City of Worcester
Zoning Board of Appeals Meeting Agenda
Monday, September 20, 2010
Levi Lincoln Chamber (3rd floor, room 309), City Hall, 455 Main Street
5:30 P.M.

Call to Order – 5:30 pm

Approval of the Minutes – July 12, 2010 & August 30, 2010

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 1059 Millbury Street (aka 115 Ballard Street) (ZB-2010-037)

AMENDMENT TO SPECIAL PERMIT: To allow a Personal Wireless Service Facility

Petitioner: New Cingular Wireless, PCS, LLC

Present Use: A VFW post and an existing 100-foot stealth monopole with a 30'x30' fenced in equipment compound

Petition Purpose: To amend the previously approved Special Permit by proposing to increase the flagpole-style from 18" to approximately 30" above the previously approved 49" bump out at a height of 87 feet and 97 feet centerlines

Zone Designation: ML-0.5 (Manufacturing, General)

2. 53 East Central Street (ZB-2010-040)

SPECIAL PERMIT: To allow a professional office in an RG-5 zone.

VARIANCE: Relief of 1,650 square feet from the gross dimensional requirement.

VARIANCE: Relief of 7 feet from the rear yard setback requirement.

VARIANCE: Relief of 8.5 feet from the frontage requirement.

VARIANCE: Relief of 8 feet from the exterior side yard setback requirement.

VARIANCE: Relief of 2 parking spaces from the off-street parking requirement.

Petitioner: John J. Barron

Present Use: A church rectory

Petition Purpose: To convert the structure to a mixed-use building consisting of two (2) residential dwellings and a 900 square foot professional office

Zone Designation: RG-5 (Residence, General)
3. 18 Fales Street (ZB-2010-041)

**SPECIAL PERMIT:** Relief of one parking space from the off-street parking requirement.

**VARIANCE:** Relief of 2,943 square feet from the gross dimensional requirement – Lot A.

**VARIANCE:** Relief of 2,206 square feet from the gross dimensional requirement – Lot B.

**VARIANCE:** To allow parking in the exterior side yard setback – Lot A.

**Petitioner:** Habitat for Humanity

**Present Use:** A single-family detached dwelling

**Petition Purpose:** To subdivide the property and construct a single-family detached dwelling

**Zone Designation:** RL-7(Residence, Limited)

**New Business**

4. 443 Chandler Street (ZB-2010-042)

**SPECIAL PERMIT:** Expansion or Change of a pre-existing non-conforming use/structure

**Variance:** Relief of 15.30 feet from the frontage requirement

**Petitioner:** Benjamin Kaplan

**Present Use:** A two-family detached dwelling

**Petition Purpose:** To convert the structure into a three-family detached dwelling by modifying the basement to a residential unit and associated off-street parking spaces

**Zone Designation:** RL-7(Residence, Limited) and RS-7 (Residence, Single-family)

**Other Business**

5. Lodging House Rules discussion

6. Signing Decisions

**Adjournment**