



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

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, October 10, 2017
6:00 p.m.

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

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

- 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
- 2017-26 120-126 Essex Street – Aldo Callejas**
For Special Permit and Variance to construct a six family dwelling within 122-126 Essex Street with an existing three family dwelling to remain which does not meet current zoning requirements as follows:

Lot 1 - 120 Essex Street – Variance for dimensional requirements for: side, front and rear yard setbacks, lot size, frontage and usable open space
Special Permit for off-street parking spaces
Lot 2 - 122-126 Essex Street – Special Permit for use and lot area, location of one parking space, driveway location less than 50 feet from intersection
Variance for dimensional requirements for: lot size, front, side and rear yard setbacks, maximum lot coverage and usable open space, and number of off-street parking spaces
- 2017-30 130 Eastern Avenue – Chelsea Eastern, LLC**
For Special Permit to maintain twenty-nine of the required one-hundred and thirty-two off-street parking spaces as a reserve area and not build out unless and until needed in accordance with Section 34-106(j)(5) of the Zoning Ordinance
- 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

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- 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
- 2017-14 73 Winnisimmet Street – The Winnisimmet Lounge by Ciao Pizza
Request 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