

City of Worcester

Zoning Board of Appeals Meeting

July 24, 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
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Leonard Ciuffredo, Chair

Jerry Horton, Vice-Chair

Thomas Hannigan, Member

Matthew Armendo, Member

Morris Bergman, Member

David George, Alternate

Andrew Freilich, Alternate

Upcoming Meetings:

August 14, 2006
August 28, 2006
September 11, 2006
September 25, 2006
October 16, 2006
October 30, 2006
November 13, 2006
November 27, 2006
December 18, 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

Executive Session: to discuss pending litigation

Approval of the Minutes – July 10, 2006

Requests for Withdrawal/Continuance

Continued Hearings (4)

- 1.) **(Z-06-77) 50 Greenhill Parkway – Special Permit/Variance**
(6/12/06 meeting)

Special Permit: residential conversion from a two-family dwelling to a three-family dwelling

Variance: relief of four off-street parking spaces from the parking requirement

Petitioner: Lelia Bessa

Zone Designation: RG-5 zone (Residential General)

Present use: Two-family dwelling

Petition purpose: Convert the structure to a three-family dwelling.

- 2.) **(Z-06-88) 61 Chandler Street – Special Permit** (6/26/06 meeting)

Special Permit: non-accessory sign in a BG-3.0 district

Petitioner: Damien Jacob representative for George Maldonado and Sponsorspot

Zone designation: BG-3.0 zone (Business General)

Present use: Multi-tenant building with a restaurant, retail store, convenience/grocery store, hair salon.

Petition purpose: place a commercial vinyl banner (13' x 25') on the west exterior wall of the building.

- 3.) **(Z-06-101) 9 Oakview Street – Special Permit** (6/26/06 meeting)

Special Permit: placement of fill

Petitioner: Emanuel Tortorelli

Zone Designation: RG-5 zone (Residential General)

Present Use: single-family dwelling

Petition purpose: placement of fill.

4.) **(Z-06-113) 8 Marsh Avenue – Variances** (6/26/06 meeting)

Variance: five (5) feet of relief from the frontage requirement

Variance: 1,000 square feet of relief from the gross dimensional requirement

Petitioner: Kathy Luu

Zone Designation: RS-7 zone (Residential Single Family)

Present use: single-family dwelling

Petition purpose: construct an additional single-family dwelling

New Hearings (11)

5.) **(Z-06-118) 645 Chandler Street – Special Permit**

Special Permit: to allow auto rental in a BL-1.0 zone

Petitioner: Munir Ahmad

Zone Designation: BL-1.0 zone (Business Limited)

Present use: office building with a restaurant use on first floor and business uses on second floor.

Petition purpose: operate an airport limousine service.

6.) **(Z-06-122) 1 Fay Street – Variance**

Variance: relief of (2) two off-street parking spaces from the parking requirement

Petitioner: Michael Lapomardo and Mark Lapomardo

Zone Designation: RG-5 zone (Residential General)

Present use: nine unit multi-family low rise dwelling with a parking lot for 18 spaces

Petition Purpose: add one additional unit to the existing dwelling in the basement without adding additional parking.

7.) **(Z-06-123) 14 Enid Street– Variance**

Variance: six (6) feet and six (6) inches of relief from the rear yard setback requirement

Petitioner: Parvin Construction, LLC

Zone Designation: BL-1.0 zone (Business Limited)

Present use: vacant lot

Petition purpose: construct a single-family, semi-detached dwelling (duplex)

8.) **(Z-06-124) 9 May Street – Variance and Special Permit**

Variance: relief of sixty (60) parking spaces from the off-street parking requirements

Special Permit: expansion or change of a pre-existing, nonconforming structure

Petitioner: Worcester Common Ground

Zone Designation: BL-1.0 (Business Limited)

Present use: abandoned 60,000 square foot masonry building

Petition purpose: rehabilitate the property into 46 one, two, and three bedroom units of affordable housing.

9.) **(Z-06-125) 322 Cambridge Street– Variances and Special Permit**

Variance: 6.1 feet of relief from the rear yard setback requirement

Variance: relief of eighteen (18) parking spaces from the off-street parking requirement

Variance: five (5) feet of relief from the landscape buffer requirement

Special Permit: expansion or change of a pre-existing, nonconforming structure

Petitioner: Blanchard Vending Corporation

Zone Designation: BL-1.0 zone (Business Limited)

Present use: food service building and warehouse

Petition purpose: expand the existing food service building by adding a historic dining car to the front and side of the building.

10.) **(Z-06-126) 11 Castine Street– Special Permit**

Special Permit: expansion or change of a pre-existing, nonconforming structure

Petitioner: Diane Mitchell

Zone Designation: RL-7 zone (Residential Single Family) and WRPOD (Water Resources Protection Overlay District)

Present use: single-family dwelling

Petition purpose: to add an additional bedroom and family room

11.) **(Z-06-127) 32 Terrace Drive– Variance**

Variance: 4 feet of relief from the side yard setback requirement

Petitioner: Bogdan Vernescu

Zone Designation: RS-10 (Residential Single Family)

Present use: single-family dwelling

Petition purpose: to construct a detached garage at the end of the driveway

12.) **(Z-06-128) 33 Colton Street– Variances**

Variance: 2,400 square feet of relief from the gross dimensional requirement for Lot 3

Variance: 331 square feet of relief from the gross dimensional requirement for Lot 8

Variance: 2.6 feet of relief from the side yard setback requirement for Lot 3

Variance: 14 feet of relief from the frontage requirement for Lot 3

Variance: 4 feet of relief from the frontage requirement for Lot 8

Petitioner: Gold Star Builders

Zone Designation: RG-5 (Residential General)

Present use: two lots, created in 1890 that have been combined through common ownership. Lot 3 has a three family dwelling.

Petition purpose: To bring Lot 3 into compliance with current zoning regulations in order to construct a single-family dwelling on Lot 8.

13.) **(Z-06-129) 1A Eden Street– Variance**

Variance: sixty-eight (68) feet, two (2) inches of relief from the frontage requirement

Petitioner: Jonathan Kay

Zone Designation: BG-6.0 (Business General)

Present use: vacant lot

Petition purpose: To construct fourteen (14) non-accessory parking spaces, 6 residential units in a multi-family high rise, and associated office space

14.) **(Z-06-130) 278 Greenwood Street– Special Permit**

Special Permit: expansion/change of a pre-existing, nonconforming use/structure

Petitioner: Martha Sarmiento

Zone Designation: (RS-7) Residential Single Family

Present use: two-family dwelling

Petition purpose: convert the attic to a third dwelling unit

15.) **(Z-06-131) 18-20 William Street– Variance/Special Permit**

Variance: five (5) feet of relief from the rear yard setback requirement

Variance: five (5) feet of relief from the front yard setback requirement

Variance: three (3) feet of relief from the five foot landscaping buffer requirement

Special Permit: expansion/change of a pre-existing, nonconforming use

Petitioner: William Dowell, Jr.

Zone Designation: RG-5 (Residential General)

Present use: parking lot

Petition purpose: construct a 12-unit apartment building

Other Business (0)

1.) 1078 W. Boylston Special Permit Discussion