

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 65 Cedar Street (MBL 02-048-00023)

C&S Cedar Street Housing LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-047):

- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or 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)
- 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)

Presently on the premises is a +/-2,943 SF privileged non-conforming structure, formerly used as a dormitory, with associated off-street parking. The property is located within an RL-7 (Residence, Limited) zoning district, pending ordainment of a zoning map amendment to be located within an RG-5 (Residence, General) zoning district. The applicant seeks to renovate and convert the existing structure into a lodging house (with 21 beds total), to construct related parking, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 9, 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 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 (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: July 26, 2021 & August 2, 2021
--

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 360 & 370 Park Avenue (MBL 06-021-00022 & 06-021-19-21)

Prayosha Realty Trust applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-049):

Special Permit: To allow an automobile refueling station in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)

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)

Presently on the premises is at 360 Park Avenue is a vacant office building, and at 370 Park Avenue is an approximately +/-15,706 SF commercial building containing a liquor store, with associated off-street parking. The property is located within a BG-4.0 (Business, General) zoning district and partially within the Floodplain Overlay District. The applicant seeks to demolish the existing, vacant office building at 360 Park Avenue in order to construct a new automobile refueling station and multi-bay carwash spanning both parcels, with the existing retail building at 370 Park Avenue to be renovated to add a convenience store, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 9, 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 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 (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: July 26, 2021 & August 2, 2021
--