



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, August 1, 2022 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-regulatory/](http://www.worcesterma.gov/planning-regulatory/)

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përktimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerease ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Eric Flint, Conservation Planner
Stephen Cary, Planning Analyst
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

August 22, 2022
September 12, 2022
October 3, 2022
October 24, 2022

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 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

1. 77 Seymour Street (MBL 05-035-00009) (ZB-2022-003)

Special Permit: To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4)

Special Permit: To allow a lodging house in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

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

Petitioner: Maria Cuadro

Present Use: Presently on the premises is an non-conforming three-family detached dwelling

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

Petition Purpose: The applicant seeks to renovate and convert the existing structure into a lodging house (with +/-17 beds) and conduct related site work.

Testimony Dates: 04/11/2022 **Constructive Grant Deadline:** 8/23/22

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.
Testimony Dates:	6/13/2022 Constructive Grant Deadline: 9/03/22

New Business – Public Hearings

3.	18-24 Oxford Street (MBL 03-022-00015 & -00021) (ZB-2022-030)
Special Permit:	To allow a Professional Office use in a RG-5 zone (Article XVI, Section 2, Table 4.1, Business Use #19)
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:	Wilson Wahome Kiriungi
Present Use:	Presently on the premises is a privileged non-conforming structure with a surface parking lot
Zone Designation:	RG-5 (Residential, General) zoning district
Petition Purpose:	The applicant seeks to operate a facility that caters to children with special needs.
Public Hearing Deadline:	9/23/2022 Constructive Grant Deadline: N/A

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)
<u>Lot B</u>	
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)
<u>Lot C</u>	
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. 681 Millbury Street (MBL 10-013-00023) (ZB-2022-040)

Special Permit: To allow a service shop, personal services use in a RG-5 zone (Article XVI, Section 2, Table 4.1, Business Use #27)

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 (Article IV, Section 7, Table 4.4)

Petitioner: Desharn Minton, Erin Amoako-Atta, and Emilia Ibanez

Present Use: Presently on the premises is a privileged, non-conforming single-family detached dwelling with a single story addition.

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

Petition Purpose: The applicant seeks to open a barber shop in the attached addition.

Public Hearing Deadline: 9/11/2022 Constructive Grant Deadline: 10/16/2022

6. 25 Carver Street (MBL 17-010-00030) (ZB-2022-046)

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)

Special Permit: To modify dimensional standards for a Residential Conversion in an RL-7 zone (Article IV, Section 9)

Variance: For relief from the minimum rear yard setback dimensional requirement for a two-family detached dwelling in an RL-7 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: Arnold Villatico, Jr.

Present Use: Presently on the premises of 25 Carver Street is a pre-existing, non-conforming single-family detached dwelling with associated driveway and parking.

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

Petition Purpose: The applicant seeks to convert the existing structure into a two-family detached dwelling, add a rear stairway, to (retroactively) pave a portion of the front-yard, and to conduct associated site work.

Public Hearing Deadline: 9/15/2022 Constructive Grant Deadline: 10/20/2022

7. 22 Enid Street (MBL 38-012-00134) (ZB-2022-050)

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

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

Petitioner: George Russell

Present Use: Presently on the premises of 22 Enid Street is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a single-family detached dwelling and conduct associated site work.

Public Hearing Deadline: 09/29/2022 Constructive Grant Deadline: 11/03/2022

New Business – Public Hearings

8. 69 West Street (MBL 02-039-00022) (ZB-2022-051)

Special Permit: To allow the extension, alteration, or change to a privileged, pre-existing, non-conforming structure and/or use (Article XVI, Section 4)

Variance: For relief from the minimum rear yard setback dimensional requirement for a multi-family low rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Jianqing Luo and Peng Feng

Present Use: Presently on the premises of 69 West Street is a partially demolished, privileged, nonconforming 11-unit multi-family low-rise dwelling that suffered fire damage.

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

Petition Purpose: The applicant seeks to rebuild an 11-unit multi-family low-rise dwelling with associated site improvements

Public Hearing Deadline: 09/29/2022 **Constructive Grant Deadline:** 10/03/22

9. 26 & 0 Hermitage Lane (MBL 16-002-00031 & -031-1) (ZB-2022-056)

Lot 1 (26 Hermitage Lane)

Variance: For relief from the minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking/loading requirement (Article IV, Section 4, Table 4.2)

Lot 2 (Proposed)

Variance: For relief from the minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Eric M. Figuerido

Present Use: Presently on the premises of 26 Hermitage Lane (aka Lot 1) is a privileged, non-conforming, two-family detached dwelling, and on the premises of 0 Hermitage Lane (aka Lot 2) is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a two-family detached dwelling at 0 Hermitage Lane with associated site improvements.

Public Hearing Deadline: 9/11/2022 **Constructive Grant Deadline:** 10/16/2022

Other Business

12. Communications

13. Approval of Minutes – 7/11/2022

14. Discussion of Board Policies and Procedures

Adjournment