



PUBLIC HEARING NOTICE
Zoning Board of Appeals
114 Austin Street (MBL 03-024-00002)

Polar Views, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-077):

- 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 front-yard setback dimensional requirement for a multifamily low-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback dimensional requirement for a multifamily low-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum exterior side-yard setback dimensional requirement for a multifamily low-rise 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 multifamily low-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area dimensional requirement for a multifamily low-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Presently on the premises is a low-rise multifamily dwelling, with 4 units, and an accessory structure. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to demolish the existing multifamily dwelling and a portion of the accessory structure, to construct a new single family attached (townhouse style) structure with associated parking, to renovate and connect the carriage house to the new structure (for a total of 5 dwelling units), and to conduct associated site work.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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



PUBLIC HEARING NOTICE
Zoning Board of Appeals
171 (aka 171A) Stafford Street (MBL 28-004-0003B)

Ira Resuli applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-085):

Special Permit: To allow food service (including the consumption/sale of alcoholic beverages) and/or providing dancing or entertainment in the BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #8).

Presently on the premises is a ±1,000 SF commercial building used as a food-service establishment (aka Sister's Breakfast & Lunch), a surface parking lot, and a vacant outbuilding. The property is in a BL-1.0 (Business, Limited) zoning district. The applicant seeks to serve alcohol at the existing food-service establishment on the site.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
103 Alvarado Avenue (17-020-38+40)

Rodrigo M. Salgado applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-084):

- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure (Article XVI, Section 4)
- Special Permit:** To allow a multifamily low-rise dwelling in an RL-7 zone (Article IV, Section 2, Table 4.1)
- 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 lot area requirement for a multifamily low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a nonconforming two-family detached dwelling with associated site improvements. The property is in an RL-7 (Residence, Limited) zoning district. The petitioner seeks to construct a \pm 6,124 square foot addition to the existing structure to provide four (4) additional dwelling units, converting the structure to a multifamily dwelling with a total of six (6) dwelling units, to install a surface parking lot with \pm 11 parking spaces, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
5 Alder Street (MBL 13-018-00011)

Robert P. and Gayla M. McNally applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-079):

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

Presently on the premises is a nonconforming single-family detached dwelling. The property is in an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to expand the nonconforming front porch and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
309 Shrewsbury Street (MBL 16-029-00002)

Clear Channel LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-055):

Special Permit: To allow a pre-existing, nonconforming non-accessory freestanding static billboard sign to be converted to a digital display in the MG-2.0 zone (Article IV, Section 6.L.2.b. & Article IV, Table 4.3.3)

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 three-bay automotive repair shop with a nonconforming freestanding, two-sided, static billboard with associated site improvements and additional signage. The property is located within the MG-2.0 (Manufacturing, General) zoning district, CCOD-S (Commercial Corridors Overlay district – Shrewsbury Street Subarea), and the USOD (Union Station Sign Overlay District). The petitioner seeks to convert the existing freestanding billboard to provide a two-sided digital display.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals

Lot 2A or 34 (aka 52 & 54 Circuit Avenue South) Lakeside Avenue (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-2023-091):

Lot A:

- Variance:** For relief from the maximum height dimensional requirement for other permitted uses in an RS-7 & single-family attached dwellings in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum front-yard setback dimensional requirement for other permitted uses in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the maximum accessory structure height dimensional requirement in an RS-7 & RG-5 Zone (Article IV, Section 8, B.10.)
- 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 (known as Lot 2A) are two (2) existing, privileged, nonconforming, 3-story, low-rise multifamily buildings with ± 13 residential units, along with accessory surface parking and associated site improvements. Lot 2A is presently split zoned, located partially within the RS-7 (Residence, Single-Family) and RG-5 (Residence, General) zoning district. As part of a multi-phase campus redevelopment project, the petitioner seeks on the existing site improvements on Lot 2A and construct a $\pm 10,496$ SF, ± 2 -story multifamily low-rise dwelling with ± 8 units, and an $\pm 8,085$ SF, ± 3 -story single-family attached (townhouse style) style dwelling with ± 5 units (for a total of 13 units) and associated surface and garage parking and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956** (Access Code: 2630 362 4924).

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals

Lot 2B or 2 Circuit Avenue South (aka part of 17 Garland Street)(MBL; 14-017-00016)

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-2023-092):

Variance: For relief from the maximum height dimensional requirement for an accessory structure in an RG-5 Zone (Article IV, Section 8, B.10.)

Variance: For relief from the maximum setback dimensional requirement for an accessory structure in an RG-5 Zone (Article IV, Section 8, B.10.)

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)

Presently on the subject portion of the Lakeside Apartments Campus (known as Lot 2B) is vacant lot. The property is located within the RG-5 (Residence, General) zoning district. A part of a multi-phase campus redevelopment project, the petitioner seeks to construct a $\pm 18,357$ SF, ± 3 -story, multi-family, low-rise dwelling with a total of ± 15 dwelling units, associated parking and to conduct associated site improvements on Lot 2B.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956** (Access Code: 2630 362 4924).

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
194 (aka 196) Park Avenue (MBL 11-006-0012A)

194 Park Avenue LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-090):

- Special Permit:** To allow a food-service use (including consumption/sale of alcoholic beverages) and/or providing dancing or entertaining in a BL-1.0 zone (Article IV, Section 2, Table 4.2, Business Use #8)
- Special permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming use to a use of a similar nature (Article XVI, Section 4)
- 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 parking requirements for a food-service use (Article IV, Section 7, Table 4.4))

Presently on the premises is a ±9,000 SF multi tenant commercial structure with a mix of food service, personal service, and retail uses and ±50 surface parking spaces. The property is splitzoned located in both –BL-1.0 (Business, Limited) and RS-7 (Residence, Single-Family) zoning districts. The applicant seeks to operate a food-service establishment, with alcohol, within a ±3,000 SF portion of the premises.

A public hearing on the application will be held on Monday, November 6, 2023, at 5:30 PM in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 1-844-621-3956 (Access Code : 2630 362 4924).

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: October 23 & October 30, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
18 Wayne Street (MBL 08-026-00033)

Michael J. Fedyk applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-089):

- Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9.)
- 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)
- Variance:** For relief from the maximum habitable story requirement in the RL-7 zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a single-family detached dwelling with associated site improvements. The property is located in a RL-7 (Residence, Limited) zoning district. The petitioner seeks to convert the existing structure into a two-family detached dwelling, to expand existing driveway and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956** (Access Code : 2630 362 4924).

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: October 23 & October 30, 2023



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

Daniel Morkeh & Emma Pace applied to the Zoning Board seeking a six-month extension of time for the following relief previously approved by the Board on September 12, 2022 (ZB-2023-087):

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 is a vacant unimproved lot. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks an extension of time for a period of six months for previously approved relief to construct a single-family attached dwelling (townhouse) with three units and associated parking.

A public hearing on the application will be held on **Monday, November 6, 2023, at 5:30 PM** in the Esther Howland 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: : 2630 362 4924)**.

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