



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
May 10, 2011**

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

CONTINUED TO JUNE 14, 2011 MEETING

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

WITHDRAWN WITHOUT PREJUDICE

Case # 2011-08

160 Everett Avenue – Donna Langel

For Variance to install one (1) 21'- 4 ¾" by 4'- 6 ¾" illuminated sign on rear wall of TJ Maxx which was not included in previous scope of accepted signage

APPROVED WITH CONDITIONS

Case # 2011-09

170 Everett Avenue – Donna Langel

For Variance to install one (1) 24'- 2 ½" by 3'- 6" illuminated sign on rear wall of HomeGoods which was not included in previous scope of accepted signage

APPROVED WITH CONDITIONS

Case # 2011-10

307-311 Broadway – David Peach

For Special Permit to establish a church which does not meet current zoning requirements for off-street parking

CONTINUED TO JUNE 14, 2011 MEETING

Case # 2004-11

1014 Revere Beach Parkway – Michael Matrinko

For Minor Modification to previously approved Special Permit utilizing existing drive thru of Brown Jug Restaurant as a seasonal 32 seat, eight table outside fenced in patio dining area

VOTED TO REVIEW AS MAJOR MODIFICATION ON JUNE 14, 2011