 73 Winnisimmet Street and 14 Williams Street – The Winnisimmet Lounge, by Ciao Pizza
For Variance for dimensional relief from minimum open space, side yard setbacks, front yard setbacks and rear yard setbacks
- 2017-18 25-27 Suffolk Street – Richard Beliveau
For Special Permit and Variance for legal combination of two lots and construction of a four family dwelling structure which does not meet minimum zoning requirements for lot area, front, side, and rear yard setbacks, maximum height, access aisle width and number of off-street parking spaces
- 2005-60 950 Broadway – Chelsea Pediatric Dentistry and Orthodontics
Request for modification to previously approved Special Permit for extension of office space
- 2016-44 284 Eastern Avenue – 16 Mystic LLC c/o Beals Associates, Inc.
Request for modification to previously approved Special Permit to move car wash facility

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