



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
5 Clay Street (MBL 26-009-00006)

Walter Koza applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-045):

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

Presently on the premises is a single-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a second story addition and convert the existing structure to a two-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 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
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: June 9 & June 16 , 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
27 Edgeworth Street (MBL 09-027-00008)

Shiyu Xie applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-057):

- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)
- Variance:** For relief from the minimum frontage requirement in an RG-5 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 at 27 Edgeworth Street is a vacant lot with a deck and associated site improvements. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct three-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 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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ADVERTISING DATES: June 9 & June 16, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
36 Standish Street (MBL 18-021-45+46)

Gold Star Builders, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-058):

Special Permit: To allow an 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, A, 2)

Presently on the premises at 36 Standish Street is a single-family detached dwelling with a detached garage. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to convert the structure to a single-family attached (townhouse) style dwelling, construct three adjoining units and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 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.

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ADVERTISING DATES: June 9 & June 16, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
88 June Street (MBL 11-033-0009A)

Loubella Realty, LLC. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-059):

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 frontage requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)

Presently on the premises at 88 June Street is a single-family detached dwelling with an attached garage. The property is located within the RL-7 (Residence, Limited) zoning district. The applicant seeks retroactive relief to convert the structure into a two-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 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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