



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, November 5, 2018

Worcester City Hall, Esther Howland Chamber (3rd floor, #302), 455 Main Street, 5:30 P.M

## Board Members

Vadim Michajlow, *Chair*  
Joseph Wanat, *Vice-Chair*  
Andrew Freilich  
Jordan Berg Powers  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

Contacting the Board's Office  
Division of Planning and Regulatory  
Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 31440
- **Email:** planning@worcesterma.gov

The Zoning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

## Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

## Our Mission

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

## Division Staff

Stephen S. Rolle, Asst. Chief  
Development Officer  
Domenica Tatasciore, Chief Planner  
Michelle Smith, Senior Planner  
Michael Antonellis, Senior Planner  
Susan Arena, Preservation Planner  
Deborah Steele, Principal Staff Asst

## Upcoming Meetings

November 26, 2018  
December 17, 2018  
January 14, 2019  
February 4, 2019  
February 25, 2019  
March 18, 2019  
April 8, 2019

## Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – October 15, 2018

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

## New Business

### 1. 26 (aka 32) Cambridge Street (ZB-2018-071)

**Variance:** For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

**Petitioner:** Ellen Coffie

**Present Use:** Presently on the premises is an existing commercial warehouse with associated site improvements.

**Zone Designation:** ML-2.0 (Manufacturing, Limited) & MG-2.0 (Manufacturing, General) zoning districts

**Petition Purpose:** The applicant seeks to convert a portion of the structure into a grocery store.

**Public Hearing Deadline:** 11/15/18

**Constructive Grant Deadline – Variance:** 12/20/18

### 2. 65 Elliot Street (ZB-2018-072)

**Variance:** For relief from the minimum required front yard setback (Article IV, Section 7, Table 4.2)

**Variance:** For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

**Petitioner:** Reinardele Chaveiro

**Present Use:** Presently on the property is a three-family dwelling, along with associated site improvements.

**Zone Designation:** RG-5 (Residence, General) zoning district

**Petition Purpose:** The applicant seeks to convert a portion of the existing structure into a fourth dwelling unit and to conduct related site improvements.

**Public Hearing Deadline:** 11/15/18

**Constructive Grant Deadline – Variance:** 12/20/18

**MEETING CANCELED – ALL ITEMS  
POSTPONED TO NOVEMBER 26, 2018 AT  
5:30 PM, LEVI LINCOLN CHAMBERS**

**3. 128 Elm Street (ZB-2018-076)**

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)  
**Petitioner:** Jamila Aroush  
**Present Use:** Presently on the premises is an existing three-family dwelling.  
**Zone Designation:** RG-5 (Residence, General) zoning district  
**Petition Purpose:** The applicant seeks to convert the existing structure into a 5-dwelling unit structure.  
**Public Hearing Deadline:** 12/6/18

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**Other Business**

**4. Communications**

**5. Signing of Decisions from prior meetings**

**Adjournment**