



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
Marilyn Vega-Torres, Associate

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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, December 11, 2012
6:00 p.m.
City Hall, Room 102, Conference Room

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

Case # 2012-16 **125, 129, 135, 139 Library Street and Marlboro Street – Happy Days ADH Program, Inc.**
For Special Permit to establish an adult day care facility section 34-51 (change from non-conforming use to another) at former Shawmut Printing structure which is not in compliance with zoning ordinance for setbacks and off-street parking space size and location

Case # 2012-17 **24-26 Adams Street / Wesley Street – Maria Russo / 320 Revere Beach Parkway, LLC**
For Special Permits to change a non-conforming use (restaurant/bar) to another non-conforming use (retail dress shop) and to allow off-street parking that is not in conformance with parking requirements in the Zoning Ordinance

Case # 2012-18 **118 Warren Avenue – James & Lillian Guido**
For Special Permit to convert an existing single family dwelling structure into two dwelling units which do not meet current zoning requirements for number of off-street parking spaces

Case # 2012-19 **111 Crescent Avenue – Dennis Cataldo / Cataldo Ambulance**
For Special Permit to establish an ambulance service and related use requiring forty-four (44) off-street parking spaces

Case # 2012-20 **71 Grove Street – Mai Phung / Phung / Porzio Architects**
For Special Permit and Variance to convert existing wood frame two-family residential structure into three dwelling units which does not meet current zoning requirements for minimum lot size, useable open space and number of off-street parking spaces

III. Other Business
IV. Communications

***Order of Hearings by Discretion of Board**

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.