



City of Worcester

Zoning Board of Appeals Meeting Agenda

Monday, February 25, 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

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

March 18, 2019
April 8, 2019
April 29, 2019
May 20, 2019
June 10, 2019
July 1, 2019
July 22, 2019
August 12, 2019
September 9, 2019
October 7, 2019

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – 11/26/18; 12/17/18; 1/14/19; 2/4/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. 3 Newton Avenue (ZB-2018-081)

3 (aka Lot 1) Newton Avenue (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)

Lot 2 Newton Avenue (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)

Variance: For relief from the minimum side-yard setback 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)

Petitioner: Guri Dura and Marjeta Skenderi

Present Use: At 3 Newton Avenue (aka Lot 1) is an existing two-family dwelling and on proposed Lot 2 Newton Avenue is a detached garage.

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

Petition Purpose: To convert the existing garage on Lot 2 into a single-family dwelling and to conduct related site work.

Public Hearing Opened on 11/26/18; Constructive Grant Deadline: 3/19/19

New Business

2. Lot 2 (fka part of 75) Eastern Avenue (part of MBL 16-012-0005A) (ZB-2019-007)

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

Petitioner: Immeku Solutions LLC

Present Use: A vacant, partially paved lot

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

Petition Purpose: To construct a two-family dwelling.

Public Hearing Deadline: 3/28/19; **Constructive Grant Deadline – Variance:** 5/2/19

3. 133 Granite Street (MBL 44-019-00001) (ZB-2019-008)

Special Permit: To allow a multi-family low-rise structure in an RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #11)

Petitioner: Acquisition Trust, LLC

Present Use: Multiple buildings, used for religious and charitable uses, along with associated site improvements

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

Petition Purpose: To demolish the existing site improvements and construct four multi-family low-rise dwellings (total of 48 units), an associated driveway network, and related surface parking areas and to conduct related site work.

Public Hearing Deadline: 3/28/19; **Constructive Grant Deadline:** TBD

Other Business

- 4. Remand from Superior Court (Civil Action No. 1485CV00512-A) regarding Appeal of Variances for 3 Homer Street (ZB-2013-060) - Order to update Findings of Fact, Conditions, and Plan Reference**
- 5. Communications**
- 6. Discussion of Board Policies and Procedures**
- 7. Signing of Decisions from prior meetings**

Adjournment