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](https://cow.webex.com/meet/zoningboardofappealswebex)
- Call **415-655-0001** (Access Code: **160 884 7670**)

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

Application materials may be viewed online at:

or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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 2 business days in advance of the meeting.

### Call to Order – 5:30 pm

**Old Business – Public Hearings**

<table>
<thead>
<tr>
<th>Number</th>
<th>Petitioner</th>
<th>Present Use</th>
<th>Zone Designation</th>
<th>Petition Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Maria Cuadro</td>
<td>Presently on the premises is an non-conforming three-family detached dwelling</td>
<td>RG-5 (Residence, General) zoning district</td>
<td>The applicant seeks to renovate and convert the existing structure into a lodging house (with +/-17 beds) and conduct related site work.</td>
</tr>
</tbody>
</table>

**Public Hearing Deadline:** 6/13/2022    **Constructive Grant Deadline:** 7/12/2022
New Business – Public Hearing

2. **34 Barrows Road (MBL 50-019-00018) (ZB-2022-032)**
   
   **Variance:** For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)
   
   **Petitioner:** Roland E Barrows, Trustee of JAMS Realty Trust
   
   **Present Use:** Presently on the premises is a vacant lot
   
   **Zone Designation:** RS-7 (Residence, Single-Family) zoning district
   
   **Petition Purpose:** The applicant seeks approval to build a single-family detached dwelling.
   
   **Public Hearing Deadline:** 7/30/2022  
   **Constructive Grant Deadline:** 9/30/2022

   
   **Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
   
   **Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)
   
   **Petitioner:** Nguyen Do and Hao Quach
   
   **Present Use:** Presently on the premises is a single-family detached dwelling.
   
   **Zone Designation:** RG-5 (Residence, General) zoning district
   
   **Petition Purpose:** The applicant seeks to convert the single-family detached dwelling into a two-family detached dwelling with no exterior changes to the structure.
   
   **Public Hearing Deadline:** 7/30/2022  
   **Constructive Grant Deadline:** 8/11/2022

   
   **Special Permit:** To allow a food-service use (including consumption/sale of alcoholic beverages) and/or providing dancing and/or entertaining in a BL-1.0 zone (Article IV, Section 2, Table 4.2, Business Use #8)
   
   **Petitioner:** Justin R. Kazmierczak
   
   **Present Use:** Presently on the premises 120 Stafford Street is a multi-tenant commercial building with a mix of uses and associated surface parking.
   
   **Zone Designation:** BL-1.0 (Business, Limited) zoning district.
   
   **Petition Purpose:** The applicant seeks approval to operate a food-service establishment, with alcohol and entertainment, within a vacant portion of the premises.
   
   **Public Hearing Deadline:** 7/30/2022  
   **Constructive Grant Deadline:** N/A
New Business – Public Hearings


**Special Permit:** To allow a single-family attached dwelling in a RL-7 zone (Article IV, Section 2, Table 4.2, Residential Use #12)

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

**Petitioner:** Tony Nguyen of Gold Star Builders, Inc.

**Present Use:** Presently on the premises is a vacant lot.

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

**Petition Purpose:** The applicant seeks to construct a single-family attached dwelling, with a total of 4-units, and to conduct related site work.

**Public Hearing Deadline:** 07/29/2022  
**Constructive Grant Deadline:** 9/22/2022


**Lot A Sever Street (Existing):**

**Extension of Time**

**Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

**Petitioner:** Sever Street Development LLC

**Present Use:** Presently on the premises at 11 Sever Street (aka Lot A) is an existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total), with associated parking areas on both proposed Lot A and Lot B.

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

**Petition Purpose:** The applicant seeks to divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.

**Public Hearing Deadline:** n/a  
**Constructive Grant Deadline:** n/a
New Business – Public Hearings

7. 18 & 23 Hammond Street (MBL 06-034-00021 & 06-031-0015A) (ZB-2022-039)

18 Hammond Street:
Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
Variance: For relief from the minimum lot area dimensional requirements for a multi-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

23 Hammond Street:
Special Permit: To allow a non-accessory residential parking facility in a RG-5 zone (Article IV, Section 2, Table 4.1, General Use #10)

Petitioner: Excellent Investment Corps
Present Use: Presently on the premises at 18 Hammond Street is a vacant structure, previously used as a 69 bed nursing home, and at 23 Hammond Street is a surface parking area.
Zone Designation: RG-5 (Residential, General) zoning district
Petition Purpose: The applicant seeks approval to convert the existing structure at 18 Hammond Street into a multi-family low-rise dwelling with a total of 18 units, with associated site improvements, and to use the parking lot at 23 Hammond Street to provide parking to serve the residential use.

Public Hearing Deadline: 7/27/2022 Constructive Grant Deadline: 8/31/2022

8. 4 Lee Street (MBL 11-005-00005) (ZB-2022-041)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
Variance: For relief from the minimum side yard setback dimensional requirements for other permitted uses in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Marie Nestelbaum 2008 Trust
Present Use: Presently on the premises of 4 Lee Street is a privileged pre-existing, non-conforming two-family detached dwelling.
Zone Designation: RS-7 (Residence, Single-Family) zoning district
Petition Purpose: The applicant seeks to adjust the lot lines in order to create a new buildable lot.

Public Hearing Deadline: 07/27/2022 Constructive Grant Deadline: 08/31/2022

9. 216 Park Avenue (MBL 11-005-00006) (ZB-2022-042)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
Variance: For relief from the minimum side yard setback dimensional requirements for other permitted uses in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Marie Nestelbaum 2008 Trust
Present Use: Presently on the premises of 216 Park Avenue is a privileged pre-existing, non-conforming three-family detached dwelling and associated surface parking.
Zone Designation: RS-7 (Residence, Single-Family) zoning district
Petition Purpose: The applicant seeks to adjust the lot lines in order to create a new buildable lot.

Public Hearing Deadline: 07/27/2022 Constructive Grant Deadline: 08/31/2022
Other Business

10. Communications –
   a. Worcester Now/Next Citywide Plan – Notice of Public Workshops (in-person 6/23, virtual 7/7)

11. Approval of Minutes – 5/23/2022

12. Discussion of Board Policies and Procedures

   Adjournment