



The City of
WORCESTER

Division of Planning & Regulatory Services

Division of Planning & Regulatory Services
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April 5, 2023

Worcester Telegram - Legal Notices
100 Front St., 5th Floor
PO Box 15012
Worcester, MA 01615-0012

ATTENTION: Legal Advertising Department

Please find enclosed Notices of Public Hearing to be published as legal advertisements on the following dates:

ADVERTISING DATES: April 10 & April 17, 2023

Subsequent to publication on the date requested, please forward an Affidavit of Publication and an invoice charged to **Acct. #692959 PO # 659618 (Zoning Board of Appeals)** to this office.

Sincerely,

Rose Russell
Planning Analyst

City of Worcester
Planning & Regulatory Services Division
455 Main Street, 4th Floor
Worcester, MA 01608
508-799-1400 x 31439
RussellRM@worcesterma.gov

Attachments - 6



PUBLIC HEARING NOTICE
Zoning Board of Appeals
116 Rodney Street (MBL 16-003-00003)

Grandx Property Management, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-007):

- 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 frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 116 Rodney Street is a vacant property. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a three-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 24, 2023, 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: April 10 & April 17, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
25 Eskow Road (MBL 34-032-0004A)

Wesfer Freight applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-023):

Special Permit: To allow a motor freight terminal (Manufacturing Use #7) in a ML-0.5 Zone. (Article IV, Section 2, Table 4.1)

Presently on the premises is a shed, several concrete block-wall storage areas, and associated site improvements. The property is split-zoned RS-7 (Residence, General), ML-0.5 (Manufacturing, Limited), and MG-2.0 (Manufacturing, General) zoning districts. The applicant seeks to reconfigure access to the site, construct a nine (9) bay freight terminal, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 24, 2023, 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 Chequesset Street (MBL 46-005-00239)

Elvira DiLiddo applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-026):

Lot 1 (Existing):

Variance: For relief from the minimum lot area requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 2 (Proposed):

Variance: For relief from the minimum lot area requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is an existing single-family dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to divide the property into two lots to allow for the construction of a single-family dwelling on Lot 2 and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 24, 2023, 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
67 Millbrook Street (MBL 22-023-000BB & 22-023-00001)

Outfront Media applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-027):

Special Permit: To extend, alter, or change a privileged pre-existing nonconforming structure and/or use. (Article XVI, Section 4)

Amendment to:

Special Permit: To allow a Non-Accessory Freestanding Billboard Sign in a MG-2.0 zoning district (Article IV, Section 6)

Presently on the premises is an existing, previously permitted non-accessory static display freestanding billboard. The property is located within an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to convert both sides of the existing static billboard face to display digital and to conduct associated site work.

A public hearing on the application will be held on **Monday, April 24, 2023, 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
34 Elbridge Street (MBL 02-037-00043)

The Vahram A. Uluhogian Estate applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-029):

Extension of time:

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

Extension of time:

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is an existing two-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to extend the previously granted approval to convert the structure to a three-family dwelling and conduct associated site work

A public hearing on the application will be held on **Monday, April 24, 2023, 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
96 & 98-100 Beacon Street (MBL 03-001-0001A; -00008)

98 Beacon Street LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-031):

Variance: For relief from the minimum front-yard setback in the CCOD Zone (Article IX, Section 6, A, 1a).

Presently on the premises at 96 Beacon Street is a vacant lot, and at 98-100 Beacon Street is a vacant 4-story, +/- 83,610 SF structure historically used for manufacturing purposes. The property is located within an BG-6.0 (Business, General) and within the CCOD-D (Commercial Corridors Overlay District - Downtown) zoning district. At 98-100 Beacon Street, the applicant seeks to convert to renovate the existing structure to construct 55 dwelling units, and at 96 Beacon Street, the applicant proposes to construct a 7-space parking facility for residents and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 24, 2023, 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
48 Mason Street (MBL 06-020-12+13)

Kensington Management, LLC, as Trustee of Forty-Eight Mason Street Worcester Realty Trust applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-042):

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 parking requirements (Article IX, Section 7, Table 9.1).

Presently on the premises is vacant lot. The property is located in an BG-3.0 (Business, General) zoning district and within the CCOD-E (Commercial Corridors Overlay District – Elsewhere). The applicant seeks to construct a ±75,685 SF, ±7-story structure with ±94 dwelling units and a surface parking lot with ±66 parking spaces to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 24, 2023, 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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