

City of Worcester, Massachusetts

Russell Karlstad,
Chair



Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 43 Lancaster Street (MBL 02-043-00094)

Gregory Lavelle applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-038):

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 residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a low-rise residential building with 3 units and associated off-street parking. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.

A public hearing on the application will be held on **Monday, March 21, 2022 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: March 7, 2022 & March 14, 2022
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PUBLIC HEARING NOTICE Zoning Board of Appeals 26-28 Frank Street (MBL 17-010-61+63)

Marco Charamella, Agent for 26 Frank Street LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-013):

Existing #26 Frank Street (aka Lot 106):

- Variance:** For relief from the minimum lot area dimensional requirement for a two-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 two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- 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)

Proposed #28 Frank Street (aka Lot 105):

- Variance:** For relief from the minimum lot area dimensional requirement for a two-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 two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the side-yard setback dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- 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 a two-family detached dwelling. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to construct a two-family detached dwelling on Lot 105, with the existing structure at #62 Frank Street (Lot 106) to remain, and make related site improvements.

A public hearing on the application will be held on **Monday, March 21, 2022 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 16 Roxbury Street (MBL 02-047-00032)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-014):

Special Permit: To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

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)

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

Presently on the premises is a non-conforming three-story structure used for educational purposes. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2022 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 30 Roxbury Street (MBL 02-041-00101)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-015):

Special Permit: To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Presently on the premises is a three-story structure used for educational purposes with associated site improvements. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2022 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 36 Roxbury Street (MBL 02-041-00030)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-016):

Special Permit: To allow 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 to a privileged non-conforming structure/use (Article XVI, Section 4)

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 three-story structure used for educational purposes, a detached garage, and a surface parking lot. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2022 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 40 Roxbury Street (MBL 02-041-00100)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-017):

- Special Permit:** To allow 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 to a privileged non-conforming structure/use (Article XVI, Section 4)
- 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)
- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a non-conforming three-story structure used for educational purposes and a detached garage. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

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PUBLIC HEARING NOTICE Zoning Board of Appeals 34 Elbridge Street (MBL 02-037-00043)

The Vahram A. Uluhogian Estate applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-010):

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

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

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

A public hearing on the application will be held on **Monday, March 21, 2022 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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