



The City of
WORCESTER
Zoning Board of Appeals

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

PUBLIC HEARING NOTICE
Zoning Board of Appeals
1285 Pleasant Street (MBL 40-035-0011B)

Stake Realty LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-060):

Special Permit: To allow a food-service use (including consumption/sale of alcoholic beverages) in a BL-1.0 zone (Article IV, Section 2, Table 4.2, Business Use #8)

Presently on the premises is a two-story structure with a vacant commercial space on the first floor (formerly used as a salon) and a dwelling unit on the second floor. The property is split zoned, located mainly within an BL-1.0 (Business, Limited) zoning district and partially within a RL-7 (Residence Limited) zoning district. The applicant seeks approval to operate a food-service establishment, with alcohol and entertainment, within the vacant commercial space.

A public hearing on the application will be held on **Monday, September 12, 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
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ADVERTISING DATES: August 26 & September 2, 2022



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PUBLIC HEARING NOTICE
Zoning Board of Appeals
26 Maxwell Street (MBL 10-004-00010)

Daniel Morkeh and Emma Pace applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-053):

Lot 1

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

Lot 2

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

Lot 3

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

Presently on the premises of 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 (townhouse style dwelling with a total of 3 units and conduct associated site improvements.

A public hearing on the application will be held on **Monday, September 12, 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
0 (aka Lot 2 or 24) Hermitage Lane (MBL 16-002-031-1)

Eric M. Figuerido applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-063):

Variance: For relief from the maximum height dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a vacant lot. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to allow a third habitable story in a proposed two-family detached dwelling with associated site improvements.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
44 Grafton Street & 102 Temple Street (MBL 04-016-11+16; 00015)

AKROS Development, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-065):

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)

Variance: For relief from the minimum off-street parking requirements (Article IX, Section 7, Table 9.1)

Presently on the premises is a ±6,672 SF vacant commercial building and associated site improvements. The property is located in an BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The applicant seeks to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units and a ±1,000SF ground floor commercial space with associated garage parking (±72 spaces) and related site improvements.

A public hearing on the application will be held on **Monday, September 12, 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
19 Denmark Street (MBL 09-014-00024)

SWH Consulting applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-067):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Presently on the premises is a privileged non-conforming single-family detached dwelling and associated off-street parking. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks relief to convert the the property to a two-family detached dwelling with no exterior changes to the structure.

A public hearing on the application will be held on **Monday, September 12, 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
288 Grove Street (MBL 13-032-02+09)

288 Grove, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-070):

Special Permit: To allow a bank/credit-union with drive-through in a MG-2.0 Zone (Article IV, Section 2, Table 4.1, Business Use #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, A, 2)

Presently on the premises is a 4-story medical office building with associated surface parking. The property is located in a MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to construct a ±4,420SF bank with a drive through and seeks to modify the minimum drive-thru length requirements.

A public hearing on the application will be held on **Monday, September 12, 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

225 Shrewsbury Street & 68 Albany Street (MBL 16-031-00003 & -032-02+2A)

Lundgren Equity Partners LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-069):

Variance: For relief from the maximum height dimensional requirement in a BG-2.0 zone (Article IV, Section 4, Table 4.2)

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)

Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is a industrial building. The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station Veiw Corridor Sign Overlay District) overlay districts. At 225 Shrewsbury Street the applicant seeks to construct a ±204,413 SF, ±7-story, multi-family high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a ±120 space surface parking lot, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, September 12, 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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