



# City of Worcester

## Zoning Board of Appeals Meeting Agenda

### Monday, February 4, 2019

Worcester City Hall

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

#### Board Members

Joseph Wanat, *Chair*  
Andrew Freilich, *Vice-Chair*  
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](mailto: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  
Timothy Gilbert, Planning Analyst  
Susan Arena, Preservation Planner  
Deborah Steele, Principal Staff Asst

#### Upcoming Meetings

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; 1/14/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

#### Old Business

1. **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:** 2/4/2019

**Constructive Grant Deadline – Variance:** 2/26/2019

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## **New Business**

### **2. 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)

**Special Permit:** To allow an Professional Office Use in an RG-5 Zoning District (Article IV, Section 2, Table 4.1, Business Use #19)

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

**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: 2/4/2019; Constructive Grant Deadline – Variance: 2/26/2019

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### **3. 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: 2/4/2019; Constructive Grant Deadline – Variance: 2/26/2019

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## **New Business**

### **4. 31 (fka 39) Caroline Street (MBL 18-009-0005C) (ZB-2019-005)**

**Special Permit:** To increase the percentage of compact parking spaces (Article IV, Section 7, Notes to 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)

**Petitioner:** 31 Caroline Street, LLC

**Present Use:** Three multi-family structures and associated parking.

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

**Petition Purpose:** To re-configure the parking layout and eliminate parking spaces.

**Public Hearing Deadline:** 2/17/2019; **Constructive Grant Deadline - TBD**

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### **5. 466 Burncoat Street (MBL 23-017-00004) (ZB-2019-006)**

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

**Petitioner:** Charles Camosse

**Present Use:** A single-family detached dwelling with associated parking.

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

**Petition Purpose:** To demolish a portion of the existing structure, construct an addition to the existing structure, and conduct related site work.

**Public Hearing Deadline:** 3/8/2019; **Constructive Grant Deadline - TBD**

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## **Other Business**

**6. Communications**

**7. Conflict of Interest Training**

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

## **Adjournment**