



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, August 30, 2010

Levi Lincoln Chamber (3rd floor, room 309), City Hall, 455 Main Street
5:30 P.M.

Board Members

David George, *Chair*
Lawrence Abramoff, *Vice-Chair*
William Bilotta
Andrew Freilich
Vadim Michajlow
Kola A. Akindele, *Alternate Member*
Timothy Loew, *Alternate Member*

Contacting the Board's Office

Division of Planning and Regulatory Services serves as the Board's staff. If you have any questions about submitted applications, you can

- Visit us in our office (M-F 8:30am-2:00pm)
- Call 508-799-1400 ext. 235 (M-F 8:30am-2:00pm),
- E-mail planning@worcesterma.gov
- Contact us if you would like to sign-up for our *Land Use News* electronic newsletter.

Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

Our Mission

Planning & Regulatory Services
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Joel Fontane, Director
Lara Bold, Chief Planner
Ruth Gentile, Senior Planner
Edgar Luna, Planning Analyst
Luba Zhaurova, Planning Analyst

Upcoming Meetings

September 20, 2010
October 18, 2010
November 8, 2010
November 29, 2010
December 20, 2010

Call to Order – 5:30 pm

Approval of the Minutes – August 2, 2010

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 104-106 Pleasant Street (ZB-2010-026)

SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone

Petitioner: Worcester Sign Company, LLC

Present Use: A brick structure with a church and commercial and residential mixed uses

Petition Purpose: To install one (1) 500 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Pleasant Street

Zone Designation: BG-6.0 (Business, General)

2. 1 Kelley Square (ZB-2010-027)

SPECIAL PERMIT: To allow a non-accessory sign in BG-3.0 zone

Petitioner: Worcester Sign Company, LLC

Present Use: A brick structure with a restaurant/ liquor establishment and hair salon

Petition Purpose: To install one 400 SF advertising device sign face on the northern exterior masonry wall with a height of 25 feet facing Harding Street

Zone Designation: BG-3.0 (Business, General)

3. 255 Main Street (ZB-2010-028)

SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone

Petitioner: Worcester Sign Company, LLC

Present Use: A brick structure with a restaurant/ liquor establishment and office uses

Petition Purpose: To install one (1) 1,200 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Main Street and one (1) 400 SF advertising device sign face on the southern exterior masonry wall with a height of 25 feet facing Central Street

Zone Designation: BG-6.0 (Business, General)

4. 111-117 Pleasant Street (ZB-2010-029)

SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone

Petitioner: Worcester Sign Company, LLC

Present Use: A brick structure with a hair salon/barber shop and mixed commercial and residential uses

Petition Purpose: To install one 500 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Pleasant Street

Zone Designation: BG-3.0 (Business, General)

5. 379 Main Street (ZB-2010-031)

SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone

Petitioner: Worcester Sign Company, LLC

Present Use: A brick structure with a restaurant/ liquor establishment and office uses

Petition Purpose: To install one 672 SF advertising device sign face on the northern exterior masonry wall with a height of 14 feet facing Main Street

Zone Designation: BG-6.0 (Business, General)

6. 89 & 91 Malden Street (ZB-2010-032)

SPECIAL PERMIT: For Expansion or change of a pre-existing non-conforming use/structure.

VARIANCE: Relief of 8 feet from the side yard setback requirement for 89 Malden Street.

VARIANCE: Relief of 21.5 feet from the frontage requirement for 89 Malden Street.

VARIANCE: Relief of 1625 square feet from the gross dimensional requirement for 89 Malden Street

VARIANCE: Relief of 8 feet from the side yard setback requirement for 91 Malden Street.

VARIANCE: Relief of 28.77 feet from the frontage requirement for 91 Malden Street.

VARIANCE: Relief of 2999 square feet from the gross dimensional requirement for 91 Malden Street.

VARIANCE: Relief of 1.5 feet from the exterior side yard setback requirement for 91 Malden Street.

VARIANCE: Relief of 1 parking space from the off-street parking requirement.

