



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, April 10, 2018
6:00 p.m.
Chelsea City Hall – 500 Broadway – Room 102

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

- 2018-01 **51 Addison Street – Elmer Garza**
For Special Permit to establish a driveway which does not meet current minimum zoning requirements for side and rear yard setbacks
- 2018-03 **22 Willow Street – Wash Cycle Laundry, Jim Basler, COO**
For Special Permit to establish the use as an industrial laundry facility which does not meet the current minimum zoning requirements for off-street parking spaces
- 2018-05 **190 Everett Avenue – Acorda Therapeutics, Inc. c/o Joseph Musiak**
For Special Permit and Variance to demolish a section of above structure and construct a two (2) story addition on the left rear side of the building and a vertical addition within the footprint of the building to house mechanical equipment
- 2018-04 **189 Washington Avenue – Jonathan Marcus, Trustee of B.M.G. Realty Trust**
For Variance to renovate a five (5) unit structure to establish six (6) residential units and construct a three-story infill addition which does not meet current minimum zoning requirements and which extends an existing non-conformity
- 2018-06 **9 Sixth Street - Sixth Street Investment, LLC**
For Special Permit and Variance to construct additional second floor living space above the first floor porch increasing non-conformity due to side yard setbacks
- 2018-02 **170 Cottage Street – 120 Cottage Street, LLC**
For Special Permit and Variance to construct a new sixty-six (66) unit apartment building which does not meet the current minimum zoning requirements for lot size, usable open space, rear yard setbacks and exceeds maximum floor area ratio, building height and lot coverage
- 2018-07 **15 County Road – Omar Mohamed**
For Special Permit for construction of a driveway which does not meet current minimum zoning requirements for front yard or side yard setbacks
- 2018-08 **74 Washington Avenue – Karna Biswa**
For Special Permit to establish a non-conforming use as a cellular phone store and repair service at former non-conforming barbershop location

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CITY OF CHELSEA

- 2018-09 **19 and 21 Suffolk Street – Harrison Bonner**
For Special Permit and Variance for division of two lots and for the construction of a two-family dwelling at 19 Suffolk Street and existing two family at 21 Suffolk to remain which does not meet the current minimum zoning requirements for number of off-street parking spaces and:
Lot 1 – 21 Suffolk Street – frontage and minimum lot size
Lot 2 – 19 Suffolk Street – lot size, frontage, side, rear and front yard setbacks, exceeds maximum lot coverage and building height

III. Other Business

John McDermott, Esq. – Law Offices of Anthony Rossi, Esq.

For ZBA Scribner’s corrections to previous decisions

2016-46– 200 Second Street – Neil Patel - Request for extension to previously approved variance

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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