



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

2013 FEB 23 A 9:14

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, February 12, 2013

6:00 p.m.

City Hall, Room 102, Conference Room

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

- 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
- Case #2013-01 **181-189 Winnisimmet Street – Bell Atlantic Mobile of Massachusetts Corp. LTD**
d/b/a Verizon Wireless
For Special Permit and Variance to allow Verizon Wireless to modify the existing non-conforming structure and install twelve (12) new antennas on existing ballast frames, condenser, screen to block view of new generator and conduit pursuant to Section 34-182 and Section 34-182 (d) which states height shall not exceed five (5) feet above the height of the existing structure or building
- Case # 2013-02 **118-122 Winnisimmet Street – Kevin Stirnweis**
For Special Permit and Variance to convert a commercial use to a residential use which does not meet current minimum zoning requirements for off-street parking spaces and will require a Variance pursuant to section 34-77
- Case # 2013-03 **54 Heard Street – Joaquin Ajtum**
For Special Permit and Variance to convert an existing wood frame residential structure from two (2) family to three (3) family dwelling by converting the existing basement space which does not meet minimum zoning requirements for lot size, off-street parking spaces, usable open space and also exceeds maximum area lot coverage

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