City of Worcester  
Zoning Board of Appeals Meeting Agenda  
Monday, March 27, 2017

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

Meeting Cancelled due to lack of quorum – all items postponed to special meeting on Wednesday, April 5, 2017 at 5:30 pm, Levi Lincoln Chambers

1. 157 Brookline Street (ZB-2016-056)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Petitioner: Daniel Ford

Present Use: Presently on the premises is an existing non-conforming single-family detached dwelling with associated site improvements.

Zone Designation: RS-7 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks retroactive approval to expand the existing non-conforming structure by constructing a deck, along with associated site work.

Public Hearing Deadline: 4/6/17, 3/27/17

2. 88 Birch Street (ZB-2016-054)

Special Permit: To allow a Lodging House use in a RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

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

Variance: For relief from the parking requirements for a lodging house use (Article IV, Section 7)

Variance: For relief from the front-yard setback dimensional requirement for another residential permitted use in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Gold Star Builders, Inc.

Present Use: Presently on the premises is a multi-family structure along with associated off-street parking.

Zone Designation: RG-5 (Residence, General) zoning district and partially within a BG-2.0 (Business, General) zoning district

Petition Purpose: The petitioner seeks to construct an addition to the existing structure, to convert the use into a lodging house (with a total of 28 bedrooms), and an off-street parking area, along with related site improvements.

Public Hearing Deadline: 3/27/17; CGD – Variance: 1/27/17, 2/14/17, 3/30/17
New Business

3. 525 Lincoln Street (ZB-2016-048)

Special Permit: To allow a food service drive-through use in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

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

Petitioner: Lincoln Street Chicken, LLC

Present Use: Presently on the premises is a vacant commercial structure located within Lincoln Plaza, along with associated off-street parking areas.

Zone Designation: BG-4.0 (Business, General) zoning district and partially within a BL-1.0 (Business, Limited) and located within the Water Resource Protection (WR(GP-3)) Overlay District

Petition Purpose: The petitioner seeks to demolish the existing vacant commercial structure and construct a food-service establishment, which includes a drive-through, along with associated site improvements and modifications to the parking layout.

Public Hearing Deadline: 2/28/17, 3/27/17

4. 73 Timrod Drive (ZB-2016-067)

Variance: For relief from the accessory structure setback dimensional requirements in a residential district (Article IV, Section 8, B. 10)

Variance: For relief from the side-yard setback dimensional requirement for a single-family dwelling in a RL-7 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front-yard setback dimensional requirement for a single-family dwelling in a RL-7 zone (Article IV, Section 4, Table 4.2)

Petitioner: Filip Bode

Present Use: Presently on the premises is a single-family detached dwelling, and associated site improvements.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant is seeking retroactive approval to construct a carport along with associated site improvements.

Public Hearing Deadline: 5/25/17

Constructive Grant Deadline – Variance: 4/20/17

5. 22 Newbury Street (ZB-2017-003)

Special Permit: To allow a recreational/service facility (non-profit) in a RG-5 Zone (Article IV, Section 2, Table 4.1, General Use #18)

Petitioner: Worcester Common Ground

Present Use: Presently located on the premises is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a community park and garden, along with related site work and amenities.

Public Hearing Deadline: 3/28/17
6. 0 (formerly part of 78) Upland Street (ZB-2017-005)

Special Permit: To allow single-family attached dwellings in a RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Variance: For relief from the frontage dimensional requirement for single-family attached dwellings in a RL-7 Zone (Article IV, Section 7, Table 4.4)

Variance: For relief from the lot area dimensional requirement for single-family attached dwellings in a RL-7 Zone (Article IV, Section 7, Table 4.4)


Present Use: Presently on the property is an existing vacant lot

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to construct three single family attached structures - for a total of 14 dwelling units - along with related parking and site work.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

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7. 271A Harrington Way (ZB-2017-006)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use to a use of a similar nature (Article XVI, Section 4)

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

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

Petitioner: Annina Verdini

Present Use: Presently on the premises is an existing non-conforming structure, formerly used as a warehouse and retail space along with associated site improvements and parking.

