



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, January 14, 2019

Worcester City Hall
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

Board Members

Joseph Wanat, *Vice-Chair*
Andrew Freilich
Jordan Berg Powers
George Cortes
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@worcesterma.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
Michelle M. Smith, Chief Planner
Stefanie Covino, Conservation Planner
Susan Arena, Preservation Planner
Deborah Steele, Principal Staff Asst

Upcoming Meetings

February 4, 2019
February 25, 2019
March 18, 2019
April 8, 2019
April 29, 2019
May 20, 2019
June 10, 2019
July 1, 2019
July 22, 2019
August 12, 2019

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – 11/26/18; 12/17/18

Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

1. **128-138 Elm Street (MBL 06-002-00001; -02+6B; -00009; -00008; -00010; -00042) (ZB-2018-076)**

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

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

Petitioner: Jamila Aroush

Present Use: At 132-138 Elm Street are five multi-family residential structures with associated surface parking; at 130 Elm Street is a commercial structure, used as office space, with associated surface parking; at 128 Elm Street is an existing three-family dwelling with associated surface parking.

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

Petition Purpose: To convert the existing structure at 128 Elm Street into a 5-dwelling unit structure.

Public Hearing Deadline: 1/14/2019;

Constructive Grant Deadline – Variance: 2/4/2019

New Business

2. 51 & 53 Windsor Street (MBL 09-011-00034 & -00041) (ZB-2018-082)

- Variance:** For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum rear-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)
- Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
- 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:** Kensington Management, LLC
- Present Use:** At 53 Windsor Street is a vacant lot and at 51 Windsor Avenue is a three-family dwelling.
- Zone Designation:** RG-5 (Residence, General) zoning district
- Petition Purpose:** The applicant seeks to construct a new multi-family dwelling (with a total of 8 units) with associated parking, to add an additional unit (for a total of 4 units) to the existing three-family structure, and to conduct related site work.

Public Hearing Deadline: 1/14/2019

Constructive Grant Deadline – Variance: 2/5/2019

3. 188 Highland Street (aka 1 Einhorn Road) (MBL 11-002-00027) (ZB-2018-087)

- Variance:** For relief from the minimum exterior side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)
- Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
- Petitioner:** Mohammad Djamshidi
- Present Use:** An existing non-conforming mixed use structure, formerly used as a lodging-house and office, with associated site improvements.
- Zone Designation:** RG-5 (Residence, General) zoning district
- Petition Purpose:** The applicant seeks to convert the structure into a mixed-use structure (with a total of 4 dwelling units and continued office use) and conduct related site work.

Public Hearing Deadline: 1/18/2019

Constructive Grant Deadline – Variance: 2/22/2019

New Business

4. 6 (aka Lots 1 & 2) Rowena Street (MBL 36-009-00120) (ZB-2019-001)

6 (aka Lot 1) Rowena Street (Existing):

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

Lot 2 (aka 0 Housatonic Street) (Proposed):

- Variance:* For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)
- Petitioner:* S & P O'Connor Properties, LLC
- Present Use:* At 6 Rowena Street (aka Lot 1) is an existing single-family detached dwelling; on proposed Lot 2 (aka 0 Housatonic Street) is a vacant lot.
- Zone Designation:* RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection (WR(GP-3)) Overlay District
- Petition Purpose:* To divide the lot into two and construct a single-family detached dwelling on Lot 2.

Public Hearing Deadline: 2/19/2019; Constructive Grant Deadline: 3/16/19

5. 249, 261 & 265 Lake Avenue (MBL 17-029-00010, 17-030-0002A & -00002) (ZB-2019-002)

Proposed Lot 1

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

Proposed Lot 2

- Variance:* For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)
- Petitioner:* Cherele Gentile, Trustee of Manor Real Estate Trust
- Present Use:* At 249 Lake Avenue is a former restaurant with associated surface parking; At 261 Lake Avenue is a single-family dwelling; and at 265 Lake Avenue is a single-family dwelling with associated surface parking and out-buildings.
- Zone Designation:* RL-7 (Residence, Limited) zoning district
- Petition Purpose:* The applicant seeks to demolish the existing structures and site improvements and construct four single-family detached dwellings and conduct related site work.

Public Hearing Deadline: 2/19/2019; Constructive Grant Deadline: 3/16/19

New Business

6. 24 & 26 Carver Street (MBL 17-010-00060) (ZB-2019-003)

26 (aka Lot 135) Carver Street (Existing):

- Variance:* For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum front-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
- Special Permit:* To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

24 (aka Lot 134) Carver Street (Proposed):

- Variance:* For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)
- Petitioner:* Marco V. Charamella and Kelly J. Fitzgerald
- Present Use:* At 26 (aka Lot 135) Carver Street is a two-family dwelling with associated site improvements; and at 24 (aka Lot 134) Carver Street is a vacant, partially paved, lot.
- Zone Designation:* RL-7 (Residence, Limited) zoning district
- Petition Purpose:* To construct a two-family detached dwelling at 24 (aka lot 134) Carver Street with associated site improvements and construct off-street parking at 26 (aka Lot 135) Carver Street.

Public Hearing Deadline: 2/14/2019; Constructive Grant Deadline - Variance: 3/21/19

Other Business

- 7. Communications**
- 8. Elections of Officers**
- 9. Discussion of Board Policies and Procedures**
- 10. Signing of Decisions from prior meetings**

Adjournment