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 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

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
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

New Business


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


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

Other Business

8. Communications

9. Discussion of Board Policies and Procedures

10. Signing of Decisions (from prior meetings)

Adjournment