



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

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

*John DePriest, AICP, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, 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, April 9, 2013**

**6:00 p.m.**

**City Hall, Room 102, Conference Room**

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

- Case # 2013-04      260 Marginal Street / Enterprise Rent-A-Car Company of Boston, LLC  
For Special Permit to establish a two hundred and forty-two (242) vehicle parking lot for vehicles for hire or return vehicles for hire for Enterprise Rent-A-Car
- Case # 2013-05      22 Congress Avenue / Juan Gallego and Mark Sweet  
For Special Permit to re-establish a non-conforming vacant structure into a two (2) family dwelling pursuant to Section 34-51 and to add a roof deck
- Case # 2013-06      158-160 & 162-164 Shawmut Street / Chelsea Neighborhood Developers  
For Special Permit and Variance to demolish a three-family home and a one-story office building and construct a new four (4) unit apartment building with three (3) off-street parking spaces which does not meet current zoning requirements and off-street parking spaces
- Case # 2013-07      117-119 Library Street / Frank Williams  
For Special Permit and Variance to construct a new six (6) unit dwelling, altering the shape of the former six (6) unit dwelling that was demolished due to a multi-alarm fire, requiring dimensional and off-street parking relief
- Case # 2013-08      22 Adams Street / Maria Russo and Richard Schiappa  
For Special Permit and Variance for change of use from previous liquor store to a pizza parlor and sandwich shop and construct a 10 foot by 10 foot cooler addition that does not meet current minimum zoning requirements for off-street parking spaces and dimensions

- 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

APR 10 2013 10:58 AM  
CITY CLERK'S OFFICE  
CITY OF CHELSEA, MASSACHUSETTS