

CHICOPEE ZONING BOARD OF APPEALS

AGENDA

Wednesday, June 14, 2023

The Zoning Board of Appeals of the City of Chicopee public hearing; Wednesday, June 14, 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: Variance from Chapter 275-52 Frontage from 100' to 60', area from 10,000 SF to 5,400 SF, and depth from 100' to 90' for the purpose of creating a single-family building lot. Location: Hamel St. Assessor Map 448, Parcel 33A, Chicopee, MA. Applicant: Student Builders, Inc. 621 Grattan St. Chicopee, MA 01020.

Item 2: Variance from Chapter 275-52 Frontage from 100' to 60.5 (new lot 1), and 100' to 77.5' (existing house lot 2) to create a new single-family building lot from 35 Whitin Ave. and leave existing house on a reduced sized lot. Location: 35 Whitin Ave. Chicopee, MA 01013 Applicant: Andrew Wesolowski, same address.

Item 3: Variance from Chapter 275-52 depth from 100' to 85'+/- to create a new single-family building lot from property at 363 Montcalm St. and leave existing legally non-conforming two-family house on a lot with reduced depth. Location: 363 Montcalm St. Chicopee, MA 01020. Applicant: Christopher Fedora, 24 Arnold Ave. Chicopee, MA 01013

Item 4: Minutes from May 10, 2023

Item 5: Discussion - Old/New Business

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

