



Board Members

Vadim Michajlow, *Chair*
Joseph Wanat, *Vice-Chair*
Andrew Freilich

Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

Contacting the Board's Office
Division of Planning and Regulatory
Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 31440
- **Email:** planning@worchesterma.gov

The Zoning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

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

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

Division Staff

Stephen S. Rolle, Asst. Chief Development Officer
Domenica Tatasciore, Chief Planner
Michelle Smith, Senior Planner
Michael Antonellis, Senior Planner
Susan Arena, Preservation Planner
Deborah Steele, Principal Staff Asst

Upcoming Meetings

- October 15, 2018
- November 5, 2018
- November 26, 2018
- December 17, 2018
- January 14, 2019
- February 4, 2019
- February 25, 2019
- March 18, 2019
- April 8, 2019

City of Worcester Zoning Board of Appeals Meeting Agenda

**Monday, Sept. 17, 2018 – Meeting Cancelled
& all Applications Postponed to Special Meeting on
Oct. 1, 2018 & held in Esther Howland Chambers
(3rd floor, #302) at 5:30 pm**

Approval of the Minutes – August 27, 2018

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 37 Fruit Street & 59 William Street (ZB-2018-003)

Special Permit: To allow a multi-family residence in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)

Special Permit: To allow a lodging house in an BO-1.0 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 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)

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

Variance: For relief from the minimum frontage dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

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

Variance: For relief from the minimum rear-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

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

Variance: For relief from the minimum lot area dimensional requirements (Article IV, Section 4, Table 4.2)

Petitioner: Hampton Properties, LLC

Present Use: Presently on the premises at 37 Fruit Street & 59 William Street are two residential/professional office structures.

Zone Designation: 37 Fruit Street - BO-1.0 (Business, Office) zoning district & 59 William Street - RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to convert the existing structure at 37 Fruit Street into a lodging house with a total of 12 dwelling units along with office space and to convert the existing structure at 59 William Street into a multi-family low-rise dwelling, with a total of 6 dwelling units, along with related exterior changes for egress, and to re-configure and expand the parking areas to be used in association therewith, along with related site work.

Public Hearing Deadline: 2/8/18, 4/23/18, 5/14/18, 6/25/18, 7/16/18, 9/17/18

Constructive Grant Deadline – Variance: 3/15/18, 5/30/18, 6/30/18, 7/30/18, 8/30/18, 10/30/18

New Business

2. 617 Mill Street (ZB-2018-055)

Special Permit: To allow a school (vocational, professional, other for profit) in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, General Use #21)

Petitioner: Doris Kissi

Present Use: Presently on the premises is a multi-tenant commercial structure with associated parking.

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to use a portion of the premises as a vocational school.

Public Hearing Deadline: 10/18/18

3. 9 (aka 19) & 37 Piedmont Street (ZB-2018-061)

Variance: For relief from the minimum front-yard setback dimensional requirements in a RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Centro de Adoracion Vida Nueva (fka Iglesia Evangelica de Worcester)

Present Use: Presently on the premises at 9 (aka 19) Piedmont Street are two commercial structures and at 37 Piedmont Street is a commercial structure

Zone Designation: RG-5 (Residence, General) and BG-3.0 (Business, General) zoning districts and 9 (aka 19) Piedmont Street is partially within the Commercial Corridors Overlay District (CCOD-E)

Petition Purpose: The applicant seeks to add an addition, including a second story, to expand the existing structure known as #19 Piedmont Street and conduct associated site improvements.

Public Hearing Deadline: 10/11/18

Constructive Grant Deadline – Variance: 11/15/18

4. 25 Southgate Street (ZB-2018-062)

Variance: For relief from the minimum rear-yard setback dimensional requirements in a MG-2.0 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Southgate Street Realty Trust, LLC

Present Use: Presently on the property is a manufacturing building, along with associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks to construct a freezer, refrigeration & storage facility, to re-configure parking/loading and to conduct related site work.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

5. 57 & 59 Granville Street (ZB-2018-063)

Variance: For relief from the minimum frontage dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Edward Rodriguez

Present Use: Presently on the property is a single-family detached dwelling, along with associated site improvements.

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

Petition Purpose: The applicant seeks divide the property into two lots and construct a single-family detached dwelling on the second lot.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

6. 24 Northboro Street (ZB-2018-064)

Variance: For relief from the minimum frontage dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Petitioner: Richard Black

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

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

Petition Purpose: The applicant seeks to convert the existing structure into a two-family dwelling.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

7. 766 & 774 West Boylston Street (ZB-2018-065)

Special Permit: To allow a food service drive-thru 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, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

Petitioner: McDonalds, c/o Bohler Engineering

Present Use: Presently on the property is an existing food-service establishment with drive-thru, along with associated site improvements

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to demolish the existing structure, to construct a new food-service establishment with drive-thru and conduct associated site work.

Public Hearing Deadline: 10/18/18

8. 642 (aka 638) Chandler Street (ZB-2018-066)

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

Petitioner: Scruffy Murphy's

Present Use: Presently on the premises are two commercial structures, used for a mix of business purposes including a food service use with the consumption/sales of alcohol, along with associated site improvements and surface parking.

Zone Designation: RS-7 (Residence, Single Family) zoning district and a BL-1.0 (Business, Limited) Zoning District

Petition Purpose: The applicant seeks to construct an addition for storage to the existing structure known as 642 Chandler Street.

Public Hearing Deadline: 10/18/18

9. 4 (aka Lot 1) Julien Avenue (ZB-2018-067)

Variance: For relief from the minimum lot area requirements in a RS-7 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Richard Black

Present Use: Presently on the premises is an existing residential dwelling with associated site improvements.

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

Petition Purpose: The applicant seeks to divide the lot and to construct a single-family detached dwelling.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

10. 210 Southwest Cutoff (ZB-2018-068)

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

Petitioner: St. James Realty, LLC

Present Use: Presently on the property is a partially paved lot with an existing structure, along with associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks to construct a 177,000 SF self-storage facility, with related surface parking areas, and conduct associated site work.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

11. 71 Dana Avenue (ZB-2018-069)

Variance: For relief from the minimum rear-yard setback requirements in a RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Danielle Gallivan

Present Use: Presently on the property is an existing single-family attached dwelling, along with associated site improvements.

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

Petition Purpose: The applicant seeks approval for the construction of a deck.

Public Hearing Deadline: 10/24/18

Constructive Grant Deadline – Variance: 11/28/18

Other Business

12. Communications

- a. MassDEP - Termination of Notice of Activity and Use Limitation – Former Getty Station, 77 Highland Street
- b. MassDEP – Chapter 91 Draft Waterways License – Maintenance of Existing Recreational Docks & Seawall, 10 Lake Ave North

13. Signing of Decisions from prior meetings

Adjournment