



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 Tataraka, Member  
Arthur Arsenaull, Member  
Joseph Mahoney, Associate  
Marilyn Vega-Torres, Associate

## 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, January 8, 2013**

**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 # 2012-18      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
- Case # 2012-21      350 Broadway – Francisco Jorge  
For Special Permit to establish a church which does not meet the minimum requirements for off-street parking spaces
- Case # 2012-22      35-37 Clark Avenue – Deborah Lochiatto  
For Special Permit and Variance to allow for subdivision of an existing four-thousand square foot lot and structure which does not meet minimum zoning requirements for lot size, off-street parking, front yard size, side yard size, usable open space, frontage and percentage of lot size coverage
- Case # 2012-23      682 Broadway – Joseph P. Pandolfo / Pandolfo Company, Inc.  
For Special Permit to renovate premises by re-opening a previous driveway to the rear portion of the lot

- 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.

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