



PUBLIC HEARING NOTICE
Zoning Board of Appeals
30 (aka 30A) Tyler Prentice Road (MBL 39-030-04-06)

Cellco Partnership, d/b/a Verizon Wireless, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-002):

Special Permit: To allow a personal wireless service facility in a BG-4.0 (Business, General) and BL-1.0 (Business Limited) Zoning District (Article IV, Section 2, Table 4.1, General Use #15)

Variance: For relief from the maximum height dimensional requirement for a personal wireless service facility in the BL-1.0 zoning district

Presently on the premises is a church with associated residential structures, recreational space, and parking areas. The property is splitzoned, located in a BG-4.0 (Business, General) and BL-1.0 (Business, Limited) zoning district and wholly within the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to install a new free-standing ground mounted Personal Wireless Service Facility (i.e. monopole tower) with accessory equipment and to conduct related site work.

A public hearing on the application will be held on **Monday, January 22, 2024, 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 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: January 8 & January 15, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
8 Standish Street (MBL 18-022-0011A)

Laurance Aulo, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-003):

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 with a one-story attached 1-car garage. The property is located in a RG-5 (Residence, General) zoning district. The applicant seeks to demolish the existing one-story garage and construct a two-story addition including a first story 1-car garage with an additional bedroom to be located in the expanded second floor.

A public hearing on the application will be held on **Monday, January 22, 2024, 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 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: January 8 & January 15, 2024



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, January 22, 2024, 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 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