



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**82 Park Avenue (MBL 20-007-00006)**

Dodman Real Estate LLC, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-010):

**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 allow the extension, alteration or change of a privileged pre-existing, nonconforming use to a use of a similar nature (Article XVI, Section 4)

Presently on the premises is a pre-existing non-conforming three story, ± 5,837 SF mixed use building with a chiropractor office and 2 dwelling units, accessory surface parking and related site improvements. The property is located in an RS-10 (Residence, Single Family) zoning district. The applicant seeks to change the use from a chiropractor (professional office, Business Use #19) to a medical spa (personal services, Business Use #27) and expand the use to occupy both the first and second floors of the existing building, with the continued use of a residence on the 3rd floor.

A public hearing on the application will be held on **Monday, March 4, 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](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.

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**ADVERTISING DATES:** February 19 & February 26, 2024



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**22 Enid Street (MBL 38-012-00134)**

Juliana B. Danquah applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-011):

**Variance:** For relief from the minimum front-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2)

*Amendment:*

**Variance:** For relief from the minimum rear-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a single-family detached dwelling currently under construction. The property is located in an BL-1.0 (Business, Limited) zoning district. The applicant seeks partially retroactive approval to allow a building overhang and porch in the front yard setback and to amend a variance for the rear yard setback.

A public hearing on the application will be held on **Monday, March 4, 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.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**51 Harding Street (MBL 04-016-00003)**

Williston Development, LLC, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-013):

**Variance:** For relief from the minimum off-street parking requirement for a residential and mixed-use (Article IV, Section 7, Table 4.4)

**Variance:** For relief from the minimum frontage requirement in the BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a 3-story  $\pm 4,712$  SF historic commercial building known as the "M. Goldstein Scrap Metal Co." Building. The property is located in an BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C), Downtown/Blackstone Canal Sign Overlay District (DSOD), and the Union Station Sign Overlay District (USOD). The applicant seeks to redevelop the property, constructing a  $\pm 905$  SF addition, converting the structure into a mixed-use building, with ground floor retail space, two dwelling units, and related amenity space and site improvements.

A public hearing on the application will be held on **Monday, March 4, 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.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**48 Mason Street (MBL 06-020-12+13)**

Kensington Management, LLC, as Trustee of Forty-Eight Mason Street Worcester Realty Trust applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-014):

*Amendment:*

**Special Permit:** To modify parking/loading requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 4, Table 4.2).

*Amendment:*

**Variance:** For the minimum Off-street Parking/Loading requirements in the BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2).

Presently on the premises is a ±49,126 SF vacant lot. The property is located in an BG-3.0 (Business, General) zoning district. The applicant seeks to amend the previous approval granted by the board to construct a 7-story multi-family high-rise building with 94 units, 66 parking spaces for residents and guests, a loading space, an exterior recreational area for residents, bicycle storage areas, and other site improvements related thereto.

A public hearing on the application will be held on **Monday, March 4, 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.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**55 West Boylston Drive (MBL 13-007-00003)**

Carl Chris Gomes applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-015):

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

**Variance:** For relief from the minimum rear yard setback requirement for a single-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum side yard setback requirement for a single-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

Presently on the premises is an existing nonconforming three-family dwelling with associated off street parking and site improvements. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks retroactive approval for construction of a deck that does not meet the side and rear setback requirements.

A public hearing on the application will be held on **Monday, March 4, 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.*

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