City of Worcester, Massachusetts

Russell Karlstad,
Chair

Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *Alternate Member*

PUBLIC HEARING NOTICE
Zoning Board of Appeals
5 & 7-9 Richards Street (MBL 07-009-00005; -00006+00024)

Gold Star Builders Inc. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-045):

5 Richards Street

Variance: For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

7-9 Richards Street

Variance: For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

Variance: For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

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

Presently on the premises of 5, 7-9 Richards Street is a multi-family structure with accessory retaining walls and parking under construction. The property is located within an RG-5 (Residential, General) zoning district. The applicant seeks partially retroactive approval to construct a +/-9 unit low-rise multifamily dwelling with +/- 18 parking spaces (surface and garage), associated retaining walls, and to conduct associated site work.

A public hearing on the application will be held on **Monday, May 23, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link **https://cow.webex.com/meet/zoningboardofappealswebex** and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: **http://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, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

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

ADVERTISING DATES: May 9, 2022 & May 16, 2022

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
26 June Street (MBL 11-030-00010)

Karen J. Rougas applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-005):

Special Permit: To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

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

Presently on the premises is a non-conforming, two-family detached dwelling and a detached three-car garage. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to renovate the existing structure to add an additional dwelling unit by reconfiguring the existing structure and conduct associated site improvements.

A public hearing on the application will be held on **Monday, May 23, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link **https://cow.webex.com/meet/zoningboardofappealswebex** and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
123 Hope Avenue (MBL 17-003-00014)

Kevin and Annmarie Germain applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-025):

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

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

Presently on the premises is a non-conforming single-family detached dwelling with associated site improvements. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks retroactive approval to enclose an existing porch and add an deck.

A public hearing on the application will be held on **Monday, May 23, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link **https://cow.webex.com/meet/zoningboardofappealswebex** and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
50 South Flagg Street (MBL 24-002-19+20)

Harry Richardson and Jessica LaFrance applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-034):

Variance: For relief from the maximum height dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

Presently on the premises of 50 South Flagg Street is a single-family detached dwelling with an attached garage and a treehouse. The property is located within an RS-7 (Residence, Limited) zoning district. The applicant seeks retroactive approval for construction of the accessory structure (treehouse).

A public hearing on the application will be held on **Monday, May 23, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link **https://cow.webex.com/meet/zoningboardofappealswebex** and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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