



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  
JANUARY 10, 2012**

- Case # 2011-19**      **278-280 Washington Avenue – Coralie and Issam Bahloul**  
For Special Permit in accordance with Sections 3.2 and 5.1 of the Zoning Ordinance on an application to create a parking lot on a vacant lot with eleven (11) parking spaces  
**POSTPONED TO FEBRUARY 14, 2012 MEETING**
- Case # 2011-21**      **324 Marginal Street – Enterprise Rent-A-Car Company of Boston, LLC**  
For Special Permit to establish vehicle rental and leasing in addition to existing administrative office, sales, vehicle repairs, vehicle parking and storage at building  
**APPROVED WITH CONDITIONS**
- Case # 2011-22**      **148 Marlboro Street – Chelsea Neighborhood Developers**  
For Special Permit and Variance to construct a three (3) story two (2) family dwelling and creation of a shared driveway which does not meet minimum dimensional requirements for lot size, front yard setback, side yard setback and frontage and parking requirements set forth in Section 5.1  
**APPROVED WITH CONDITIONS**
- Case # 2011-23**      **150 Marlboro Street – Chelsea Neighborhood Developers**  
For Special Permit and Variance to construct a three (3) story wood frame two (2) family dwelling and creation of a shared driveway which does not meet minimum dimensional requirements for lot size, front yard setback, side yard setback, rear yard setback and frontage and parking requirements set forth in Section 5.1  
**APPROVED WITH CONDITIONS**
- Case # 2011-24**      **101 Chestnut Street – Anthony Sabatino / ASC Enterprises, Inc.**  
For Special Permit and Variance for conversion of a two (2) story wood frame dwelling to a three (3) story structure which does not meet minimum requirements for lot size, useable open space and off-street parking spaces  
**CONTINUED TO FEBRUARY 14, 2012 MEETING**