

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



Russell Karlstad, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Nathan Sabo, *Alternate Member*

## **PUBLIC HEARING NOTICE Zoning Board of Appeals 638 (aka 642) Chandler Street (MBL 40-010-00017)**

638 D Chandler Street, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-044):

**Special Permit:** Extension, Alteration, or Change of a Privileged Pre-existing, Nonconforming Structure and/or Use (Article XVI, Section 4)

Presently located on the premises are two structures, one non-conforming multi-tenant commercial structure containing a pharmacy and restaurant, and a structure used as a bank with ATM. The property is split zoned, located within both an RS-7 (Residence, Single Family) and a BL-1.0 (Business, Limited) Zoning District and partially within the Floodplain Overlay District. The applicant seeks to construct a permanent outdoor seating area/patio at the front of the structure for use by the privileged non-conforming restaurant/bar (aka Scruffy Murphy's) and to conduct associated site work.

A public hearing on the application will be held on **Monday, July 19, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://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, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

<b>ADVERTISING DATES:</b> July 5, 2021 & July 12, 2021
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## **PUBLIC HEARING NOTICE Zoning Board of Appeals 320 (aka Lots 1 & 2) Massasoit Road (MBL 45-025-00214)**

David Cole DiRoberto has applied (ZB-2021-045) to the Zoning Board of Appeals seeking a six month extension of time for the following relief, previously approved by the Board with final action taken on June 30, 2020:

### **Lot 2 Massasoit Road:**

*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)

Presently on the premises at 320 Massasoit Road (aka Lot 1) is a privileged, non-conforming two-family detached dwelling, Lot 2 is vacant, and on both Lot 1 and Lot 2 is a paved driveway. The property is located within an RS-7 (Residence, Single Family) zoning district. The applicant recently subdivided the lot into two, with the existing dwelling at 320 Massasoit Road proposed to remain on Lot 1, and seeks to demolish the existing driveway, construct a single-family detached dwelling on Lot 2, and to conduct related site work.

A public hearing on the application will be held on **Monday, July 19, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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<b>ADVERTISING DATES:</b> July 2, 2021 & July 9, 2021
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