



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

Tel: (617) 466-4180 * Fax: (617) 466-4195

Janice Tatarka, Chair
Arthur Arsenault, Member
Joseph Mahoney, Member
Hugo Perdomo, Member
Marilyn Vega-Torres, Member
Henry Wilson, 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, December 11, 2018
6:00 p.m.
Chelsea City Hall – City Council Chambers – 500 Broadway

2018 DEC-11 A 10:51
RECEIVED
CITY CLERK'S OFFICE

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

- 2018-38** **1 Forbes Street – YIHE Forbes, LLC**
For Special Permit for Planned Development to construct residential, retail, and office buildings with nine-hundred forty-nine (949) parking spaces
REQUEST FOR CONTINUATION BY PETITIONER TO JANUARY 8, 2019 MEETING
- 2018-41** **208 Spencer Avenue - OPC Development 1, LLC**
For Special Permit and Variance for the construction of an eight residential unit dwelling structure within a five thousand (5,000) square foot lot which does not meet current minimum zoning requirements for side, and front yard setbacks, usable open space, lot size, density, number of stories, building height, floor area ratio, number of off street parking spaces and also exceeds maximum lot coverage percentage
- 2018-49** **21 Suffolk Street – Jose Contreras**
For Special Permit and Variance to enable the subdivision of a single lot containing a two family dwelling into two lots and to construct a three family dwelling at 19 Suffolk Street which does not meet current minimum zoning dimensional requirements for frontage and lot size
- 2018-50** **19 Suffolk Street – 19 Suffolk Street, LLC**
For Special Permit and Variance for the construction of a three family dwelling which does not meet current minimum zoning requirements for lot size, frontage, side and front yard setbacks, open space, height and number and location of off-street parking spaces
- 2018-51** **124 Cook Avenue – Mario Chacon**
For Special Permit to enclose an existing grade level garage space within a residence in order to expand living space
- 2018-53** **22 Adams Street – Oakwood Tavern, LLC**
For Special Permit to re-establish non-conforming use, (retail/liquor) to allow change to another non-conforming use as a restaurant and which does not meet current minimum requirements for number of off-street parking spaces
- 2018-54** **54 Webster Avenue - Julialisa Papagno**
For Special Permit and Variance to construct a second and third story with proposed change of use to two residential dwelling units and garage and maintenance worker space which does not meet current minimum zoning requirements for rear, front or side yard setbacks, open space, lot size, frontage, also exceeds floor area ratio, density, maximum lot coverage and does not meet required minimum number of off-street parking spaces
REQUEST FOR CONTINUATION BY PETITIONER TO JANUARY 8, 2019 MEETING
- 2018-55** **560 Washington Avenue – Nazneen Khan**
For Special Permit to seeking approval for the use of the premises as a convenience store with the sale of beer and wine

- 2018-56 157 Crescent Avenue - M & M Realty Trust
For Special Permit to construct a two story structure with the proposed use of a trade shop, including accessory office space which does not meet current minimum zoning requirements for aisle width and number of off-street parking spaces
- 2018-57 94 Central Avenue – Deivid Sanchez
For Special Permit to change non-conforming use as an office to another non-conforming use as a barbershop on first floor

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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