

City of Worcester, Massachusetts

Joseph Wanat,
Chair



Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 185 Madison Street (MBL 05-008-00010)

J+K Gas, Inc., has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2019-064):

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

Presently on the premises is an automobile refueling station with a convenience store, donut-shop with drive-thru, carwash, and associated site improvements. The property is located within a BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C) and the Downtown/Blackstone Canal Sign Overlay District (DSOD). The applicant seeks to demolish the existing site improvements and construct three new buildings (+/- 12,375 SF) maintaining the same uses, with +/- 35 parking spaces and a +/- 16 pump fueling station, and to conduct associated site work.

A public hearing on this application will be held on **Monday, October 19, 2020 at 5:30 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. 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: 160 884 7670)**. 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 soon after the meeting. If you have difficulty accessing the call, please e-mail 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 (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 (preferred)
(508) 799-1400 x 31440

ADVERTISING DATES: October 2, 2020 & October 9, 2020

City of Worcester, Massachusetts

Joseph Wanat,
Chair



Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 13 Butternut Hill Drive (MBL 21-014-00003)

Guy Rososhansky has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-051):

- 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 minimum front-yard setback dimensional requirement for a single-family detached dwelling in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a privileged, non-conforming single-family detached dwelling with an attached two-car garage and associated site improvements. The property is located within a RS-10 (Residence, Single Family) zoning district. The applicant seeks to construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.

A public hearing on this application will be held on **Monday, October 19, 2020 at 5:30 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. 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: 160 884 7670)**. 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 soon after the meeting. If you have difficulty accessing the call, please e-mail 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 (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 (preferred)
(508) 799-1400 x 31440

ADVERTISING DATES: October 2, 2020 & October 9, 2020

City of Worcester, Massachusetts

Joseph Wanat,
Chair



Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

PUBLIC HEARING NOTICE **Zoning Board of Appeals** **36 & 40 Jackson Street (MBL 03-002-12+13 & -08+11)**

The Corner Emporium LLC has applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2020-052):

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Presently on the premises is a privileged, non-conforming multi-tenant commercial structure (+/- 22,697 SF), mainly used as offices, and associated surface parking. The property is located within a MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to renovate a portion of the existing structure and conduct associated site work in order to add an adult-use marijuana establishment – storefront retailer use within the building.

A public hearing on this application will be held on **Monday, October 19, 2020 at 5:30 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. 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: 160 884 7670)**. 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 soon after the meeting. If you have difficulty accessing the call, please e-mail 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 (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 (preferred)
(508) 799-1400 x 31440

ADVERTISING DATES: October 2, 2020 & October 9, 2020

City of Worcester, Massachusetts

Joseph Wanat,
Chair



Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 49 Arlington Street (MBL 05-037-00031)

Fortin Investments, LLC has applied (ZB-2020-054) to the Zoning Board of Appeals seeking a six month extension of time for the following relief, previously approved by the Board with final action taken on July 2, 2019:

Variance: For relief from the minimum side-yard setback dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front-yard setback dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

The applicant now additionally seeks approval for the following:

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 vacant lot. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to construct a three-family detached dwelling with associated retaining walls and parking, and to conduct associated site work.

A public hearing on this application will be held on **Monday, October 19, 2020 at 5:30 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. 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: 160 884 7670)**. 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 soon after the meeting. If you have difficulty accessing the call, please e-mail 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 (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

City of Worcester, Massachusetts

Joseph Wanat,
Chair



Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

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

ADVERTISING DATES: October 2, 2020 & October 9, 2020