



# City of Worcester Zoning Board of Appeals Meeting Agenda Monday, July 22, 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](mailto:planning@worcesterma.gov)  
**Website:** [worcesterma.gov/planning-regulatory](http://worcesterma.gov/planning-regulatory)

The Zoning Board of Appeals 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

## Upcoming Meetings

August 12, 2019  
September 9, 2019  
October 7, 2019  
October 28, 2019  
November 18, 2019  
December 9, 2019  
January 13, 2020  
February 3, 2020  
February 24, 2020  
16-March 16, 2020  
April 6, 2020  
April 27, 2020  
May 11, 2020  
June 1, 2020  
June 22, 2020  
July 13, 2020  
August 3, 2020  
August 24, 2020  
September 14, 2020

## 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, 6/10/19 & 7/1/19

## **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**

**3. 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~~ **single-family** detached dwelling on Lot 29.
  - Hearing Opened: 6/10/19; Constructive Grant Deadline: 7/25/19
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**4. 128 Chandler Street & 75 Piedmont Street (MBL 06-17D-00030 & 06-016-00033) (ZB-2019-031)**

- 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.
  - Hearing Opened: 7/1/19; Constructive Grant Deadline: 9/5/19
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## **Old Business**

### **5. 17 Mattson Avenue (MBL 13-005-0026A) (ZB-2019-032)**

**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.

**Hearing Opened:** 7/1/19; Constructive Grant Deadline: 9/5/19

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## **New Business**

### **6. 92 Grand Street (MBL 07-004-00012) (ZB-2019-034)**

**Variance:** For relief from the minimum parking requirements in a RG-5 Zone (Article IV, Section 7, Table 4.4)

**Petitioner:** 92 Grand Street Commons, LLC

**Present Use:** A vacant, partially paved lot.

**Zone Designation:** RG-5 (Residence, General) zoning district and within an Adaptive Re-use Overlay District (AROD)

**Petition Purpose:** The applicant seeks to construct a mixed use development, consisting of 48 residential dwelling units and commercial/retail space, and to conduct associated site work.

**Public Hearing Deadline:** 8/22/19; Constructive Grant Deadline: 9/26/19

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### **7. 104 Moreland Street (MBL 25-040-00041) (ZB-2019-035)**

**Variance:** For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

**Petitioner:** Bonnie Courtemanche

**Present Use:** A single-family detached dwelling with an attached one-car garage.

**Zone Designation:** RS-10 (Residence, Single Family) zoning district

**Petition Purpose:** The applicant seeks to demolish the existing garage, construct an attached two-car garage, and conduct associated site work.

**Public Hearing Deadline:** 8/24/19; Constructive Grant Deadline: 9/28/19

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## **Other Business**

### **8. Communications**

### **9. Discussion of Board Policies and Procedures**

### **10. Signing of Decisions (from prior meetings)**

## **Adjournment**