

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Andrew Freilich, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

## **PUBLIC HEARING NOTICE Zoning Board of Appeals 60 Wall Street (MBL 04-011-09+10)**

Wall Street Rentals Realty Trust has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-014):

**Variance:** For relief from the minimum lot area dimensional requirement for a single-family attached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a vacant lot. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to construct a single-family attached dwelling (with a total of 4 dwelling units), and to conduct associated site work.

A public hearing on this application will be held on **Monday, August 3, 2020 at 6:00 PM**. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). Public participation will be facilitated through a call-in number, **415-655-0001 (Access Code: 1608847670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

For more information concerning this application, to view application materials or the meeting agenda, or **to submit comments** in advance of the hearing, contact the Planning Division at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440. Application materials may also be viewed on the City's website at <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>.

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

**Worcester Zoning Board of Appeals**  
c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> July 20, 2020 & July 27, 2020
---

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Andrew Freilich, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

## **PUBLIC HEARING NOTICE** **Zoning Board of Appeals** **1 (aka Lot 2) Newton Avenue (a portion of MBL 11-013-00004)**

Guri Dura and Marjeta Skenderi have applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-029):

**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)

Presently on the premises is a former carriage house, recently renovated into a single-family detached dwelling. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks approval for the approved driveway and parking layout which exceed imperviousness limitations, and to conduct to associated site work.

A public hearing on this application will be held on **Monday, August 3, 2020 at 6:00 PM**. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). Public participation will be facilitated through a call-in number, **415-655-0001 (Access Code: 1608847670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

For more information concerning this application, to view application materials or the meeting agenda, or **to submit comments** in advance of the hearing, contact the Planning Division at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440. Application materials may also be viewed on the City's website at <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>.

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

**Worcester Zoning Board of Appeals**  
c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> July 20, 2020 & July 27, 2020
---

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Andrew Freilich, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

## PUBLIC HEARING NOTICE Zoning Board of Appeals

### 73A (aka Lot A-1) & 73B (aka Lot A-2) Progressive Street (MBL 34-012-00013)

Dennis Dean has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-031):

#### Lot A-1 Progressive Street (Proposed):

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

#### Lot A-2 Progressive Street (Proposed):

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

Presently on the premises at 73A Progressive Street (aka proposed Lot A-1 & A-2) is a single-family detached dwelling, with associated site improvements. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to demolish the existing dwelling and site improvements, divide the existing lot into two, construct a single-family semi-detached (aka duplex) dwelling (with a total of 2 dwelling units), and conduct related site work.

A public hearing on this application will be held on **Monday, August 3, 2020 at 6:00 PM**. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). Public participation will be facilitated through a call-in number, **415-655-0001 (Access Code: 1608847670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

For more information concerning this application, to view application materials or the meeting agenda, or **to submit comments** in advance of the hearing, contact the Planning Division at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440. Application materials may also be viewed on the City's website at <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>.

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

#### Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

**ADVERTISING DATES:** July 20, 2020 & July 27, 2020

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Andrew Freilich, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

## **PUBLIC HEARING NOTICE** **Zoning Board of Appeals** **40 Pullman Street (MBL 23-01A-0001E)**

O'Brien Commercial Properties has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-035):

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

**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 maximum floor area ratio requirement for the MG-0.5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a multi-story, +/- 86,009 SF commercial building, recently used as offices and general storage, with associated parking and loading areas. The property is located within a MG-0.5 (Manufacturing, General) zoning district. The applicant seeks to renovate the existing building into a self-storage facility, install new outdoor storage units (+/-4,900 SF), re-configure parking and loading and conduct associated site work.

A public hearing on this application will be held on **Monday, August 3, 2020 at 6:00 PM**. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). Public participation will be facilitated through a call-in number, **415-655-0001 (Access Code: 1608847670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

For more information concerning this application, to view application materials or the meeting agenda, or **to submit comments** in advance of the hearing, contact the Planning Division at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440. Application materials may also be viewed on the City's website at <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>.

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

**Worcester Zoning Board of Appeals**  
c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

**ADVERTISING DATES:** July 20, 2020 & July 27, 2020

## City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Andrew Freilich, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

### **PUBLIC HEARING NOTICE Zoning Board of Appeals 11 Canterbury Street (MBL 07-027-00010)**

Jake Properties, LLC has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-037):

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

**Variance:** For relief from the minimum rear-yard setback dimensional requirement in a MG-2.0 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises are two buildings - a +/- 3,881 SF commercial building, used as a daycare, and a +/- 8,451 SF warehouse building - with associated surface parking and outdoor storage. The property is located within a MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to demolish the existing warehouse building, with the commercial (daycare) building to remain, construct a new +/- 20,741 SF warehouse building and reconfigure the surface parking areas on-site along with associated site work.

A public hearing on this application will be held on **Monday, August 3, 2020 at 6:00 PM**. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). Public participation will be facilitated through a call-in number, **415-655-0001 (Access Code: 1608847670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

For more information concerning this application, to view application materials or the meeting agenda, or **to submit comments** in advance of the hearing, contact the Planning Division at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440. Application materials may also be viewed on the City's website at <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>.

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

**Worcester Zoning Board of Appeals**  
c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

**ADVERTISING DATES:** July 20, 2020 & July 27, 2020