

CHICOPEE ZONING BOARD OF APPEALS

AGENDA

Wednesday, March 8, 2023

The Zoning Board of Appeals of the City of Chicopee public hearing; Wednesday, March 8, 2023, 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: (Tabled from February 8, 2023) **Appeal of Building Commissioner's Decision** to deny Appellant's request to retain property at 11-13 Hastings St. as a four-family dwelling. The Building Department has no building permit records allowing the conversion of the property from a two-family to a four-family. Conversions made do not meet Building Code requirements. Location: 11-13 Hastings St. Chicopee, MA 01020 Appellant: Philip Alarie, same address.

Item 2: **Variance** from Chapter 275-52 area from 10,000 SF to 8,964 +/- SF and average depth from 100' to 89.64' to create a new single-family building lot from property at 25-27 State St. Location: Empire St. (Assessor Map 443, Parcels 2 and 3) Applicant: Miroslav Nesterchuk, 73 Chestnut St. Chicopee, MA 01013

Item 3: **Variance** from Chapter 275-53 frontage from 100' to 50', area from 10,000 SF to 4,470 +/- SF and, average depth from 100' to 89.39' +/- to allow an existing two-family dwelling to remain on an undersized lot upon the subdivision from associated property fronting Empire St. Location: 25-27 State St. Chicopee, MA 01013 Applicant: Miroslav Nesterchuk, 73 Chestnut St. Chicopee, MA 01013

Item 4: **Minutes** from February 8, 2023

Item 5: **Discussion** - Old/New Business

Item 6: **Adjournment** - next scheduled meeting is April 12, 2023

