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
- 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: 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, 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 scheduled meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings


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

Petitioner: Fabio and Iraima Passos

Present Use: Presently on the premises is a non-conforming three-family dwelling and related site improvements.

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

Petition Purpose: The applicant seeks to retroactively permit work conducted to place fill and to conduct remedial excavation of most of the placed fill in order to regrade the property and stabilize slopes.

Hearing Deadline: 7/11/2022 Constructive Grant Deadline: N/A
Old Business – Public Hearings

2. 44 Esther Street (MBL 10-011-00022) (ZB-2022-035)

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 (Residential, 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: 9/03/2022

New Business – Public Hearings

3. 1 & 3 Naples Road (MBL 23-015-00002) (ZB-2022-031)

1 Naples Road

Variance: For relief from the lot area dimensional requirement for a single-family semi-detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

3 Naples Road

Variance: For relief from the lot area dimensional requirement for a single-family semi-detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Julieann Lamy

Present Use: Presently on the premises is ongoing construction for a two-family detached dwelling.

Zone Designation: BL-1.0 (Business, Limited) zoning districts

Petition Purpose: The applicant seeks to convert the proposed structure into a single-family semi-detached dwelling (duplex) and divide the existing lot into two, with one half of the proposed structure to be located on either lot (1 unit/lot).

Public Hearing Deadline: 8/27/2022  Constructive Grant Deadline: 10/01/2022

4. 16-18 Taunton Street (MBL 35-26B-00059 & -00060) (ZB-2022-037)

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

Lot B

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 lot area dimensional requirement for a single-family attached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot C

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 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 (townhouse) dwelling, with a total of 4-units (each on their own lot), and to conduct related site work.

Public Hearing Deadline: 8/25/2022  Constructive Grant Deadline: 9/29/2022

New Business – Public Hearings

5. 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: 7/27/2022  Constructive Grant Deadline: 8/31/2022

6. 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 is a partially-vacant commercial structure and associated parking.
   Zone Designation: RS-7 (Residence, Single-Family) zoning district
   Petition Purpose: Presently on the premises of 216 Park Avenue is a privileged pre-existing, non-conforming three-family detached dwelling and associated surface parking.
   Public Hearing Deadline: 7/27/2022  Constructive Grant Deadline: 8/31/2022

7. 858 Main Street (MBL 19-013-00003) (ZB-2022-043)
   Variance: For relief from the minimum rear yard setback dimensional requirements for an accessory structure in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)
   Petitioner: George Haddad
   Present Use: A non-conforming three-family dwelling and related site improvements
   Zone Designation: BL-1.0 (Business, Limited) zoning district and CCOD-E (Commercial Corridors Overlay District - Elsewhere)
   Petition Purpose: The applicant seeks retroactive relief to construct an addition off of the rear of an existing garage/storage building.
New Business – Public Hearings

8. 39 Sunrise Avenue (MBL 37-23A-00006) (ZB-2022-044)
   **Variance**: For relief from the minimum front yard setback dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
   **Petitioner**: Rasim Ahmadov
   **Present Use**: Presently on the premises 39 Sunrise Avenue is a single-family detached dwelling.
   **Zone Designation**: RS-7 (Residence, Single-Family) zoning district
   **Petition Purpose**: The applicant seeks retroactive relief for construction of a front porch/deck and stair addition.
   **Public Hearing Deadline**: 09/04/2022  **Constructive Grant Deadline**: 10/09/2022

   **Amendment to Variance**: For relief from the maximum height dimensional requirement for a single-family attached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)
   **Amendment to 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**: Goddard/Homestead, Inc.
   **Present Use**: Presently on the premises of 781 Grove Street is a vacant three-story +/-100,000 SF former school building and at 783 Grove Street is a two-story residential building.
   **Zone Designation**: RS-7 (Residence, Single-Family) zoning district
   **Petition Purpose**: The applicant seeks to demolish the existing school building at 781 Grove Street, with the existing structure at 783 Grove Street to remain, in order to construct a 154,387 SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of +/- 168 dwelling units and +/- 152 parking spaces), an associated driveway network and to conduct associated site work.
   **Public Hearing Deadline**: 08/25/2022  **Constructive Grant Deadline**: 09/29/2022

10. 35, 37, & 39 Standish Street (MBL 18-028-10+39) (ZB-2022-048)
   **Lot 1**
   **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)
   **Lot 2**
   **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**: Gold Star Builders, Inc.
   **Present Use**: Presently on the premises is a single-family attached (townhouse) dwelling with a total of 3 units and associated site improvements.
   **Zone Designation**: RG-5 (Residence, General) zoning district
   **Petition Purpose**: The applicant seeks to configure vehicular access to each dwelling.
   **Public Hearing Deadline**: 08/26/22  **Constructive Grant Deadline**: N/A
New Business – Public Hearings

11. 1 Brussels Street (MBL 07-051-00007) (ZB-2022-049)

Special Permit: To allow a self-storage facility in a ML-2.0 zone (Article IV, Section 2, Table 4.1)

Petitioner: Valk Properties Two, Inc.

Present Use: Presently on the premises of 1 Brussels Street is a four-story commercial building with a surface parking lot.

Zone Designation: The property is 75.26% located in a ML-2.0 (Manufacturing, Limited) zoning district, and the remaining 24.73% is located in a MG-2.0 (Manufacturing, General) zoning district.

Petition Purpose: The applicant seeks to operate a self-storage business in only the portion of the structure that is currently located within an ML-2.0 zone and to utilize the remaining space in the MG-2.0 zone for wholesale business storage.

Public Hearing Deadline: 8/26/22 Constructive Grant Deadline: N/A

Other Business

12. Communications

   a. Scriveners Error: Minutes 2/23/2022; 04/11/2022


14. Discussion of Board Policies and Procedures

Adjournment