



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, Chairperson
Arthur Arsenault, Member
Joseph Mahoney, Member
Marilyn Vega-Torres, Member

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, July 17, 2018
6:00 p.m.
Chelsea City Hall – 500 Broadway – Room 102

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

- 2018-20** **57-59 Bellingham Street – Elmer Castillo**
For Special Permit to convert existing three (3) family dwelling into four (4) dwelling units which do not meet current minimum zoning requirements for location of off-street parking spaces and minimum lot size
- 2018-22** **55 Cherry Street – Effie Jaramillo / Lyla Properties**
For Special Permit for driveway opening which does not meet current minimum requirements for front yard, property line or distance from structure
- 2018-23** **22 Gardner Street – Li Zhen**
For Special Permit and Variance to construct a third floor deck and stairway which does not meet current minimum front yard setbacks and maximum lot coverage
- 2018-24** **34 Hillside Avenue – Nicole Dunn and Ryan Moran**
For Special Permit and Variance to convert a one family to a two family which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces and exceeds usable open space and also to construct a rear deck which does not meet current minimum requirements for side and rear yard setbacks
- 2018-25** **84 Winnisimmet Street – Alex Shapoval**
For Special Permit and Variance to construct a 3rd story addition which does not meet current minimum zoning requirements for side yard and rear yard setbacks
- 2018-26** **126 Washington Avenue #3 – Marcel Quetant**
For Special Permit and Variance to construct a twelve (12) by twelve (12) roof deck which increases non-conformity of the structure due to the location within the required setbacks
- 2018-27** **35 Nichols Street – Toward Independent Living & Learning, LLC**
For Special Permit to establish four (4) residential units on the second floor of existing building which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2018-28** **114-116 Addison Street – Hector Prieto**
For Special Permit and Variance for conversion of a three (3) family dwelling into a four (4) family dwelling which does not meet minimum zoning requirements for lot area, open space and number of off-street parking spaces
- 2018-29** **34 Beacon Street – Carol Brown**
For Special Permit and Variance to construct additional second floor living space above the first floor rear footprint of the building within the required side and rear yard setbacks

- 2018-30 **33 Madison Avenue – Marc & Kerri Fronduto, Trustees, Fronduto 2010 Family Trust**
For Special Permit and Variance for conversion of a one (1) family dwelling into a two (2) family dwelling which does not meet current minimum zoning requirements for lot area, opens space and number of off-street parking spaces
- 2018-31 **104-106 Spencer Avenue and 811-817 Broadway – 104-106 Spencer Associates, LLC & 811 Broadway Associates, LLC**
For Special Permit and Variance to construct a five story structure with proposed change of use for 20 residential units which does not meet current minimum zoning requirements for front, rear and side yard setbacks, floor area ratio, density, usable open space, lot size, height, number of stories, lot coverage and number of off-street parking spaces
- 2018-32 **280 Second Street – Ron Bertolami**
For a Variance to install a wall sign and four (4) additional permanent banners

Other Business

- 2010-06 **12 Essex Street – Moises Amaya**
2015-21 Request for modification to previously approved Special Permit

III.

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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