City of Worcester Zoning Board of Appeals
Meeting Agenda
Wednesday, December 8, 2021 at 5:30 PM
Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This Worcester Zoning Board of Appeals meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer https://cow.webex.com/meet/zoningboardofappealswebex or

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit written comments in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM
Old Business – Public Hearings

1. 360 & 370 Park Avenue (MBL 06-021-00022 & 06-021-19-21) (ZB-2021-049)

Special Permit: To allow an automobile refueling station in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)

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: Prayosha Realty Trust

Present Use: At 360 Park Avenue is a vacant office building, and at 370 Park Avenue is an approximately +/-15,706 SF commercial building containing a liquor store, with associated off-street parking

Zone BG-4.0 (Business, General) zoning district and partially within the Floodplain Overlay District

Petition Purpose: To demolish the existing, vacant office building at 360 Park Avenue in order to construct a new automobile refueling station and multi-bay carwash spanning both parcels, with the existing retail building at 370 Park Avenue to be renovated to add a convenience store, and to conduct associated site work

Testimony Dates: 9/20/2021
Constructive Grant Deadline: TBD
New Business – Public Hearings

2. 43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)
   **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   **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, A. 2)
   **Petitioner:** Gregory Lavelle
   **Present Use:** A low-rise residential building with 3 units and associated off-street parking.
   **Zone Designation:** RG-5 (Residence, General) zoning district
   **Petition Purpose:** To convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work
   **Public Hearing Deadline:** 12/8/2021  **Constructive Grant Deadline:** TBD

3. 1A Knapp Avenue (MBL 33-019-292-6) (ZB-2021-060)
   **Variance:** For relief from the minimum rear yard setback dimensional requirement for a single-family detached dwelling in a RS-7 Zone (Article IV, Section 4, Table 4.2
   **Petitioner:** Seth Barlow
   **Present Use:** Existing single-family detached dwelling
   **Zone Designation:** RS-7 (Residence, Single-Family) zoning district
   **Petition Purpose:** The applicant seeks retroactive relief associated with the construction of a +/- 400SF deck expansion located to the rear of property
   **Public Hearing Deadline:** 1/26/2022  **Constructive Grant Deadline:** 3/2/2022

4. 75 Quinsigamond Avenue (MBL 05-023-00093) (ZB-2021-061)
   **Special Permit:** To allow an automobile refueling station in a BG-3.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)
   **Special Permit:** To allow an food service use with drive-thru in a BG-3.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)
   **Petitioner:** Neon Marketplace Operating I, LLC
   **Present Use:** Vacant lot
   **Zone Designation:** BG-3.0 (Business, General) zoning district & within the floodplain overlay district
   **Petition Purpose:** The applicant seeks to construct a +/- 5,785 SF convenience store with a food-service drive-thru component, a +/- 5,000 SF fueling canopy for a proposed gas station, and related surface parking and to conduct associated site work
   **Public Hearing Deadline:** 1/23/2022  **Constructive Grant Deadline:** TBD

5. 926 West Boylston Street (MBL 32-051-0001A) (ZB-2021-062)
   **Variance:** For relief from the minimum parking requirement for a clinic (Article IV, Section 7, Table 4.4)
   **Petitioner:** Worcester UC, LLC
   **Present Use:** Vacant commercial structure and associated surface parking
   **Zone Designation:** BL-1.0 (Business, Limited) zoning district; within the Water Resource Protection Overlay District (WR(GP-3))
   **Petition Purpose:** The applicant seeks to convert the existing building into a medical clinic, retaining the existing parking area and related site improvements
   **Public Hearing Deadline:** 1/23/2022  **Constructive Grant Deadline:** 2/27/2022
New Business – Public Hearings

6. 44 Hurtle Avenue (MBL 38-019-47-50) (ZB-2021-063)

Variance: For relief from the minimum side-yard setback dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Jessica Carpenter, Trustee of the Dell’Olio Family Trust

Present Use: Existing single-family detached dwelling

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks to construct a two-car garage addition to the existing structure


7. 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (MBL 09-030-00005, -00009, -004-5, -007-2; & 09-031-00023) (ZB-2021-064)

Variance: For relief from the minimum parking requirement for a residential use (Article IV, Section 7, Table 4.4)

Petitioner: Boghos Properties, LLC

Present Use: Presently on the premises at 7 Hemans Court, 0 & 9 Hemans Street, and 40R Milton Street are vacant lots and at 19 Hemans Street is a single-family dwelling (slated for demolition)

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

Petition Purpose: The applicant seeks to construct a +/- 7 story multi-family dwelling, with a total of +/- 216 residential units, +/- 329 parking spaces (surface and garage), and related site improvements


Other Business

8. Communications


9. Discussion of Board Policies and Procedures

a. Elections of Officers

10. Approval of Minutes – 11/8/2021

Adjournment