



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

408 Plantation Street (AKA 410 Plantation Street & 1 Belcourt Road) (MBL 46-007-00444)

Deep Corporation applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-063):

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 are two single-family dwellings, and a commercial structure operated as a convenience store with associated site improvements. The property is located within the RL-7 (Residence, Limited) zoning district and partially within the Water Resource Protection Overlay District (WR(GP-3)). The petitioner seeks to convert the use from Retail Sales (Business Use # 26) to a use of a similar nature, a Package Store (Business Use #21) with no proposed changes to the exterior of the premises.

A public hearing on the application will be held on **Monday, August 28, 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: August 14 & August 21, 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)
- Variance:** For relief from the minimum side-yard setback 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 of 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, August 28, 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
224 Shrewsbury Street (MBL 16-016-00030)

Lundgren Equity Partners LLC, as Trustee of The 224 Shrewsbury Street Realty Trust, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-056):

- 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 for a residential use (Article IX, Section 7, Table 9.1)
- Variance:** For relief from the maximum dimensional Floor to Area Ratio (FAR) in the BG-2.0 zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the maximum height dimensional requirement in the BG-2.0 zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 224 Shrewsbury Street is surface parking lot. The property at 224 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts. The applicant seeks to construct a ±76,165 SF, ±5-story, multi-family high-rise structure with ±73 dwelling units and ±69 garage parking spaces, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, August 28, 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
77 Amherst Street (MBL 43-007-00059)

Jimmy Georges applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-071):

Variance: For relief from the minimum rear-yard setback requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2).

Presently on the premises is single-family detached dwelling with associate site improvements. The property is located in an RS-7 (Residence, Single-Family) zoning district. The petitioner seeks retroactive approval to allow the deck to be within the required rear-yard setback.

A public hearing on the application will be held on **Monday, August 28, 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

84, 90 & 91 Lamartine Street (MBL 05-011-13-15 & -00012; 05-013-0019A)

Worcester Bedworks, Inc. applied to the Zoning Board of Appeals seeking an extension of time for the following relief, previously approved by the Board on August 22, 2023 (ZB-2023-072):

Extension of time:

Variance: For relief from the minimum off-street parking requirement (Article IV, Section 7, Table 4.4)

Presently on the premises at 84 & 90 Lamartine Street is a ± 43,000 SF, 3+ story former manufacturing building and associated site improvements and at 91 Lamartine Street is a paved lot. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and within the Floodplain Overlay District. The applicant seeks an extension of time for previously approved relief to renovate the existing building for use as a multi-family dwelling with ±38 units, provide associated surface parking (±10 spaces), and associated site improvements.

A public hearing on the application will be held on **Monday, August 28, 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 (aka 19 Garland St., 34-46) Lakeside Avenue and 52-54 Circuit Avenue South (MBL 08-046-00003)

Tremont Development Partners, LLC and E3 Development, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-047):

- Variance:** For relief from the maximum height (stories & feet) dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum front-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum rear-yard setback dimensional requirement in an RS-7 & RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the maximum Floor Area Ratio (FAR) density requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum off-street parking requirements (Article IV, Section 4, Table 4.4)
- Variance:** For relief from the minimum loading space requirements (Article IV, Section 7, Table 4.5)
- 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)
- Special Permit:** Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/or Use (Article XVI, Section 4)

Presently on the premises is a portion of the Lakeside Apartments Campus that includes 8 existing Privileged nonconforming multifamily lowrise buildings with \pm 48 residential units, \pm 22 parking spaces, along with associated site improvements. The premises is presently split zoned, located partially within each an RS-7 (Residence, Single-Family) and RG-5 (Residence, General) zoning district. The petitioner seeks the above relief for Phase 1 of a multi-phase campus redevelopment project. Phase 1 consists of the demolition of the 8 multifamily lowrise buildings (aka 19 Garland St. & 34-46 Lakeside Ave.) and the construction of 2 new multifamily buildings with \pm 116 units in their place (a \pm 78,485 SF, 6 story multifamily highrise with \pm 68 dwelling units and a \pm 51,825 SF, 4 story multifamily highrise with \pm 48 dwelling units), reconfiguration of lot lines, surface parking/loading, and driveways along with associated site work. The upper buildings at 52-54 Circuit Ave. South will remain unchanged at this time but will be located on a separate lot.

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