



# City of Worcester

## Zoning Board of Appeals Meeting Agenda

### Monday, September 20, 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](mailto: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

October 18, 2010  
November 8, 2010  
November 29, 2010  
December 20, 2010  
January 10, 2010  
January 31, 2010

#### Call to Order – 5:30 pm

#### Approval of the Minutes – July 12, 2010 & August 30, 2010

#### Requests for Continuances, Extensions of Time, Postponements, Withdrawals

#### Unfinished Business

#### 1. 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)

#### 2. 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)

**3. 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)

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**New Business**

**4. 443 Chandler Street (ZB-2010-042)**

**SPECIAL PERMIT:** Expansion or Change of a pre-existing non-conforming use/structure  
**Variance:** Relief of 15.30 feet from the frontage requirement  
Petitioner: Benjamin Kaplan  
Present Use: A two-family detached dwelling  
Petition Purpose: To convert the structure into a three-family detached dwelling by modifying the basement to a residential unit and associated off-street parking spaces  
Zone Designation: RL-7(Residence, Limited) and RS-7 (Residence, Single-family)

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**Other Business**

**5. Lodging House Rules discussion**

**6. Signing Decisions**

**Adjournment**