City of Worcester
Zoning Board of Appeals Meeting Agenda
Monday, June 10, 2019
Worcester City Hall
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

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 & 5/20/19

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business

1. 33 Dominion Road (MBL 46-006-00180) (ZB-2019-017)

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: Silver Tree Realty, LLC

Present Use: A vacant lot

Zone Designation: RL-7 (Residence, Limited)

Petition Purpose: The applicant seeks to construct a multi-family low-rise dwelling with 7 dwelling units and associated parking.

Public Hearing Opened: 4/29/19; Constructive Grant Deadline: TBD

New Business

2. 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: 6/10/19; Constructive Grant Deadline: 7/2/19
New Business

3. 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: 6/10/19; Constructive Grant Deadline: 7/2/19

4. 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: 6/10/19; Constructive Grant Deadline: 7/4/19
New Business

5. 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

6. 73 & 75 Townsend Street (MBL 06-001-00018) (ZB-2019-027)

73 (aka Lot 1) Townsend Street:

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)

75 (aka Lot 2) Townsend Street:

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)

Petitioner: Ermal Kroi

Present Use: A non-conforming two-family detached dwelling.

Zone Designation: BL-1.0 (Business, Limited) zoning district and within the Commercial Corridors Overlay District (CCOD-E)

Petition Purpose: The applicant seeks to divide the property into two lots in order to convert the existing structure into a single-family semi-detached dwelling (duplex) and to conduct associated site work.

Public Hearing Deadline: 7/6/19; Constructive Grant Deadline: 8/10/19
New Business

7. 10 Huntington Avenue (MBL 13-020-00031) (ZB-2019-028)

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

Petitioner: Andrew Steele Turgeon

Present Use: A privileged non-conforming single-family detached dwelling.

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

Petition Purpose: The applicant seeks to convert the existing single-family detached dwelling into a two-family detached dwelling and to construct associated parking.

Public Hearing Deadline: 7/10/19; Constructive Grant Deadline: TBD

Other Business

8. Communications

9. Discussion of Board Policies and Procedures

10. Signing of Decisions from prior meetings

Adjournment