City of Worcester Zoning Board of Appeals
Meeting Agenda
Monday, August 30, 2021 at 5:30 PM
Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This meeting is canceled. All items listed on the agenda are postponed to the next Zoning Board of Appeals Meeting to be held on Monday, September 20, 2021 at 5:30 PM.

Please email planning@worcesterma.gov for more information.

This Worcester Zoning Board of Appeals meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer https://cow.webex.com/meet/zoningboardofappealswebex or

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit written comments in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM
Old Business – Public Hearings
1. 49 Chilmark Street (MBL 16-019-00002) (ZB-2021-033)

Special Permit: To allow a single-family attached dwelling in an RL-7 Zone
(Article IV, Section 2, Table 4.1, Residential Use #12)

Lot 2 Chilmark Street (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family attached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 3 Chilmark Street (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family attached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Harry Avery

Present Use: A vacant lot.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To construct a single-family attached dwelling (with a total of 4 units), and to conduct associated site work.

Testimony Dates: 8/9/2021 Constructive Grant 9/21/2021 Deadline:
**New Business – Public Hearings**

2. 17 Jaques Avenue (MBL 06-17A-00032) (ZB-2021-031)
   - **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   - **Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A. 2)
   - **Variance:** For relief from the minimum parking requirements for a two-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)
   - **Petitioner:** Artjan Nici
   - **Present Use:** A privileged non-conforming single-family detached dwelling
   - **Zone Designation:** RG-5 (Residence, General) zoning district
   - **Petition Purpose:** To convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.
   - **Public Hearing Deadline:** 10/21/2021  
   - **Constructive Grant Deadline:** 11/25/2021

3. 43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)
   - **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   - **Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A. 2)
   - **Petitioner:** Gregory Lavelle
   - **Present Use:** A low-rise residential building with 3 units and associated off-street parking.
   - **Zone Designation:** RG-5 (Residence, General) zoning district
   - **Petition Purpose:** To convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.
   - **Public Hearing Deadline:** 8/30/2021  
   - **Constructive Grant Deadline:** TBD

4. 34 William Street (MBL 02-039-0039A) (ZB-2021-040)
   - **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   - **Variance:** For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)
   - **Petitioner:** Eileen Milton
   - **Present Use:** A two-family detached dwelling.
   - **Zone Designation:** RG-5 (Residence, General) zoning district
   - **Petition Purpose:** To convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.
   - **Public Hearing Deadline:** 8/30/2021  
   - **Constructive Grant Deadline:** 9/21/2021

5. 19 Kingsbury Street (MBL 06-024-00013) (ZB-2021-046)
   - **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   - **Petitioner:** Borin Hing
   - **Present Use:** A privileged non-conforming single-family detached dwelling.
   - **Zone Designation:** RG-5 (Residence, General) zoning district
   - **Petition Purpose:** To convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.
   - **Public Hearing Deadline:** 10/21/2021  
   - **Constructive Grant Deadline:** TBD
## New Business – Public Hearings

### 6. 59 Institute Road (MBL 02-037-00040) (ZB-2021-048)

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

**Variance:** For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

**Petitioner:** Alethia Bess Mariotta and Athena Finger

**Present Use:** A two-family detached dwelling

**Zone Designation:** RG-5 (Residence, General) zoning district

**Petition Purpose:** To convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.

**Public Hearing Deadline:** 10/21/2021  
**Constructive Grant Deadline:** 11/25/2021

### 7. 360 & 370 Park Avenue (MBL 06-021-00022 & 06-021-19-21) (ZB-2021-049)

**Special Permit:** To allow an automobile refueling station in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)

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

**Petitioner:** Prayosha Realty Trust

**Present Use:** At 360 Park Avenue is a vacant office building, and at 370 Park Avenue is an approximately +/-15,706 SF commercial building containing a liquor store, with associated off-street parking.

**Zone Designation:** BG-4.0 (Business, General) zoning district and partially within the Floodplain Overlay District

**Petition Purpose:** To demolish the existing, vacant office building at 360 Park Avenue in order to construct a new automobile refueling station and multi-bay carwash spanning both parcels, with the existing retail building at 370 Park Avenue to be renovated to add a convenience store, and to conduct associated site work.

**Public Hearing Deadline:** 9/29/2021  
**Constructive Grant Deadline:** TBD

### 8. 49 Mountain Street East (MBL 53-005-00001) (ZB-2021-050)

**Special Permit:** To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5)

**Petitioner:** Grace Solovieff-Mahoney

**Present Use:** A single-family detached dwelling.

**Zone Designation:** RL-7 (Residence, Limited) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)).

**Petition Purpose:** To bring in fill and alter the backyard grades to provide more usable space, and to conduct associated site work.

**Public Hearing Deadline:** 10/21/2021  
**Constructive Grant Deadline:** TBD
New Business – Public Hearings

9.  610 Park Avenue (MBL 08-020-18+19) (ZB-2021-051)
Special Permit:  To modify the dimensional requirements for accessory signs in a BG-2.0 Zone (Article IV, Section 6)
Variance:  For relief from the maximum height dimensional requirement for accessory signs in a BG-2.0 Zone (Article IV, Section 6)
Petitioner:  Pollo Centro c/o The Sign Center
Present Use:  A pre-existing, non-conforming food service establishment with associated parking.
Zone Designation:  BG-2.0 (Business, General) zoning district
Petition Purpose:  To construct a +/-26.5 foot tall sign on a pre-existing pole, and to conduct associated site work.
Public Hearing Deadline:  10/21/2021  Constructive Grant Deadline:  11/25/2021

10.  110 Orient Street (MBL 19-015-0003B) (ZB-2021-052)
Amendment to:
Special Permit:  To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in an RL-7 Zone (Article XVI, Section 4)
Variance:  For relief from the maximum height dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
Variance:  For relief from the minimum side-yard setback dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
Petitioner:  Brandy N. Williams and Craig A. Thomas
Present Use:  A privileged, non-conforming single-family detached dwelling and a detached garage, with associated site improvements
Zone Designation:  RG-5 (Residence, General) zoning district
Petition Purpose:  To amend the approved special permit and variances in order to modify the proposed renovations to expand the existing structure and garage, including an expanded second story and addition of a third story, and to conduct associated site work.
Public Hearing Deadline:  10/21/2021  Constructive Grant Deadline:  11/25/2021

Other Business

11.  Communications
12.  Discussion of Board Policies and Procedures
13.  Approval of Minutes – 10/5/2020; 10/19/2020

Adjournment