



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**  
**119 (aka Lot 1) Rodney Street (MBL 16-003-00008)**

K+S Realty Investors, INC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-078):

**Special Permit:** To modify parking/loading requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

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

Presently on the premises of 119 (aka Lot 1) Rodney Street is a three-family detached dwelling and on proposed Lot 2 is a parking area. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a single-family detached dwelling on Lot 2 and to conduct associated site work.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> November 13 & November 20, 2023
---



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**  
**20 Boyden Street (MBL 26-010-00038)**

MJ Rentals, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-081):

**Special Permit:** To allow placement of fill/earth excavation (Article IV, Section 5)

Presently on the premises is a single-family dwelling with associated fill. The property is in an RL-7 (Residence, Limited) zoning district. The applicant seeks partially retroactive approval to re-grade the yard.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> November 13 & November 20, 2023
---



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**  
**98 Whitmarsh Avenue (MBL 12-040-00025)**

Samuel Kayode and Atebezi Fonge applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-093):

**Administrative Appeal:** Of a determination issued by the Building Commissioner to cease and desist operations of a lodging house use in an RL-7 (Residence, Limited) Zoning District.

Presently on the premises is a nonconforming single-family detached dwelling asserted as being used as a lodging house. The property is in an RL-7 zoning district. The applicant seeks to overturn the determination issued by the Building Commissioner to cease and desist operations of a lodging house (Article IV, Section 2, Table 4.1, Residential Use #8) in an RL-7 zone.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> November 13 & November 20, 2023
---



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**  
**1180 Millbury Street (MBL 31-023-00001)**

Paul Dileo applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-094):

**Special Permit:** To allow accessory storage of flammable liquids/gases/ explosives (Article IV, Section 2, Table 4.1, Manufacturing Use #1)

Presently on the premises is an existing self-storage facility with 5 underground propane tanks. The property is in an MG-0.5 (Manufacturing, Limited) zoning district and within the Floodplain and Blackstone Sign Overlay Districts (BSOD). The applicant seeks to replace the existing propane tanks.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** November 13 & November 20, 2023



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**  
**17 Montclair Drive (MBL 21-11B-00035)**

Adnan and Shpresa Paloja applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-095):

**Special Permit:** To allow placement of fill/earth excavation (Article IV, Section 5)

Presently on the premises is a single-family detached dwelling with associated fill. The property is in an RS-10 (Residence, Single Family) zoning district. The applicants seek partially retroactive approval to place fill and regrade their backyard.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** November 13 & November 20, 2023



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**  
**267 Lincoln Street (MBL 09-013-00002)**

Saif Handhal applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-096):

*Amendment:*

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

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

Presently on the premises is an commercial building with two units including a retail (smoke shop) use in one unit and a proposed hookah bar currently under renovation, previously approved for a Special Permit to allow a food-service use with alcohol/entertainment. The property is split zoned located in each a BL-1.0 (Business, Limited) and an IN-H (Institutional, Medical) zoning district. The applicant seeks to amend the previously approved relief in order to increase the proposed occupancy of the establishment without providing additional parking.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** November 13 & November 20, 2023



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**  
**49 Upland Street (MBL 29-040-00002)**

Henchey, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-088):

**Special Permit:** To allow a multi-family low-rise dwelling use allowed only by Special Permit (Article IV, Section 2, Table 4.1, Residential Use #11)

**Special Permit:** To allow the Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

Presently on the premises is a wooded lot. The property is split zoned located mostly in an RL-7 (Residence, Limited) and partially in a RS-7 (Residence, Single-family) zoning district. The petitioner seeks to construct two 3-story multifamily low-rise buildings, with a total of 120 units, 217 surface parking spaces, driveways, and associated site improvements.

A public hearing on the application will be held on **Monday, November 27, 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://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](mailto: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](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> November 13 & November 20, 2023
---