

City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 11 (Lot A & Lot B) Sever Street (MBL 06-005-00039)

Sever Street Development LLC applied (ZB-2021-059) 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 December 16, 2020:

11 (aka Lot A) Sever Street (Existing):

Variance: For relief of 26,727 SF from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of 140 spaces from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Lot B Sever Street (Proposed):

Variance: For relief of 3,913 SF from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of 69 spaces from the parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Presently on the premises at 11 Sever Street (aka Lot A) is an existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total), with associated parking areas on both proposed Lot A and Lot B. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.

A public hearing on the application will be held on **Monday, November 8, 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: October 25, 2021 & November 1, 2021