



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

*John DePriest, AICP, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Associate*  
*Anthony Quiles, Associate*

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Tel: (617) 466 – 4180 \* Fax: (617) 466 – 4195

## **AGENDA**

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 12, 2011**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

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

- Case # 2011-02**      **40 Tudor Street – Raffaella DiStefano**  
For **Special Permit and Variance** for conversion of former Single Room Occupancy currently Being taxed as a two (2) family dwelling to a three-family dwelling which does not meet current Zoning dimensional or parking requirements
- Case # 2011-03**      **111 Winnisimmet Street & 40 Division Street – Francesca Bitto**  
For **Special Permit and Variance** seeking approval for the subdivision of a single lot Containing two residential buildings into two separate lots containing a one (1) family dwelling To be listed as 40 Division Street and a two (2) family dwelling to be listed as 111 Winnisimmet Street which do not meet current zoning requirements
- Case # 2011-04**      **34-62 Winnisimmet Street & 14-20 Pembroke Street – Cinco De Mayo Foods**  
For **Special Permit** to reestablish the existence of a pre-existing non-conforming use at the Premises and to establish a tortilla and related foods manufacturing facility with retail space Which is not permitted in the Waterfront and Residential 1 Districts and also include two (2) Residential units
- Case # 2011-05**      **58 Hooper Street – Anthony Quiles**  
For **Variance** seeking approval for sub-division and reclassification of an existing two (2) unit Structure into separate classifications as a single (1) family dwelling at 58A Hooper Street and A single (1) family dwelling at 58B Hooper Street
- Case # 2011-06**      **350 Broadway – Sandra & Alex Umana**  
For **Special Permit** to establish a church which does not meet current zoning requirements for off street parking

**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.