



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, June 24, 2024, 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/

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.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyerese e ne 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

Michelle Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner
Mattie VandenBoom, Assistant Conservation Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreana Brenner, Planning Analyst
Olivia Holden, Planning Analyst
Lisa Nguyen, Staff Assistant II
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

July 15, 2024
August 5, 2024
August 26, 2024
September 16, 2024
October 7, 2024
October 28, 2024

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://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

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. 37 Natural History Drive (ZB-2024-004) (MBL 46-011-108-3)**

Variance: For relief from the minimum frontage requirement for a single-family dwelling in a RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum access required for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2, Note 3)

Petitioner: Rocco Leone

Present Use: Presently on the premises is an empty lot with a paved driveway

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

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

Testimony Date: 5/6/2024 **Constructive Grant Deadline:** 7/16/2024

Old Business – Public Hearings

2. 12 Oak Knoll Road (ZB-2024-017) (MBL 25-001-00008)

Special Permit: To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4)

Petitioner: Frank Deboise & Marguerite Mullaney

Present Use: Presently on the premises is a single-family detached dwelling on a lot that slopes down towards the southeast

Zone Designation: RS-10 (Residence, Single Family) zoning district & RS-7 (Residence, Single Family) zoning district

Petition Purpose: The petitioner seeks retroactive approval to approve the unauthorized fill and approval to add more fill.

Testimony Date 5/6/2024 Constructive Grant Deadline TBD

3. 79 Pullman Street (ZB-2024-012) (MBL 23-01A-0006A)

Special Permit: To allow a non-residential use (Business Use #7; Food Service (drive-thru)) allowed only by Special Permit in the ML-0.5 zoning district (Article IV, Section 2, Table 4.1)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)

Petitioner: Lacy Topaz, LLC

Present Use: Presently on the premises is a vacant lot with a paved parking. The property was formerly an office/school (Sylvan Learning), but was recently razed

Zone Designation: ML-0.5 (Manufacturing, Limited) & MG-0.5 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks to remove all existing site improvements and construct a ±2,328 SF food service building with a drive-through lane, outdoor seating, off-street parking, and associated site improvements.

Testimony Date: 6/3/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

4. 11 (aka 8) Earle Terrace (ZB-2022-076) (MBL 01-026-0014A)

Administrative Appeal: Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0

Petitioner: Steven Christopher

Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline: 8/5/2024 Constructive Grant Deadline: 8/27/2024

New Business – Public Hearings

5. 487 Park Avenue (ZB-2024-029) (MBL 08-006-0004A)

Variance: For relief from the minimum frontage requirement for a multifamily high-rise building in a BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking requirement for a residential use in a BG-3.0 (Business, General) zoning district (Article IV, Section 7, Table 4.4)

Petitioner: Olsi Gjinko (Gjinko Realty LLC)

Present Use: Presently on the premises is an auto sales and service shop

Zone Designation: BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish existing improvements and develop the property with a mixed-use building with a café, an auto inspection and repair space, and 40 residential units.

Public Hearing Deadline: 6/24/2024 Constructive Grant Deadline 7/27/2024

6. 57 Pasadena Parkway (ZB-2024-033) (MBL 46-021-64+65)

Variance: For relief from the minimum 7,000 SF lot area requirement for a single-family detached dwelling in an RS-7 (Residence, Single-Family) Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum 65 FT frontage requirement for a single-family detached dwelling in a RS-7 (Residence, Single-Family) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Cheryl J. Popiak

Present Use: Presently on the premises is an existing single-family dwelling with attached garage.

Zone Designation: RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))

Petition Purpose: The applicant seeks to divide the property into two lots and construct an additional single-family dwelling on the new lot created.

Public Hearing Deadline: 7/12/2024 Constructive Grant Deadline 8/16/2024

New Business – Public Hearings

7. 54 Florence Street (ZB-2024-035) (MBL 08-005-00023)

- Special Permit:** To allow a Lodging House use (Residential Use #8) allowed only by Special Permit in an RG-5 (Residence, General) Zone (Article IV, Section 2, Table 4.1)
- Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)
- Variance:** For relief from the minimum 5,000 SF lot area requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 50 FT frontage requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 15 FT front-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 10 FT side-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 15 FT rear-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum off-street parking-space requirement for a lodging house use (Article IV, Section 7, Table 4.4)

Petitioner: Leonard A. Vairo
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 operate a lodging house (Residential Use #8) on the premises.

Public Hearing Deadline: 8/7/2024 Constructive Grant Deadline 9/11/2024

8. 112 Rodney Street (ZB-2024-048) (MBL 16-003-00002)

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)
- Variance:** For relief from the minimum side-yard setback in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the parking requirements in an RG-5 Zone (Article IV, Section 4, Table 4.4)

Petitioner: Grandx Property Management, LLC
Present Use: Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling.
Zone Designation: RG-5 (Residence, General) zoning district
Petition Purpose: The applicant seeks to install a driveway and conduct associated site improvements.

Public Hearing Deadline: 8/9/2024 Constructive Grant Deadline 9/13/2024

New Business – Public Hearings

9. 116 Rodney Street (ZB-2024-048) (MBL 16-003-00003)

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)

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

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

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

Petitioner: Grandx Property Management, LLC

Present Use: Presently on the premises of 116 Rodney Street is a vacant property, previously used for surface parking.

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

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

Public Hearing Deadline: 8/9/2024 Constructive Grant Deadline 9/13/2024

10. 4 Fairbanks Street (ZB-2024-049) (MBL 10-007-09+36)

Lot 2:

Variance: For relief from the minimum 7,000 SF lot area requirement for a three-family dwelling in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)

Petitioner: Robert Pysk

Present Use: Presently on the premises is an existing three-family dwelling

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

Petition Purpose: The applicant seeks to divide the lot in two and construct a two-family dwelling on the second lot.

Public Hearing Deadline: 8/9/2024 Constructive Grant Deadline 9/13/2024

11. 29, 33, & 39 Hermon Street (ZB-2024-050) (MBL 03-008-00009; 03-003-07 +14; 03-003-00009)

Variance: For relief from the minimum off-street parking-space requirement for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Petitioner: Hermon Street Development, LLC

Present Use: Presently on the premises at 33 Hermon Street is a multi-family dwelling previously permitted under the Adaptive Reuse Overlay District.

Zone Designation: MG-2 (Manufacturing, General) zoning district and within the AR (Adaptive Reuse) overlay district.

Petition Purpose: The applicant seeks to reduce the parking requirement by eliminating the off-street parking lot 39 Hermon Street.

Public Hearing Deadline: 8/4/2024 Constructive Grant Deadline 9/8/2024

New Business – Public Hearings

12. 22 Enid Street (ZB-2024-051) (MBL 38-012-00134)

Amendment to:

Variance: For relief from the minimum front-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Juliana B. Danquah

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

Present Use: Presently on the premises is a single-family detached dwelling currently under construction.

Petition Purpose: The applicant seeks an amendment to the previously granted Variance for further relief from the front-yard setback so that a proposed uncovered porch may extend further into the required front yard.

Public Hearing Deadline: 8/4/2024 Constructive Grant Deadline 9/8/2024

Other Business

13. Communications

14. Approval of Minutes – 6/3/2024

15. Discussion of Board Policies and Procedures

Adjournment