

CHICOPEE ZONING BOARD OF APPEALS AGENDA

Wednesday, September 14, 2022

The Zoning Board of Appeals of the City of Chicopee public hearing; Wednesday, September 14, 2022, 6:30 PM in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

Chairman please announce meeting is being recorded and inform public if they are recording the meeting they must disclose they are recording and provide their name and address for the record.

Item 1: Variance from Chapter 275-40 C (6); 275-40 C (8) (b) and 275-67 K (9) (b) to allow for the following: Parking stall dimension of 9' x 18' to 9' x 16' for five (5) compact car parking spaces. Pavement setback from a street lot line from 8' to 3' and three-bedroom dwelling units in a multi-family development from "not more than 10% of the units" to "24% of the dwelling units." Location: 10 Southwick St. Chicopee, MA. Applicant: Valley Opportunity Council, Inc. 35 Mount Carmel Ave. Chicopee, MA 01013

Item 2: Variance from Chapter 275-48 Frontage from 125' to 100' and area from 12,500 SF to 10,000 SF to construct a single-family house on a lot without a sanitary sewer connection. Location: Dobek Ave. Chicopee, MA. Assessor Map 355, Parcels 11 and 12A Applicant: Donna Cabot, 52 Deep Brook Harbor, Suffield, CT 06078

Item 3: Variance from Chapter 275-40 C (7) (b) Width of interior travel lanes for one-way circulation from 14' to 12' to allow for the construction of an automatic tunnel car wash. Location: 1339 Memorial Dr. Chicopee, MA. Applicant: Jim Waterman – Garnett Reynolds Holdings, LLC, 5 Dupras Rd., Tyngsboro, MA 01879

Item 4: Variance from Chapter 275-52 Frontage from 100' to 90' +/-, area from 10,000 SF to 6,726 +/- SF, depth from 100' to 74' +/-, and rear yard setback from 25' to 20' to allow for the construction of a single-family house on a reduced sized lot. Location: Granville Ave., Chicopee, MA. Assessor Map 275, Parcel 53. Applicant: Alexander Titar, 320 East St. Chicopee, MA 01020

Item 5: Minutes from August 10, 2022

Item 6: Discussion - Old/New Business

Item 7: Adjournment - next scheduled meeting is October 12, 2022

