

# City of Worcester, Massachusetts

Joseph Wanat,  
Chair



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

## AMENDED PUBLIC HEARING NOTICE Zoning Board of Appeals 30 June Street (MBL 11-030-00009)

Permit Solutions c/o Kevin Kieler applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-065):

- Special Permit:** To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)
- 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 modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)
- Variance:** For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a non-conforming two-family detached dwelling with associated site improvements. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the structure from a two-family detached dwelling to a three-family detached dwelling and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 10, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand). Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) soon after the meeting. If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

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

**ADVERTISING DATES:** December 23, 2021 & December 30, 2021

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### AMENDED PUBLIC HEARING NOTICE Zoning Board of Appeals 16 Fremont Street (MBL 27-019-00006)

Diana Altamirano applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-001):

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

Presently on the premises is a non-conforming single-family detached dwelling and associated site improvements. The property is located within an RG-5 (Residential, General) zoning district. The applicant seeks to convert the 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, January 10, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

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## AMENDED PUBLIC HEARING NOTICE Zoning Board of Appeals 13 Butternut Hill Drive (MBL 21-014-00003)

Guy Rososhansky applied (ZB-2022-002) 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:

**Variance:** For relief from the minimum front-yard setback dimensional requirement for a single-family detached dwelling in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a privileged, non-conforming single-family detached dwelling with an attached two-car garage and associated site improvements. The property is located within a RS-10 (Residence, Single Family) zoning district. The applicant seeks to construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 10, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

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