

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** **17 Jaques Avenue (MBL 06-17A-00032)**

Artjan Nici applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-031):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

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 for a two-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

Presently on the premises is a privileged non-conforming single-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 30, 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

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PUBLIC HEARING NOTICE Zoning Board of Appeals 19 Kingsbury Street (MBL 06-024-00013)

Borin Hing applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-046):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Presently on the premises is a privileged non-conforming single-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.

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PUBLIC HEARING NOTICE Zoning Board of Appeals 59 Institute Road (MBL 02-037-00040)

Alethia Bess Mariotta and Athena Finger applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-048):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Variance: For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

Presently on the premises is a two-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.

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PUBLIC HEARING NOTICE Zoning Board of Appeals 49 Mountain Street East (MBL 53-005-00001)

Grace Solovieff-Mahoney applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-050):

Special Permit: To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5)

Presently on the premises is a single-family detached dwelling. The property is located within an RL-7 (Residence, Limited) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to bring in fill and alter the backyard grades to provide more usable space, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 30, 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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PUBLIC HEARING NOTICE Zoning Board of Appeals 610 Park Avenue (MBL 08-020-18+19)

Pollo Centro c/o The Sign Center applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-051):

Special Permit: To modify the dimensional requirements for accessory signs in a BG-2.0 Zone (Article IV, Section 6)

Variance: For relief from the maximum height dimensional requirement for accessory signs in a BG-2.0 Zone (Article IV, Section 6)

Presently on the premises is a pre-existing, non-conforming food service establishment with associated parking. The property is located within a BG-2.0 (Business, General) zoning district. The applicant seeks to construct a +/-26.5 foot tall sign on a pre-existing pole, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 30, 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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PUBLIC HEARING NOTICE Zoning Board of Appeals 110 Orient Street (MBL 19-015-0003B)

Brandy N. Williams and Craig A. Thomas applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2021-052):

Amendment to:

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in an RL-7 Zone (Article XVI, Section 4)

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

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

Presently on the premises is a privileged, non-conforming single-family detached dwelling and a detached garage, with associated site improvements. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to amend the approved special permit and variances in order to modify the proposed renovations to expand the existing structure and garage, including an expanded second story and addition of a third story, and to conduct associated site work.

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