Zone Designation: RS-7 (Residence, Single-family) zoning district

Petition Purpose: The applicant seeks to use the premises for a sheet metal fabrication business, along with related warehousing and storage, and associated site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

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8. 688 Pleasant Street (ZB-2017-008)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)

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

Petitioner: Murray & Murray, LLP

Present Use: Presently on the premises is an existing non-conforming structure, used as a professional office space associated with chiropractor’s office with a residential dwelling unit on the second floor, along with associated site improvements and parking.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to convert the existing professional office space into a law office use, with a residential dwelling on the second floor, along with associated site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17
9. 26 McKinley Road (ZB-2017-007)

26 (aka Lot 1) McKinley Road (Existing):

Variance: For relief from the side-yard setback dimensional requirements for a two-family dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Variance: For relief from the lot area dimensional requirement for a two-family dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Lot 2B (Proposed):

Variance: For relief from the frontage dimensional requirement for a single-family semi-detached dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Petitioner: KLA Holdings, LLC

Present Use: Presently on the premises at 26 McKinley Road (aka Lot 1) is an existing non-conforming two-family detached structure along with associated site improvements and located on Lot 2 (A & B) is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a single-family semi-detached dwelling (duplex) on the undeveloped lot (Lots 2A & 2B), along with associated parking and site improvements, with no changes proposed to the existing two-family structure located at 26 (aka Lot 1) McKinley Road other than associated parking and site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

10. 649 Plantation Street (ZB-2017-002)

Special Permit: To allow a Lodging House in a RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Variance: For relief from the side-yard setback dimensional requirement for an “other residential permitted use” in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front-yard setback dimensional requirement for an “other residential permitted use” in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Jordan Frazier, of F.M.L. Wealth, LLC

Present Use: Presently on the property is an existing non-conforming single-family detached structure, along with associated site improvements.

Zone Designation: RG-5 (Residence, General) zoning district and within the Water Resources Protection Overlay District (WR(GP-2))

Petition Purpose: The applicant seeks to construct a ~2,280 SF, 3-story, addition to the existing structure, and to convert the structure to a lodging house use, for a total of 24 beds, along with related site improvements and off-street parking.

Public Hearing Deadline: 3/27/17

Constructive Grant Deadline – Variance: 4/30/47, 5/21/17
11. 253-261 Lincoln Street (ZB-2017-004)
Variance: For relief from the frontage dimensional requirement for a residential use in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
Variance: For relief from the front-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
Variance: For relief from the side-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
Variance: For relief from the rear-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
Variance: For relief from the open space dimensional requirements for a new residential use in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
Variance: For relief from the parking requirements (Article IV, Section 7, Table 4.4)
Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)
Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Petitioner: Huy Nguyen
Present Use: Presently on the premises is an existing non-conforming commercial structure, used as a package store, with associated parking and site improvements.
Zone Designation: BL-1.0 (Business, Limited) and RG-5 (Residence, General) zoning districts
Petition Purpose: The applicant seeks to construct an addition, in order to add six-dwelling units above the existing commercial space and expand the first floor, and conduct modifications to the parking area along with related site improvements.
Public Hearing Deadline: 4/22/17
Constructive Grant Deadline – Variance: 5/27/17

12. 102 & 104 Merrick Street (ZB-2017-009)
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)
Special Permit: To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)
Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)
Variance: For relief from the lot area dimensional requirement for multi-family dwelling in a RL-7 zone (Article IV, Section 7, Table 4.2)

Petitioner: Multi Family Realty, LLC
Present Use: Presently located on the premises is a pre-existing non-conforming multi-family low-rise dwelling with a total of 5 dwelling units, along with associated site improvements.
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: The applicant seeks to add an additional dwelling unit (for a total of 6 dwelling units) to the existing structure and re-configure site access and parking, along with related site work and exterior improvements.
Public Hearing Deadline: 4/12/17
Constructive Grant Deadline – Variance: 5/17/17

Variance: For relief from the rear-yard setback dimensional requirement for a structure in a MG-2.0 zone (Article IV, Section 4, Table 4.2)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)

Petitioner: Rand-Whitney Container, LLC, Agrand Realty, LLC, and 207 Greenwood Street, LLC

Present Use: Presently on the premises are two pre-existing non-conforming manufacturing structures, used for warehousing and manufacturing purposes, along with associated parking and loading areas and site improvements.

Zone Designation: MG-2.0 (Manufacturing, General), ML-0.5 (Manufacturing, Limited), RS-7 (Residence, Single Family) & RL-7 (Residence, Limited) zoning districts

Petition Purpose: The applicant seeks to construct a ~60,000 SF addition to one of the existing structures, to create a new access driveway, and to re-configure and expand the existing parking and traffic circulation areas, along with related site work.

Public Hearing Deadline: 4/20/17

Constructive Grant Deadline – Variance: 5/25/17

14. 5 (aka 27) Shrewsbury Street (ZB-2017-011)

Special Permit: To allow an automobile refueling station in a MG-2.0 zone (Article IV, Section 2, Table 4.1, Business Use #17)

Petitioner: Washington Retro Realty, LLC

Present Use: Presently on the premises is a pre-existing non-conforming automobile re-fueling station, and associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district and with the Union Station View Corridor Sign Overlay District

Petition Purpose: The applicant seeks to add a retail-component to the existing use, along with associated site improvements.

Public Hearing Deadline: 4/20/17

Other Business

15. Communications

16. Signing of Decisions from prior meetings

Adjournment