



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, June 3, 2024, at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *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, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner
Mattie VandenBoom, Assistant Conservation Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreana Brenner, Planning Analyst
Olivia Holden, Planning Analyst
Lisa Nguyen, Staff Assistant II
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

June 24, 2024
July 15, 2024
August 5, 2024
August 26, 2024
September 16, 2024
October 7, 2024

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://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

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

Application materials may be viewed online at:

www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a:

planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings

1. 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)

Special Permit: To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)).

Special Permit: To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16).

Petitioner: Steven Christopher

Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline 6/3/2024 Constructive Grant Deadline 6/25/2024

Old Business – Public Hearings

2. 37 Natural History Drive (ZB-2024-004) (MBL 46-011-108-3)
Variance: For relief from the minimum frontage requirement for a single-family dwelling in a RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum access required for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2, Note 3)
Petitioner: Rocco Leone
Present Use: Presently on the premises is an empty lot with a paved driveway
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: The applicant seeks to construct a single-family dwelling and conduct associated site improvements.
Public Hearing Deadline: 6/3/2024 Constructive Grant Deadline 7/7/2024

New Business – Public Hearings

3. 17 Montclair Drive (ZB-2023-095) (MBL 21-11B-00035)
Special Permit: To allow placement of fill/earth excavation. (Article IV, Section 5)
Petitioner: Adnan and Shpresa Paloja
Present Use: Presently on the premises is a single-family detached dwelling with associated fill.
Zone Designation: RS-10 (Residence, Single Family) zoning district
Petition Purpose: The applicants seek partially retroactive approval to place fill and regrade their backyard
Public Hearing Deadline: 6/3/2024 Constructive Grant Deadline TBD

4. 79 Pullman Street (ZB-2024-012) (MBL 23-01A-0006A)
Special Permit: To allow a non-residential use (Business Use #7; Food Service (drive-thru)) allowed only by Special Permit in the ML-0.5 zoning district (Article IV, Section 2, Table 4.1)
Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)
Petitioner: Lacy Topaz, LLC
Present Use: Presently on the premises is a vacant lot with a paved parking. The property was formerly an office/school (Sylvan Learning), but was recently razed
Zone Designation: ML-0.5 (Manufacturing, Limited) & MG-0.5 (Manufacturing, General) zoning district
Petition Purpose: The applicant seeks to remove all existing site improvements and construct a ±2,328 SF food service building with a drive-through lane, outdoor seating, off-street parking, and associated site improvements.
Public Hearing Deadline: 6/3/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

5. 188.5 Norfolk Street (ZB-2024-025) (MBL 19-011-0031A)

Special Permit: To allow a single-family attached dwelling in the RL-7 (Residence, Limited) zoning district allowed only by Special Permit (Article IV, Section 2, Table 4.1)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2.)

Petitioner: Jianying Wu/Norfolk Design LLC

Present Use: Presently on the premises is a single-family dwelling. The property is in the RL-7 (Residence, Limited) zoning district

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

Petition Purpose: The applicant seeks to construct four attached single-family dwellings and associated site improvements

Public Hearing Deadline: 6/22/2024 Constructive Grant Deadline TBD

6. 487 Park Avenue (ZB-2024-029) (MBL 08-006-0004A)

Variance: For relief from the minimum frontage requirement for a multifamily high-rise building in a BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking requirement for a residential use in a BG-3.0 (Business, General) zoning district (Article IV, Section 7, Table 4.4)

Petitioner: Olsi Gjinko (Gjinko Realty LLC)

Present Use: Presently on the premises is an auto sales and service shop

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

Petition Purpose: The applicant seeks to demolish existing improvements and develop the property with a mixed-use building with a café, an auto inspection and repair space, and 40 residential units.

Public Hearing Deadline: 6/22/2024 Constructive Grant Deadline 7/27/2024

7. 57 Pasadena Parkway (ZB-2024-033) (MBL 46-021-64+65)

Variance: For relief from the minimum 7,000 SF lot area requirement for a single-family detached dwelling in an RS-7 (Residence, Single-Family) Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum 65 FT frontage requirement for a single-family detached dwelling in a RS-7 (Residence, Single-Family) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Cheryl J. Popiak

Present Use: Presently on the premises is an existing single-family dwelling with attached garage.

