City of Worcester
Zoning Board of Appeals Meeting Agenda
Monday, January 11, 2016
Worcester City Hall, Levi Lincoln Chamber (3rd floor, #309), 455 Main Street, 5:30 P.M.

Board Site Views

Call to Order – 5:30 pm


Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 126 Southwest Cutoff (ZB-2015-055)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, or the number of required parking spaces (Article IV, Section 7)

Petitioner: Trusswan, Inc.

Present Use: Presently located on the premises is an existing commercial structure, used as an automobile sales facility

Zone Designation: BL-1.0 (Business, Limited) zone

Petition Purpose: The petitioner seeks to modify the requirements of the Ordinance with regard to landscaping requirements for parking.

Public Hearing Deadline: 12/14/15, 2/28/16

New Business

2. 256 Webster Street (ZB-2015-063)

Special Permit: To allow for food-service drive-through in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, or the number of required parking spaces (Article IV, Section 7)

Petitioner: 256 Webster Street, LLC

Present Use: Presently located on the premises is an existing ~3,460 SF commercial structure, used as a convenience store.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The petitioner seeks to demolish a portion of the structure and add a food-service drive-through to the existing store along with associated site-work and re-configuration of the parking area.

Public Hearing Deadline: 4/13/16, 2/28/16
3. **800 Grafton Street (ZB-2015-060)**

**Special Permit:** To allow a Multi-family low-rise dwelling in a RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

**Petitioner:** Dominic Paldino

**Present Use:** Presently located on the premises is an existing ~1,345 SF single-family detached dwelling

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

**Petition Purpose:** The petitioner seeks to demolish the existing structure and construct a multi-family low-rise dwelling with a total of 12 dwelling units along with off-street parking and associated grading, paving, and site work.

**Public Hearing Deadline:** 1/13/16

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**Special Permit:** To allow a Service Shop/Personal Service in a RL-7 Zone (Article IV, Section 2, Table 4.1, Business Use #27)

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, or the number of required parking spaces (Article IV, Section 7)

**Variance:** For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2.)

**Petitioner:** Lona Realty, LLC

**Present Use:** Presently located on the premises is an existing ~5,295 SF residential structure.

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

**Petition Purpose:** The petitioner seeks to construct a ~270 SF addition to the southeast of the existing structure to allow for a cell phone/computer repair business to operate out of the structure and to create a customer parking area along with associated grading, paving, and site work.

**Public Hearing Deadline:** 1/13/16;

**Constructive Grant Deadline – Variance:** 2/17/16

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**Other Business**

5. **Board Elections of Officers** – The Board shall, by a majority vote, elect both a chairperson and a vice chairperson. Alternates may not participate in this annual election (ZBA Rules & Regulations, Section 3 - as amended 6-29-2009)

6. **Communications**

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

**Adjournment**