



PUBLIC HEARING NOTICE
Zoning Board of Appeals
16-18 & 24 Oxford Street (MBL 03-022-00015 & -00021)

Wilson Wahome Kiriungi applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-030):

Special Permit: To allow a Professional Office use in a RG-5 zone (Article XVI, Section 2, Table 4.1, Business Use #19)

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 privileged non-conforming structure with a surface parking lot. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to operate a facility that caters to children with special needs.

A public hearing on the application will be held on **Monday, August 1, 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
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ADVERTISING DATES: July 18, 2022 & July 25, 2022



PUBLIC HEARING NOTICE
Zoning Board of Appeals
681 Millbury Street (MBL 10-013-00023)

Desharn Minton, Erin Amoako-Atta, and Emilia Ibanez applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-040):

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Special Permit: To allow a service shop, personal services use in a RG-5 zone (Article XVI, Section 2, Table 4.1, Business Use #27)

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 privileged, non-conforming single-family detached dwelling with a single story addition. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to open a barber shop in the attached addition.

A public hearing on the application will be held on **Monday, August 1, 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
25 Carver Street (MBL 17-010-00030)

Arnold Villatice, Jr. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-046):

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)

Special Permit: To modify dimensional standards for a Residential Conversion in an RL-7 zone (Article IV, Section 9)

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

Presently on the premises of 25 Carver Street is a pre-existing, non-conforming single-family detached dwelling with associated driveway and parking. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the existing structure into a two-family detached dwelling, add a rear stairway, to (retroactively) pave a portion of the front-yard, and to conduct associated site work.

A public hearing on the application will be held on **Monday, August 1, 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
22 Enid Street (MBL 38-012-00134)

George Russell applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-050):

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

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

Presently on the premises of 22 Enid Street is a vacant lot. The property is located within an BL-1.0 (Business, Limited) zoning district. The applicant seeks to construct a single-family detached dwelling and conduct associated site work.

A public hearing on the application will be held on **Monday, August 1, 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
69 West Street (MBL 02-039-00022)

Jianqing Luo and Peng Feng applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-051):

Special Permit: To allow the extension, alteration, or change to a privileged, pre-existing, non-conforming structure and/or use (Article XVI, Section 4)

Variance: For relief from the minimum rear yard setback dimensional requirement for a multi-family low rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 69 West Street is a partially demolished privileged, non-conforming 11-unit multi-family low-rise dwelling that suffered fire damage. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to rebuild an 11-unit multi-family low-rise dwelling with associated site improvements.

A public hearing on the application will be held on **Monday, August 1, 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
26 & 0 Hermitage Lane (MBL 16-002-00031 & -031-1)

Eric M. Figuerido applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-056):

Lot 1 (26 Hermitage Lane)

Variance: For relief from the minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking/loading requirement (Article IV, Section 4, Table 4.2)

Lot 2 (Proposed)

Variance: For relief from the minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 26 Hermitage Lane is a privileged, non-conforming, two-family detached dwelling. On the premises of 0 Hermitage Lane is a vacant lot. The properties are located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a two-family detached dwelling at 0 Hermitage Lane with associated site improvements.

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