# City of Worcester
## Zoning Board of Appeals Meeting Agenda
### Monday, May 20, 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
The Planning and Regulatory Services Division serves as the Board's staff.

**Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608  
**Hours:** M-F 8:30am-5:00pm  
**Phone:** 508-799-1400, x 31440  
**Email:** planning@worcesterma.gov

The Planning 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.

### Our Mission
**Planning & Regulatory Services**  
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

### Division Staff
- Stephen Rolle, ACDO
- Michelle Smith, Chief Planner
- Amanda Molina Dumas, Senior Planner
- Timothy Gilbert, Planning Analyst
- Stefanie Covino, Conservation Planner
- Brian Pigeon, Sr. Transportation Planner
- Deborah Steele, Principal Staff Asst
- Susan Arena, Preservation Planner

### Upcoming Meetings
- June 10, 2019
- July 1, 2019
- July 22, 2019
- August 12, 2019
- September 9, 2019
- October 7, 2019
- October 28, 2019
- November 18, 2019
- December 9, 2019

### Board Site Views

**Call to Order** – 5:30 pm

**Approval of the Minutes** – 1/14/19; 2/25/19; & 3/18/19, 4/8/19, & 4/29/19

### Requests for Continuances, Extensions, Postponements, & Withdrawals

### New Business


   **Special Permit or Variance:** To exceed the maximum size (footprint or SF) limitation for a detached garage (Article IV, Section 8)

   **Variance:** For relief from the maximum height dimensional requirement for an accessory structure in a residential district (Article IV, Section 8)

   **Petitioner:** Mark Boisseau

   **Present Use:** A single-family dwelling with a detached garage

   **Zone Designation:** RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))

   **Petition Purpose:** To demolish the existing garage and construct a 6 car detached garage.

   **Public Hearing Deadline:** 5/20/19; Constructive Grant Deadline: 6/11/19


   **Variance:** For relief from the minimum lot area dimensional requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum frontage dimensional requirement in an RG-5 zone (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)

   **Petitioner:** Fortin Investments, LLC

   **Present Use:** A vacant lot

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

   **Petition Purpose:** The applicant seeks to construct a three-family dwelling along with associated retaining walls and parking.

   **Public Hearing Deadline:** 5/20/19; Constructive Grant Deadline: 6/2/19
New Business

3. 3 Newton Avenue (MBL 11-013-00004) (ZB-2019-021)

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:** Presently on the premises 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 Deadline:** 5/30/19; **Constructive Grant Deadline:** 7/4/19

4. 90 Barber Avenue (MBL 22-001-00001) (ZB-2019-024)

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

**Petitioner:** Banner Worcester Storage, LLC

**Present Use:** A vacant lot

**Zone Designation:** BG-3.0 (Business, General) zoning district

**Petition Purpose:** The applicant seeks to construct a four-story +/- 127,000 SF building to be used as a self-storage facility with associated parking and site improvements.

**Public Hearing Deadline:** 6/14/19; **Constructive Grant Deadline:** 7/19/19
New Business


**Special Permit:** To allow a change from a privileged non-conforming use to a non-conforming use of a similar nature (Article XVI, Section 4)

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76 (aka Lot 3A) Toronita Avenue:

**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)

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78 (aka Lot 3B) Toronita Avenue:

**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)

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**Petitioner:** Derek J. Dufresne

**Present Use:** A privileged non-conforming two-family detached dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to divide the lot into two in order to convert the existing structure into a single-family semi-detached dwelling (duplex).

**Public Hearing Deadline:** 6/20/19; **Constructive Grant Deadline:** 7/25/19
New Business

6. 31 Greendale Avenue (MBL 2-018-00006) (ZB-2019-026)

31 (aka Lot 30) Greendale 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 front-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum setback dimensional requirement for an accessory structure in a residential zoning district (Article IV, Section 8)

Lot 29 Greendale 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)

Petitioner: Yuliya J. Hirnyk

Present Use: At 31 Greendale Avenue (aka Lot 30) is an existing non-conforming single-family detached dwelling and an accessory structure; Lot 29 is vacant.

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

Petition Purpose: The applicant seeks to divide the lot into two and construct a two-family detached dwelling on Lot 29.

Public Hearing Deadline: 6/20/19; Constructive Grant Deadline: 7/25/19

Other Business

7. Communications

8. Acceptance of the Meeting Schedule and Filing Deadlines for 2020

9. Discussion of Board Policies and Procedures

10. Signing of Decisions from prior meetings

Adjournment