

City of Worcester

Zoning Board of Appeals Meeting March 27, 2006

Worcester Public Library, 2 Salem Square, Saxe Room, 5:30 pm



Zoning Board of Appeals
418 Main Street, Ste. 300
Worcester, MA 01608

Tel: 508.799.1400
Fax: 508.799.1406

Leonard Ciuffredo, Chair

Jerry Horton, Vice-Chair

Thomas Hannigan

Matthew Armendo

Morris Bergman, Alternate

David George, Alternate

Upcoming Meetings:

April 10, 2006
April 24, 2006
May 8, 2006
May 22, 2006

DECISIONS

Decisions are typically signed at the next Zoning Board of Appeals meeting and filed the following day with the City Clerk. Once your petition is filed with the City Clerk, the petitioner must obtain a certified copy of the decision after the twenty (20) day appeal period has expired and bring that same copy to the Worcester County Registry of Deeds.

Call to Order

Approval of the Minutes – March 13, 2006

Requests for Withdrawal/Continuance

Continued Hearings (3)

1.) 25 Eskow Road (Z-05-207) - Special Permit/Variations

Global Companies, LLC, Petitioner

RS-7, MG-2.0, ML-0.5 zones

Presently located on the premises is an open warehouse building, an above ground fuel oil tank, an office trailer and a parking area for oil delivery trucks.

Petitioner seeks to establish a fuel oil storage facility and an office building with accessory parking.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use.

SPECIAL PERMIT: to allow open lot storage of flammable liquid gas in ML-0.5 and MG-2.0 zoning district.

VARIANCE: to allow parking within the 50-foot buffer zone.

2.) 76 Sagamore Road (Z-05-236) –Special Permit

Attorney Samuel DeSimone on behalf of Linda Reid, petitioner

RL-7 zone

Presently located on the premises is a three-family structure.

Petitioner seeks to maintain the three-family structure and develop Lot 2 by constructing a two-family structure.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming structure.

3.) 29 East Mountain Street (Z-06-10) – Special Permits

Bruce Taylor, petitioner

RL-7 and BL-1.0 zones

Presently located on the premises is a 15,000 square foot office building, an associated paved parking area and undeveloped fields and woodlands.

Petitioner seeks to construct an access driveway and parking area within the RL-7 district serving low-rise multi-family dwelling units and to construct five townhouse units.

SPECIAL PERMIT: to allow access through the RL-7 zone to the low-rise multi-family dwelling units

SPECIAL PERMIT: to allow single-family attached dwelling units (townhouses) in an RL-7 zone

New Hearings (14)

1.) 38 Aetna Street (Z-06-33) – Variances

Attorney James Vevone on behalf of Oak Hill CDC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to build a two-family dwelling with four off-street parking spaces.

VARIANCE: 2,000 square feet of relief from the gross dimensional requirement

VARIANCE: 8.5 feet of relief from the rear yard setback requirement

VARIANCE: 5 feet of relief from the frontage requirement

2.) 82 Dorchester Street (Z-06-34) – Variances

Attorney James Vevone on behalf of Oak Hill CDC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to build a single-family semi-detached dwelling (duplex) with two off-street parking spaces.

VARIANCE: 1,771 square feet of relief from the gross dimensional requirement

VARIANCE: 3 feet of relief from the frontage requirement

VARIANCE: 5 feet of relief from the front yard setback requirement

VARIANCE: 6 feet of relief from the rear yard setback requirement

3.) 712 Pleasant Street (Z-06-35) – Special Permits

Attorney John W. Spillane on behalf of Michael O'Connor, petitioner

RL-7 zone

Presently located on the premises is a vacant pizza shop.

Petitioner seeks to lease the premises to an insurance agency.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use/structure

SPECIAL PERMIT: to operate an insurance agency in an RL-7 zone

4.) 17 Barclay Street (Z-06-36) – Variance

Buckingham Development LLC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct a single family semi-detached dwelling (duplex).

VARIANCE: 1,989 square feet of relief from gross dimensional requirement

5.) 19 Barclay Street (Z-06-37) – Variances

Paula Jacevicius, petitioner

RG-5 zone

Presently located on the premises is a three-family dwelling.

Petitioner seeks to re-establish the lot line between 17 and 19 Barclay Street, in order to develop 19 Barclay Street and to bring 17 Barclay Street into conformance.

VARIANCE: 2,860 square feet of relief from the gross dimensional requirement

VARIANCE: 6 feet of relief from the side yard setback requirement.

6.) 95 Pasadena Parkway (Z-06-38) – Variances

Patrick and Gina Pecorelli, petitioner

RS-7 zone

Presently located on the premises is a single family dwelling.

Petitioner seeks to divide the parcel to create another lot and build a single-family dwelling.

VARIANCE: 500 square feet of relief from the gross dimensional requirement

VARIANCE: 9 feet of relief from the rear yard setback requirement

7.) 14 Plum Street (Z-06-40) – Special Permit

Ginseng Up Corporation, petitioner

BG-2.0 zone

Presently located on the premises is a three family dwelling, parking and a bottling plant.

Petitioner seeks to relocate the building to another portion of the lot and place parking where the building once stood.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming structure

8.) 20-22 Houghton Street (Z-06-44) – Variance

Philip J. Wheeler, petitioner

RG-5 zone

Presently located on the premises are two vacant structures.

Petitioner seeks to demolish the structures and replace them with four single-family attached dwellings (townhouses).

VARIANCE: 15 feet of relief from the front yard setback requirement

VARIANCE: 20 feet of relief from the frontage requirement

9.) 54 Wall Street (Z-06-45) Special Permits/Variations

Katherine Valeri, petitioner

RG-5 zone

Presently located on the premises is a two-family dwelling.

Petitioner seeks to convert the building into a three-family dwelling.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming structure

VARIANCE: two parking spaces from the parking requirement

10.) 65 Wilson Street (Z-06-46) Special Permit

Ed Massei, Jr., petitioner

RL-7 zone

Presently located on the premises is a printing business.

Petitioner seeks to use the building as a church.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use.

11.)71 Wildwood Avenue (Z-06-47) Variance

Attorney Patricia Gates on behalf of Tamara and John Cullen, petitioners

RL-7 zone

Presently located on the premises is a single-family dwelling.

Petitioner seeks to construct an additional single family home on the lot.

VARIANCE: 10 feet of relief from the frontage requirement.

12.)233 Canterbury Street (Z-06-48) – Special Permits

Denis Leary, petitioner

BL-1.0 zone

Presently located on the premises is a multi-family dwelling.

Petitioner seeks to convert the multi-family dwelling into a lodging house for twelve adults.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use/structure

SPECIAL PERMIT: to allow a lodging house in a BL-1.0 zone.

13.) 265 Greenwood Street (Z-06-49) – Variances

George & Evelyn Jresie, petitioner

RS-7 zone

Presently located on the premises is a single-family dwelling and a shed.

Petitioner seeks to subdivide the lot and build an additional single family dwelling unit on the vacant parcel of land.

VARIANCE: 1,673 square feet of relief from the gross dimensional requirement

14.) 540 West Boylston Street (Z-06-50) – Special Permit

Gary Arvanigian, petitioner

BL-1.0 zone

Presently located on the premises is a commercial building containing retail establishments.

Petitioner seeks to operate a used car sales business at the site for sale of 1-3 cars at a time.

SPECIAL PERMIT: to allow motor vehicle sales/display in a BL-1.0 zone.

Other Business

Adjournment