

Next Meeting: 07-11-05

ZONING BOARD OF APPEALS

SAXE ROOM

WORCESTER PUBLIC LIBRARY

2 SALEM SQUARE

June 27, 2005

5:30 P.M.

AGENDA

CALL TO ORDER

CONTINUED HEARINGS (4)

2 HASTINGS AVENUE

CHARLENE D. STULTZ, Petitioner

RL-7

Presently located on the premises is a private club (Charter Club).

Petitioner seeks to raze existing structure and construct single-family attached dwelling units (6 units).

SPECIAL PERMIT: to allow single-family attached dwellings in RL-7 zoning district.

10 FRANK STREET

**(Originally heard 10-18-04 & after continuances this was a
Leave to Withdraw Without Prejudice on 12-20-04)**

ROBERT N. OLIVERI, Petitioner

RL-7

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

Petitioner seeks to divide existing parcel into two 5,000 square foot lots (#113 & #114) in order to construct a single-family dwelling on Lot #113.

VARIANCE: relief of 3,000 square feet (Lot #114) and 2,000 square feet (Lot #113) from Gross Dimensional requirement.

VARIANCE: relief of twenty feet (Lot #114) and fifteen feet (Lot #113) from Frontage requirement.

81-83 HAMILTON STREET

RAYMOND A. VEZINA, TRUSTEE OF 81-83 HAMILTON STREET REALTY TRUST,
Petitioner

BL-1.0

Presently located on the premises is a multi-family / commercial structure.

Petitioner seeks to open a small restaurant in vacant storefront of said structure.

VARIANCE: relief of 12 spaces from Off-Street Parking requirement.

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

39 SEYMOUR STREET

JAKUSIK FAMILY TRUST, Petitioner

RG-5

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

Petitioner seeks to construct exterior set of stairs to facilitate a second egress for third floor apartment.

Petitioner seeks the following relief:

VARIANCE: relief of three feet from Side Yard setback requirement.

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

HEARINGS (5)

53 BLUE BELL ROAD

MICHAEL & KATHLEEN O'ROURKE, Petitioners

RS-7

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

Petitioner seeks to lower existing garage and construct another garage (to be attached to existing garage) with a family room above both.

VARIANCE: Relief of four feet from Side Yard setback requirement (northerly side).

20 TORY FORT LANE

TODD M. HILL, Petitioner

RS-7

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

Petitioner seeks to remodel kitchen in pre-existing non-conforming single-family dwelling.

SPECIAL PERMIT: expansion or change of a pre-existing non-conforming single-family dwelling (without change to footprint).

201 DEWEY STREET

RICHARD W. KENT, Petitioner

RG-5

Presently located on the premises is an apartment building containing thirteen dwelling units with a parking lot containing fifteen spaces.

Petitioner seeks to obtain variances and a special permit whereby the thirteenth dwelling unit will become a legally permitted unit.

VARIANCE: Relief of 1,892 square feet from Gross Dimensional requirement.

VARIANCE: Relief of 11 spaces from Off-Street Parking requirement.

SPECIAL PERMIT: Expansion or change of a privileged, pre-existing, non-conforming apartment building.

55 PEARL STREET

SHERMAN MARCH, LLC, Petitioner

BG-6

Presently located on the premises is a pre-existing, non-conforming structure (former GAR Hall).

Petitioner seeks to change current permitted use (place of assembly) to a new permitted use (restaurant).

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

15 ALVARADO AVENUE

EUGENE K. CASSAVANT & DONNA L. WHITTEN, Petitioners

RL-7

Presently located on the premises is a single-family dwelling and a separate two-story barn.

Petitioner seeks to construct a two-car garage addition to existing barn for residential use.

VARIANCE: Relief of two feet from Rear Yard setback requirement.

VARIANCE: Relief of seven feet from height requirement (Article IV, Section 8 (II)(J)).

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

OTHER BUSINESS: (0)

APPROVAL OF MINUTES: June 13, 2005 minutes.