



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 Tataraka, 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, November 14, 2017

6:00 p.m.

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

- I. Roll Call of Members**
- II. Public Meeting/Hearing Petitions***
- III. Minutes – September 12, 2017 and October 10, 2017**

- 2017-19 24 Tudor Street – Antonio Reyes
For Special Permit for conversion to increase existing property by two units, creating a three unit dwelling which does not meet minimum zoning requirements for lot size and open space and also location and number of off-street parking spaces
- 2017-31 553-A Washington Avenue – Rocco Vigorito
For Variance for construction of a single family dwelling which does not meet current minimum zoning requirements for lot size, rear yard setbacks, frontage, building height, and location of off-street parking spaces
- 2017-32 25 Eleanor Street – Eleanor Street Associates, LLC
For Special Permit and Variance to construct a 2nd and 3rd story on a non-conforming structure for twenty (20) residential units and for off-street parking relief
- 2017-33 145 Cottage Street – Anabella Portillo and Guadalupe Arana
For conversion of an existing non-conforming two (2) family structure into a three (3) family structure which does not meet current minimum zoning requirements for lot area, open space, and number of off-street parking spaces
- 2017-34 67 Jefferson Avenue – Paul and Simina Ryder
For Special Permit to construct a driveway
- 2017-35 73 Broadway – 73 Broadway, LLC, Kevin McMaster, Manager
For Special Permit and Variance to extend and alter a non-conforming two (2) unit dwelling
- 2017-38 200 Beacham Street – Phantom Ventures, LLC
For Special Permit to establish a nude cabaret/sports bar (theater use) which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2017-39 24 Tudor Street – Antonio Reyes
For Variance for conversion to increase existing property to two units, creating a three-unit dwelling which does not meet minimum zoning requirements for lot size, open space and location and number of off-street parking spaces
- 2017-40 95 Fourth Street – Fourth Street Investors, LLC
For Special Permit to convert a mixed use daycare and office facility into an office use which does not meet current minimum zoning requirements for off-street parking

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- 2017-41 553-A Washington Avenue -- Rocco Vigorito
For Special Permit for construction of a single family dwelling which does not meet current minimum zoning requirements for lot size, rear yard setbacks, frontage, building height, location of off-street parking spaces

IV. Other Business

V. 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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CITY CLERK'S OFFICE
CHELSEA, MA