Petitioner: Minella Xhaho

Present Use: A two-family detached side by side dwelling on one lot

Petition Purpose: To subdivide the existing lot to allow a single-family semi-detached (duplex) structure with each unit on its separate lot

Zone Designation: RS-7 (Residence, Single-Family)

7. 633 Millbury Street (ZB-2010-019A)

SPECIAL PERMIT: For Expansion or change of a pre-existing non-conforming use/structure

SPECIAL PERMIT: To allow a Residential Conversion in BL-1 zone

Petitioner: ATOROURKE, LLC

Present Use: A mixed-use building with 5 residential units and 2 commercial units

Petition Purpose: To convert the commercial units into residential units and provide four (4) off-street parking spaces

Zone Designation: BL-1.0 (Business, Limited)

8. 1051 Main Street (ZB-2010-033)

SPECIAL PERMIT: To allow a non-accessory sign in BG-2.0 zone

Petitioner: B&B Leasing Corporation

Present Use: A vacant one story commercial structure formerly known as Orsi's Vacuum

Petition Purpose: To convert an existing 672 SF single advertising device sign face to a back-to-back 672 SF double advertising device sign face on the rooftop, cover existing steel structural elements with colorful vinyl

Zone Designation: BG-2.0 (Business, General)

9. 1059 Millbury Street (aka 115 Ballard Street) (ZB-2010-037)

AMENDMENT TO SPECIAL PERMIT: To allow a Personal Wireless Service Facility

Petitioner: New Cingular Wireless, PCS, LLC

Present Use: A VFW post and an existing 100-foot stealth monopole with a 30'x30' fenced in equipment compound

Petition Purpose: To amend the previously approved Special Permit by proposing to increase the flagpole-style from 18" to approximately 30" above the previously approved 49" bump out at a height of 87 feet and 97 feet centerlines

Zone Designation: ML-0.5 (Manufacturing, General)

New Business

10. 805 West Boylston Street (ZB-2010-038)

SPECIAL PERMIT: To allow an Automobile Refueling Station in an ML-0.5 zone.

Petitioner: **Gas Development**

Present Use: A 3,000 square foot restaurant (Wendy's) with an associated 110 foot drive-through and parking

Petition Purpose: To construct an automobile refueling station with four (4) pumps for a total of 8 pumping stations and an attendant kiosk

Zone Designation: ML-0.5 (Manufacturing, Limited)

11. 805 West Boylston Street (ZB-2010-038A)

SPECIAL PERMIT: To allow a bank/credit union with a drive-through.

SPECIAL PERMIT: To modify the parking/loading requirements to allow the drive-through length of 110 feet for a bank/credit union (180 feet required).

Petitioner: **Gas Development**

Present Use: A 3,000 square foot restaurant (Wendy's) with an associated 110 foot drive-through and parking

Petition Purpose: To convert the structure for a bank/credit union use with a 110 foot drive through and provide 23 associated parking spaces

Zone Designation: ML-0.5 (Manufacturing, Limited)

12. 53 East Central Street (ZB-2010-040)

SPECIAL PERMIT: To allow a professional office in an RG-5 zone.
VARIANCE: Relief of 1,650 square feet from the gross dimensional requirement.
VARIANCE: Relief of 7 feet from the rear yard setback requirement.
VARIANCE: Relief of 8.5 feet from the frontage requirement.
VARIANCE: Relief of 8 feet from the exterior side yard setback requirement.
VARIANCE: Relief of 2 parking spaces from the off-street parking requirement.
Petitioner: John J. Barron
Present Use: A church rectory
Petition Purpose: To convert the structure to a mixed-use building consisting of two (2) residential dwellings and a 900 square foot professional office
Zone Designation: RG-5 (Residence, General)

13. 18 Fales Street (ZB-2010-041)

SPECIAL PERMIT: Relief of one parking space from the off-street parking requirement.
VARIANCE: Relief of 2,943 square feet from the gross dimensional requirement – Lot A.
VARIANCE: Relief of 2,206 square feet from the gross dimensional requirement – Lot B.
VARIANCE: To allow parking in the exterior side yard setback – Lot A.
Petitioner: Habitat for Humanity
Present Use: A single-family detached dwelling
Petition Purpose: To subdivide the property and construct a single-family detached dwelling
Zone Designation: RL-7(Residence, Limited)

Other Business

14. Lodging House Rules discussion

15. Signing Decisions

Adjournment