



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**11 Parker Street & 54 Mason Street (MBL 06-020-00037; 06-020-00019)**

Daniel Yarnie applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-001):

**Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2).

Presently on the premises is a ±6,089 SF office building at 54 Mason Street and a ±1,621 SF auto service garage at 11 Parker Street. The property is located in an RG-5 (Residence, General) zoning district. The petitioner seeks to construct a 12 unit, 3+ story multi-family low-rise apartment building with 24 parking spaces, including a garage on the ground level.

A public hearing on the application will be held on **Monday, March 25, 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.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**12 Oak Knoll Road (MBL 25-001-00008)**

Frank Deboise & Marguerite Mullaney applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-017):

**Special Permit:** To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4).

Presently on the premises is a single-family detached dwelling on a lot that slopes down towards the southeast. The property is located partially in an RS-10 (Residence, Single Family) zoning district and partially in an RS-7 (Residence, Single Family) zoning district. The petitioner seeks retroactive approval to approve the unauthorized fill and approval to add more fill.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**44 Grafton Street & 102 Temple Street (MBL 04-016-11+16 & -00015)**

102 Temple Street, LLC applied to the Zoning Board seeking a 6-month extension of time for the following relief previously approved by the Board on October 16, 2023 (ZB-2024-018):

**Variance:** For relief from the minimum off-street parking requirements in an CCOD-C overlay zoning district (Article IX, Section 7, Table 9.1)

Presently on the premises is a ±6,672 SF vacant commercial building (formerly Fairway Beef) and associated site improvements including 17 surface parking spaces. The property is located in a BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The petitioner seeks an extension of time for previously approved relief to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units, ±1,000SF ground floor commercial space and associated garage parking (±72 spaces) and conduct related site improvements..

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**214 Hamilton Street (MBL 18-046-00001)**

Rafael Hernandez applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-019):

- Special Permit:** To extend, alter, or change a privileged nonconforming structure and/or use (Article XVI, Section 4)
- Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2).
- Variance:** For relief from the minimum off-street accessory parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Presently on the premises is a multifamily highrise building with 4 dwelling units. The property is located in an RG-5 (Residence, General) zoning district. The petitioner seeks to build an addition with 4 new dwelling units and make changes to associated on-site parking.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**56 Fruit Street (MBL 02-045-00099)**

Bradlee Webster applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-021):

**Special Permit:** To extend, alter, or change a privileged nonconforming structure and/or use (Article XVI, Section 4)

**Variance:** For relief from the minimum lot area requirement for a two-family dwelling in an RG-5 zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a privileged nonconforming single-family dwelling. The property is in an RG-5 (Residence, General) zoning district. The petitioner seeks to convert the single-family dwelling to a two-family dwelling, enlarge the existing 3rd floor dormer, and conduct associated site improvements.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**79 Pullman Street (MBL 23-01A-0006A)**

Lacy Topaz, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-012):

**Special Permit:** To allow a non-residential use (Business Use #7; Food Service (drive-thru)) allowed only by Special Permit in the ML-0.5 zoning district (Article IV, Section 2, Table 4.1)

**Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)

Presently on the premises is a vacant lot with a paved parking. The property was formerly an office/school (Sylvan Learning), but was recently razed. The property is partially located in an ML-0.5 (Manufacturing, Limited) and partially in an MG-0.5 (Manufacturing, General) zoning district. The petitioner seeks to remove all existing site improvements and construct a ±2,328 SF food service building with a drive-through lane, outdoor seating, off-street parking, and associated site improvements.

A public hearing on the application will be held on **Monday, March 25, 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**

**85 Lake Avenue North & 55 Mohican Road (MBL 46-003-46-48; 46-003-0047A)**

Zayda Vallejo, Trustee of Monarka Revocable Trust applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-016):

- Special Permit:** To allow a residential use (Residential Use #11; Multi-family dwelling, low rise) allowed only by Special Permit in the RL-7 zoning district (Article IV, Section 2, Table 4.1)
- Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)
- Variance:** For relief from the minimum lot area requirement for a low-rise multifamily dwelling in an RL-7 zoning district (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement for a low-rise multifamily dwelling in an RL-7 zoning district (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side yard setback requirement for a low-rise multifamily dwelling in an RL-7 zoning district (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum off-street accessory parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Presently on the premises is a ±3,047 SF single family dwelling and fenced back yard. The property is in an RL-7 (Residence, Limited) zoning district. The petitioner seeks to demolish the existing single-family dwelling that currently occupies 85 Lake Avenue North and construct a 3-story low-rise multifamily building with 10 dwelling units and 16 accessory off-street parking spaces and make associated site improvements.

A public hearing on the application will be held on **Monday, March 25, 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://cityofworcester.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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