



**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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**MEETING SUMMARY**

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**April 12, 2011**

**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

**APPROVED WITH CONDITIONS**

**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

**APPROVED WITH CONDITIONS**

**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

**POSTPONED TO MAY 10, 2011 MEETING**

**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

**APPROVED WITH CONDITIONS**

**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

**CONTINUED TO MAY 10, 2011 MEETING**