



PUBLIC HEARING NOTICE
Zoning Board of Appeals

1 & 3 Naples Road (aka 0 Marland Road) (MBL 23-015-00002)

Julieann Lamy applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-031):

1 Naples Road

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

3 Naples Road

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a partially constructed two-family detached dwelling. The property is located within an BL-1.0 (Business, Limited) zoning district. The applicant seeks to convert the proposed structure into a single-family semi-detached dwelling (duplex) and divide the existing lot into two, with one half of the proposed structure to be located on either lot (1 unit/lot).

A public hearing on the application will be held on **Monday, July 11, 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: June 24, 2022 & July 1, 2022



PUBLIC HEARING NOTICE
Zoning Board of Appeals
858 Main Street (MBL 06-036-00003)

George K. Haddad, Trustee of G & A Realty Trust, applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-043):

Variance: For relief from the minimum rear yard setback dimensional requirement in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises at 858 Main Street is a low-rise multi-family detached dwelling with a detached 2-story garage/storage building. The property is located within an BL-1.0 (Business, Limited) zoning district and within the commercial corridors overlay district (CCOD-E). The applicant seeks retroactive relief to construct an addition off of the rear of the existing garage/storage building.

A public hearing on the application will be held on **Monday, July 11, 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 & 18 Taunton Street (MBL 35-26B-00059 & -00060)

Tony Nguyen, of Gold Start Builders Inc., applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-037):

Special Permit: To allow a single-family attached dwelling in a RL-7 zone (Article IV, Section 2, Table 4.2, Residential Use #12)

Lot B

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 lot area dimensional requirement for a single-family attached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot C

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 lot area dimensional requirement for a single-family attached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a vacant lot. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a single-family attached (townhouse) dwelling, with a total of 4-units (each on their own lot), and to conduct related site work.

A public hearing on the application will be held on **Monday, July 11, 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
39 Sunrise Avenue (MBL 37-23A-00006)

Rasim Ahmadov applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-044):

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

Presently on the premises 39 Sunrise Avenue is a single-family detached dwelling. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks retroactive relief for construction of a front porch/deck and stair addition.

A public hearing on the application will be held on **Monday, July 11, 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
35, 37 & 39 Standish Street (MBL 18-028-10+39)

Gold Star Builders, Inc., applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-048):

Lot 1

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)

Lot 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, A. 2)

Presently on the premises is a single-family attached (townhouse) dwelling with a total of 3 units and associated site improvements. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to configure vehicular access to each dwelling.

A public hearing on the application will be held on **Monday, July 11, 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

781 & 783 Grove Street & 94 Parkton Avenue (MBL 33-043-00003 & 33-030-00111)

Goddard/Homestead, Inc., applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-047):

Amendment to

Variance: For relief from the maximum height dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Amendment to

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 of 781 Grove Street is a vacant 3-story $\pm 100,000$ SF former school building and at 783 Grove Street is a 2-story residential building with related site improvements and a residential structure at 94 Parkton Avenue. The properties are located within an RS-7 (Residence, Single-Family) zoning district. The applicant was previously approved for demolition of the existing school building at 781 Grove Street, with the existing structure at 783 Grove Street to remain, and construction of a $\pm 135,000$ SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of ± 145 dwelling units and ± 136 parking spaces), an associated driveway network and associated site work. The applicant seeks to modify the approved design to increase the size of the proposed structure ($\pm 154,387$ SF) and re-configure and expand related site improvements (± 152 parking spaces) in order to provide for additional dwelling units (total of ± 168 units) as part of the Continuing Care Retirement Community (CCRC) development.

A public hearing on the application will be held on **Monday, July 11, 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
1 (aka 3) Brussels Street (MBL 07-051-00007)

Valk Properties Two, LLC, applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-049):

Special Permit: To allow a self-storage use in a ML-2.0 zone (Article IV, Section 2, Table 4.1, Business Use #39)

Presently on the premises at 1 Brussels Street is a four-story commercial building with surface parking. The property is split zoned, located partially in a ML-2.0 (Manufacturing, Limited) zoning district and partially in a MG-2.0 (Manufacturing, General) zoning district, pending a Zoning Map Amendment to be wholly within the ML-2.0 zone. The applicant seeks to operate a self-storage business in only the portion of the structure that is currently located within an ML-2.0 zone and to utilize the remaining space in the MG-2.0 zone for wholesale business storage.

A public hearing on the application will be held on **Monday, July 11, 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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