City of Worcester  
Zoning Board of Appeals Meeting Agenda  
Monday, July 1, 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.

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

2. 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: At 3 Newton Avenue (aka Lot 1) is a two-family dwelling & on proposed Lot 2 is a detached garage.

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

Petition Purpose: To convert the garage into a single-family dwelling.

Hearing Opened: 6/10/19; Constructive Grant Deadline: 7/23/19
**Old Business**


**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 single-family detached dwelling on Lot 29.

**Hearing Opened:**
6/10/19; Constructive Grant Deadline: 7/25/19

---

**New Business**

4. **287 & 301 Grove Street and 41 & 49 Park Avenue (MBL 01-01F-00004) (ZB-2019-029)**

**Special Permit:**
To allow a Bank/Credit Union with Drive-thru use (Article IV, Section 2, Table 4.1, Business Use #4)

**Petitioner:**
Galaxy Grove, LLC

**Present Use:**
Four multi-tenant commercial buildings used for a variety of purposes including retail, office, and food-service with drive-thru, along with associated surface parking.

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

**Petition Purpose:**
The applicant seeks to add a bank/credit union with drive-thru and to conduct associated site work.

**Public Hearing Deadline:**
7/26/19; Constructive Grant Deadline: TBD
New Business


   **Special Permit:** To allow an automobile refueling station (Article IV, Section 2, Table 4.1, Business Use #17)

   **Petitioner:** Santo Crescent LLC

   **Present Use:** An existing commercial structure and automobile re-fueling station, with associated site improvements and surface parking.

   **Zone Designation:** MG-2.0 (Manufacturing, General) zoning district

   **Petition Purpose:** The applicant seeks to re-configure the existing vehicle refueling areas and conduct associated site work.

   **Public Hearing Deadline:** 7/27/19; **Constructive Grant Deadline:** TBD


   **Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

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

   **Petitioner:** Stamp Factory Lofts, LLC

   **Present Use:** At 128 Chandler Street is an existing warehouse, with associated surface parking, and at 75 Piedmont Street is a surface parking lot.

   **Zone Designation:** BG-3.0 (Business, General) zoning district and within the Commercial Corridor Overlay District (CCOD-E)

   **Petition Purpose:** The applicant seeks to convert the existing warehouse into a multi-family use with +/- 47 dwelling units and to conduct associated site work.

   **Public Hearing Deadline:** 8/1/19; **Constructive Grant Deadline:** 9/5/19


   **Variance:** For relief from the minimum frontage dimensional **requirement** (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the lot area dimensional requirement (Article IV, Section 4, Table 4.2)

   **Petitioner:** Artan Ametaj

   **Present Use:** Presently on the premises is an existing, non-conforming two-family detached dwelling.

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

   **Petition Purpose:** The applicant seeks to construct an addition in order to convert the existing two-family detached dwelling into a three-family detached dwelling and to conduct associated site work.

   **Public Hearing Deadline:** 8/1/19; **Constructive Grant Deadline:** 9/5/19
New Business

8. 28 Water Street & 0 Winter Street (MBL 04-020-0001A & -000B2) (ZB-2019-033)
Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)
Variance: For relief from the minimum front-yard setback requirements (Article IX, Section 6)
Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)
Petitioner: B1 Water Street, LLC and B2 Water Street, LLC
Present Use: Presently on the premises is a vacant, five-story, mill building with associated surface parking and a billboard.
Zone Designation: BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C) and the Union Station Sign Overlay District (USOD).
Petition Purpose: The applicant seeks to convert the existing building into a multi-family use with +/- 62 dwelling units and to conduct associated site work.
Public Hearing Deadline: 8/1/19; Constructive Grant Deadline: 9/5/19

Purpose: To amend all of the Zoning Board of Appeals’ Rules and Regulations to remove the application requirement to label the names of owners of properties up to abutters of abutters within 300 feet of the applicant’s property lines on plans submitted to the Board.

Other Business

10. Communications

11. Discussion of Board Policies and Procedures

12. Signing of Decisions from prior meetings

Adjournment