



**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, **May 6, 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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Zoning Board of Appeals

Russell Karlstad, Chair  
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Anthony Dell'Aera  
George Cortes  
Eric Torkornoo  
Nathan Sabo, Alternate Member  
Shannon Campaniello, Alternate Member

**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**487 Park Avenue (MBL 08-006-0004A)**

Olsi Gjinko (Gjinko Realty LLC) applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-029):

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

**Variance:** For relief from the minimum off-street parking requirement for a residential use in a BG-3.0 (Business, General) zoning district (Article IV, Section 7, Table 4.4)

Presently on the premises is an auto sales and service shop. The property is located in the BG-3.0 (Business, General) zoning district. The applicant seeks to demolish existing improvements and develop the property with a mixed-use building with a café, an auto inspection and repair space, and 40 residential units.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**115 & 125 Northeast Cutoff (MBL 52-006-01+02)**

115 Northeast Cutoff Realty Trust, Meletios D. Chacharone, and Zachary M. Curzan, Trustees applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-039):

**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 manufacturing facility and an occupied office facility (formerly home to Allegro Microsystems), comprised of multiple buildings on approximately 40 acres of land. The City of Worcester School Department occupies the southerly building and stores its school bus fleet on the property. The property is located in the BG-2 (Business, General) zoning district and the WRPOD-GP2 (Water Resource Protection Overlay District) overlay district. The applicant seeks to separate the property into two lots, retain the existing pavement along the new interior property line, and not provide the required 5 FT setback or landscaped buffer.

A public hearing on the application will be held on Monday, May 6, 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**  
**1059 Grafton Street (MBL 38-035-00002)**

1059 Grafton Street, LLC applied to the Zoning Board of Appeals seeking a 1-year extension of time for the following relief previously approved by the Board on April 24, 2023 (ZB-2024-031):

*Extension of Time:*

**Special Permit:** To allow a motor vehicle service, repair, garage, display use in a BL-1.0 zone. (Article IV, Section 2, Table 4.2, Business Use #16)

Presently on the premises is a vacant lot. The property is split zoned BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district. The applicant seeks relief to construct and operate a car wash facility on the BL-1.0 portion of the parcel.

A public hearing on the application will be held on Monday, May 6, 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**  
**875 B Main Street (MBL 06-035-00009)**

Luis A. Alvarenga applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-034):

**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 ±800 SF restaurant known as Hacienda Don Juan Restaurant. The property is located in the BL-1.0 (Business, Limited) zoning district. The applicant seeks to serve beer & wine on the premises.

A public hearing on the application will be held on Monday, May 6, 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**

**1 Chestnut Place (aka 10 Chestnut Street) & 2 Chestnut Place (aka 22 Elm Street) (MBL 03-031-24-04)**

Chestnut Place Worcester Owner, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-38):

**Variance:** For relief from the minimum front yard setback requirement for a multifamily highrise building in a BG-6.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises at 1 Chestnut Place is a ±196,380 SF office building with 11 stories, and at 2 Chestnut Place is ±50,900 SF office building with 4 stories. The property is located in the BG-6.0 (Business, General) zoning district. The applicant seeks to divide the lot into 2 separate lots and convert both of the office buildings into multifamily highrise dwellings with 198 units at 1 Chestnut Place and 22 units at 2 Chestnut Place.

A public hearing on the application will be held on Monday, May 6, 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**  
**153 Green Street (MBL 05-005-00001)**

153 Green Street, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-040):

**Variance:** For relief from the minimum front yard setback requirement for a multifamily lowrise dwelling in a BG-6.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a two-story commercial building under renovation. The property is in the BG-6.0 (Business, General) zoning district. The applicant seeks to convert first-floor space into 9 dwelling units.

A public hearing on the application will be held on Monday, May 6, 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**  
**98 Beacon Street (MBL 03-001-00008)**

98 Beacon Street LLC applied to the Zoning Board of Appeals seeking a 6-month extension of time for the following relief previously approved by the Board on April 24, 2023 (ZB-2024-041):

*Extension of Time:*

**Variance:** For relief from the minimum front-yard setback in the CCOD Zone (Article IX, Section 6, A, 1a)

Presently on the premises at 96 Beacon Street is a vacant lot, and at 98-100 Beacon Street is a vacant 4-story, +/- 83,610 SF structure historically used for manufacturing purposes. The property is located within an BG-6.0 (Business, General) and within the CCOD-D (Commercial Corridors Overlay District - Downtown) zoning district. At 98-100 Beacon Street, the applicant seeks to convert to renovate the existing structure to construct 55 dwelling units, and at 96 Beacon Street, the applicant proposes to construct a 7-space parking facility for residents and to conduct associated site improvements.

A public hearing on the application will be held on Monday, May 6, 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**  
**37 Natural History Drive (MBL 46-011-00108)**

Rocco Leone applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-004):

**Variance:** For relief from the minimum frontage requirement for a single-family dwelling in a RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum access required for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2, Note 3)

Presently on the premises is an empty lot with a paved driveway. The property is in the RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a single-family dwelling and conduct associated site improvements.

A public hearing on the application will be held on Monday, May 6, 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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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**188.5 Norfolk Street (MBL 19-011-0031A)**

JIANYING WU/ NORFOLK DESIGN LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-025):

**Special Permit:** To allow a single-family attached dwelling in the RL-7 (Residence, Limited) zoning district allowed only by Special Permit (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 single-family dwelling. The property is in the RL-7 (Residence, Limited) zoning district. The applicant seeks to construct four attached single-family dwellings and associated site improvements.

A public hearing on the application will be held on Monday, May 6, 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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