



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, August 5, 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.

الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر المسبق.

अनुवाद र अथवा 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 nkyerases 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

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
Olivia Holden, Planning Analyst
Amy Beth Laythe, Planning Analyst
Lisa Nguyen, Staff Assistant II

Upcoming Meetings

August 26, 2024
September 16, 2024
October 7, 2024
October 28, 2024
November 25, 2024
December 16, 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. 11 (aka 8) Earle Terrace (ZB-2023-005)

Special Permit: To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)).

Special Permit: To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16).

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 retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Testimony Date: 6/26/2023 Constructive Grant Deadline TBD
3/25/2024;

New Business – Public Hearings

2. 11 (aka 8) Earle Terrace (ZB-2022-076)

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) zoning district

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

3. 39 Lamartine Street (ZB-2024-055) (MBL 05-014-00008)

Variance: For relief from the minimum 200 FT frontage requirement for a multi-family high-rise dwelling use in a BG-3 (Business, General) Zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Polar Views LLC

Present Use: Presently on the premises is a vacant lot consisting mostly of gravel and asphalt

Zone Designation: BG-3 (Business, General) zoning district

Petition Purpose: The applicant seeks to construct a ±6 story, ±48,613 SF mixed-use building with ±1,669 SF of commercial space on the first floor and ±36 units on upper floors, with subterranean parking and ground floor spaces (±40 parking spaces in total), and to conduct associated site improvements.

Public Hearing Deadline: 8/29/2024 Constructive Grant Deadline 10/3/2024

4. 225 Shrewsbury Street (ZB-2024-056) (MBL 16-032-02+2A)

Special Permit: To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

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

Petitioner: Lundgren Equity Partners LLC

Present Use: Presently on the premises is a commercial building with a variety of business uses, associated drive-through facilities, and a vacant warehouse building

Zone Designation: BG-2.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD)

Petition Purpose: The applicant seeks approval to demolish the existing warehouse building and drive-through facilities, construct a new ±15,370 SF building with three retail units and a new accessory two-lane drive-through, and to conduct associated site improvements

Public Hearing Deadline: 8/29/2024 Constructive Grant Deadline: TBD

New Business – Public Hearings

5. 65 Cedar Street (ZB-2024-062)

Variance: For relief from the minimum off-street parking requirements for a lodging house use (Article IV, Section 7, Table 4.4)

Amendment to

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

Petitioner: C&S Cedar Street Housing LLC

Present Use: Presently on the premises is a ±2,943 SF lodging house, previously permitted with 28 beds, and associated off-street parking.

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

Petition Purpose: The petitioner seeks to increase the number of beds in the lodging house from 28 to 36; no exterior site improvements are proposed.

Public Hearing Deadline: 9/20/2024 Constructive Grant Deadline 10/25/2024

6. 8 Nebraska Street & 14 Putnam Lane (ZB-2024-063) (MBL 16-029-008+9; -00011)

Special Permit: To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4).

Petitioner: Franchi Brothers Auto Body Corporation

Present Use: Presently on the premises at 8 Nebraska Street is an existing commercial building and parking lot. Presently on the premises at 14 Putnam Lane is a contractor’s yard with an existing warehouse garage.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD).

Petition Purpose: The applicant seeks approval to demolish a portion of the existing building at 14 Putnam Lane, to construct an addition that connects the remainder of the structure to the existing building at 8 Nebraska Street, and to conduct associated site improvements

Public Hearing Deadline: 9/20/2024 Constructive Grant Deadline 10/25/2024

7. 70 Wall Street (ZB-2024-064) (MBL 04-011-00001)

Special Permit: To allow a tattoo shop in an RG-5 Zone (Article IV, Section 2, Table 4.1, Service shop, personal services, Business Use #27).

Petitioner: Maks Perini

Present Use: Presently on the premises is a +900 SF structure, most recently operated as a general store (Retail sales, Business Use #26) or in conjunction with the automotive repair shop in the adjacent property (Motor vehicle service/repair, Business Use #16) but has been vacant for a number of years.

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

Petition Purpose: The applicant seeks to open a tattoo shop at the site, provide two parking spaces in the rear of the building and to conduct façade repairs and other site improvements

Public Hearing Deadline: 10/04/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

8. 24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (ZB-2024-065) (MBL 34-010-00004)

Lot 3A, Lot 3B, Lot 4A, Lot 4B, Lot 5A, Lot 5B, Lot 6A, Lot 6B:

Variance: For relief from the maximum height dimensional requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2).

Lot 3A:

Variance: For relief from the minimum exterior side yard setback requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Note 7 to Table 4.2).

Petitioner: JAE Wor LLC

Present Use: Presently on the premises of Lots 3A and 3B are two single-family semi-detached dwellings under construction and the six remaining lots have been cleared for construction.

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

Petition Purpose: The applicant seeks to construct four semi-detached (duplex) single-family dwellings (total of 8 units), each on their own lot.

Public Hearing Deadline: 9/20/2024 Constructive Grant Deadline 10/25/2024

9. 10 Grosvenor Street (ZB-2024-066) (MBL 05-014-0046A)

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

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

Variance: For relief from the minimum lot area dimensional requirement for a high-rise, multifamily dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage requirements for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum front yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum exterior side yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum side yard setback requirement for a high-rise, multi-family dwelling in the R-5 zone (Article IV, Section 4, Table 4.2).

Petitioner: Daniel Yarnie

Present Use: Presently on the premises is a 2,264 SF structure, previous operated as a multi-family dwelling and as a church.

Zone Designation: RG-5 (Residence, General) zoning district and partially in the BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish all existing site improvements to construct a ±4-story, ±19,052 SF, ±12-unit multifamily dwelling and to conduct associated site improvements. The applicant is proposing 10 parking spaces to serve the dwelling, with some of them located in a surface lot, and the remainder in a cantilevered garage on the first floor of the building.

Public Hearing Deadline: 9/20/2024 Constructive Grant Deadline 10/25/2024

Other Business

10. Communications

a. Scrivener's Error Decision – 22 Enid Street (ZB-2024-011)

11. Approval of Minutes – 6/3/2024; 6/24/2024; 7/15/2024

12. Discussion of Board Policies and Procedures

Adjournment