



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, February 13, 2012

Levi Lincoln Chamber (3rd floor, room 309), City Hall, 455 Main Street
5:30 P.M.

Board Members

Andrew Freilich, *Chair*
Lawrence Abramoff, *Vice-Chair*
William Bilotta
Vadim Michajlow
Kola A. Akindede, *Alternate Member*
Timothy Loew, *Alternate Member*

Contacting the Board's Office

Division of Planning and Regulatory
Services serves as the Board's staff.
If you have any questions about
submitted applications, you can

- Visit us in our office (M-F 8:30am-2:00pm) – City Hall, 455 Main Street, Suite 404 (4th floor), Worcester, MA
- Call 508-799-1400 ext. 260 (M-F 8:30am-2:00pm),
- E-mail planning@worcesterma.gov
- Contact us if you would like to sign-up for our *Land Use News* electronic newsletter.

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

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

Division Staff

Joel Fontane, Director
Lara Bold, Chief Planner
Luba Zhaurova, Senior Planner
Deborah Steele, Principal Staff Assistant
Edgar Luna, Planning Analyst
Nancy Tran, Planning Analyst
John Odell, Worcester Energy Program Manager

Upcoming Meetings

February 13, 2012
March 5, 2012
March 26, 2012
April 23, 2012

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – 4/4/11, 5/16/11, 11/21/11, 12/12/11, 1/9/12 & 1/30/12

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 10 Claremont Street (ZB-2011-058)

SPECIAL PERMIT: To allow a Lodging House in a RG-5 zoning district

Petitioner: Son Van Nguyen

Present Use: A single-family dwelling

Zone Designation: RG-5 (Residential, General)

Petition Purpose: To convert the dwelling to a Lodging House for 8 occupants with 4 off-street parking spaces. Petitioner is applying concurrently for a Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7) – requesting a partial waiver of a 5-ft landscaped buffer (ZB-2012-006)

New Business

2. 114 Randolph Road (aka 240 Barbara Avenue) (ZB-2012-001)

AMENDMENT TO SPECIAL PERMIT: To allow a Personal Wireless Service Facility in ML-0.5 zoning district

AMENDMENT TO SPECIAL PERMIT: Extension, Alteration or Change of a Privileged Pre-Existing Nonconforming Structure (Article XVI, Section 4)

Petitioner: Sprint Nextel Corp

Present Use: A commercial building with an existing 181-ft personal wireless service facility (a monopole)

Zone Designation: BG-3 (Business, General)

Petition Purpose: Replace the existing 6 antennas with 6 new antennas at the top of the monopole, add 12 remote radio head units, remove 2 equipment cabinets and replace with 4 new cabinets; remove and replace a GPS unit with a new GPS unit

3. 101 Dewey Street (aka 103 and 115 Dewey Street) (ZB-2012-002)

VARIANCE: Relief of 14 ft from the 15-ft rear yard setback dimensional requirement

Petitioner: P & D Johnson Realty Trust
Present Use: Several vacant buildings with paved parking lot
Zone Designation: MG-1.0 (Manufacturing, General)
Petition Purpose: Demolish two existing buildings on site and construct a new 2,000 SF building for warehouse storage in the southeastern corner of the site (close to Mason Court)

4. 24 Mendon Street (ZB-2012-003)

SPECIAL PERMIT: Residential Conversion from a two-family to a three-family residential dwelling (Article IV, Section 9)

Petitioner: 24 Mendon Street Realty Trust
Present Use: Two-family residential dwelling
Zone Designation: RG-5 (Residential, General)
Petition Purpose: Convert two-family residential dwelling to a three-family residential dwelling with 6 off-street parking spaces

5. 2 Elman Road (ZB-2012-004)

VARIANCE: Relief of 9.2 feet from the 20 rear yard setback dimensional requirement

Petitioner: Francis M. Keating
Present Use: Single-family detached dwelling
Zone Designation: RS-7 (Residential, Single Family)
Petition Purpose: Construct 16-ft by 20-ft addition attached to the rear of the existing dwelling

6. 9 Einhorn Road (ZB-2012-005)

SPECIAL PERMIT: To convert a single-family detached dwelling into a sorority house affiliated with Worcester Polytechnic Institute (Article IV, Section 2, Table 4.1, Use #5 Fraternity/Sorority/Cooperative residence)

SPECIAL PERMIT: Modification of Parking / Loading Requirements (Article IV, Section 7) – Requesting to waive 1 of the 6 required off-street parking

SPECIAL PERMIT: Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7) – requesting a partial waiver of a landscaped 5-ft buffer

Petitioner: Alpha Phi International Fraternity
Present Use: Single-family detached dwelling
Zone Designation: RL-7 (Residential, Limited)
Petition Purpose: Convert single-family detached dwelling into a sorority house affiliated with Worcester Polytechnic Institute (WPI) to house 12 students, per Article IV, Section 2, Table 4.1, Use #5: Fraternity/Sorority/Cooperative residence of the Zoning Ordinance. The applicant proposes to provide five (5) off-street parking spaces

7. 10 Claremont Street (ZB-2012-06)

SPECIAL PERMIT: Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7) – requesting a partial waiver of a 5-ft landscaped buffer

Petitioner: Son Van Nguyen

Present Use: A single-family dwelling

Zone Designation: RG-5 (Residential, General)

Petition Purpose: Convert dwelling to a Lodging House for 8 occupants with 4 off-street parking spaces. Petitioner is applying concurrently for a Special Permit to allow a Lodging House in a RG-5 zoning district (ZB-2011-058)

8. 2-14 Kansas Street (ZB-2012-07)

AMENDMENT TO SPECIAL PERMIT: To allow a recycling operation in an MG – 2.0 Zoning District

Petitioner: Massachusetts Materials Management

Present Use: 18,000 SF industrial building where Massachusetts Materials Management currently operates a solid waste transfer operation and a recycling facility and has storage and office space

Zone Designation: MG-2.0 (Manufacturing, General)

Petition Purpose: Amend the previous decision by removing the following condition of approval: “(7)(j): The Special Permit is valid for one year from date of final action.”

Other Business

9. Lodging House Policy Discussion

10. Signing Decisions

Adjournment