Zone Designation: RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))

Petition Purpose: The applicant seeks to divide the property into two lots and construct an additional single-family dwelling on the new lot created.

Public Hearing Deadline: 7/12/2024 Constructive Grant Deadline 8/16/2024

New Business – Public Hearings

8. 61 Progressive Street (ZB-2024-039) (MBL 34-012-00030)

All Lots:

Special Permit: To allow a single-family attached use (Residential Use #12) allowed only by Special Permit in an RL-7 (Residence, Limited) Zone (Article IV, Section 2, Table 4.1)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)

Lot B:

Variance: For relief from the minimum 3,000 SF lot area requirement for a single-family attached dwelling in an RL-7 (Residence, Limited) Zone (Article IV, Section 4, Table 4.2)

Lot C:

Variance: For relief from the minimum 3,000 SF lot area requirement for a single-family attached dwelling in an RL-7 (Residence, Limited) Zone (Article IV, Section 4, Table 4.2)

Petitioner: Gold Stars Builders, Inc

Present Use: Presently on the premises is an existing single-family dwelling slated for demolition

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

Petition Purpose: The applicant seeks to demolish the existing structure on the property, divide the existing lot into three new lots, and construct three single-family attached dwellings, with each unit occupying a separate lot.

Public Hearing Deadline: 7/14/2024 Constructive Grant Deadline 8/18/2024

9. 173 Lincoln Street (ZB-2024-042) (MBL 09-006-21+25)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)

Variance: For relief from the minimum off-street parking-space requirement for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Petitioner: Emile Akpaki

Present Use: Presently on the premises is a three-family detached dwelling with three units

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

Petition Purpose: The applicant seeks to add an addition with 2 units and increase the number of parking spaces to 8 spaces.

Public Hearing Deadline: 7/19/2024 Constructive Grant Deadline 8/23/2024

New Business – Public Hearings

10. 19 Chequesset Road (ZB-2024-044) (MBL 46-005-00239)

Extension of Time:

Lot 1:

Variance: For relief from the minimum 7,000 SF lot area requirement for a single-family detached dwelling in an RL-7 (Residence, Limited) Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum 65 FT frontage requirement for a single-family detached dwelling in an RL-7 (Residence, Limited) Zone (Article IV, Section 4, Table 4.2)

Lot 2:

Variance: For relief from the minimum 7,000 SF lot area requirement for a single-family detached dwelling in an RL-7 (Residence, Limited) Zone (Article IV, Section 4, Table 4.2)

Petitioner: Elvira DiLiddo

Present Use: Presently on the premises is a non-conforming single-family detached dwelling.

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

Petition Purpose: The applicants seeks to divide the property into two lots in order to construct another single-family detached dwelling with associated site work on Lot 2 (accessed via Ansonia Road), with the existing structure and improvements at 19 Chequesset Road to remain on Lot 1.

Public Hearing Deadline: 6/7/2024 Constructive Grant Deadline N/A

11. 630 Grafton Street (ZB-2024-046) (MBL 34-006-00002)

Lot A:

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)

Petitioner: Gold Star Builders, Inc

Present Use: Presently on the premises is a vacant parcel with a paved driveway being used by an abutter

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

Petition Purpose: The applicant seeks to divide the existing lot into three lots and to construct three single-family attached dwellings with a unit on each lot, while maintaining the abutting property owner's driveway encroachment.

Public Hearing Deadline: 7/13/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

12. 138 Cohasset Street (ZB-2024-047) (MBL 18-028-00013)

Lot 2:

Variance: For relief from the minimum 5,000 SF lot area requirement for a single-family detached dwelling in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)

Petitioner: Dover Investment Group, LLC

Present Use: Presently on the premises is a single-family dwelling with a detached accessory garage.

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

Petition Purpose: The applicant seeks to divide the lot and construct a single-family dwelling on lot 2 with associated parking.

Public Hearing Deadline: 7/13/2024 Constructive Grant Deadline 8/17/2024

Other Business

13. Communications

14. Approval of Minutes 4/17/2024; 5/6/2024

15. Discussion of Board Policies and Procedures

Adjournment