



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

1. 53 Housatonic Street (MBL 36-002-00149) (ZB-2019-009)

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

2. 49 Arlington Street (MBL 05-037-00031) (ZB-2019-016)

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

5. 76 & 78 Toronita Avenue (MBL 33-018-117-3) (ZB-2019-025)

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)

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)

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)

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