



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**192 Norfolk Street (MBL 19-011-0030C)**

Francesca C. Vaccaro applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-052):

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

**Variance:** For relief from the minimum frontage dimensional requirement 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 detached dwelling with associated site improvements.

A public hearing on the application will be held on **Monday, August 22, 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](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.

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**ADVERTISING DATES:** August 8, 2022 & August 15, 2022



The City of  
**WORCESTER**  
Zoning Board of Appeals

Russell Karlstad, Chair  
Jordan Berg Powers, Vice Chair  
Anthony Dell'Aera  
George Cortes  
Eric Torkornoo  
Nathan Sabo, Alternate Member  
Shannon Campaniello, Alternate Member

**Zoning Board of Appeals**  
**37 Garden Street (MBL 01-008-11+13)**

Clear Channel Outdoor LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-054):

**Special Permit:** To allow a Non-Accessory Freestanding Billboard Sign in a BG-6.0 zoning district (Article IV, Section 6)

Presently on the premises is an existing, previously permitted, static billboard. The property is located within an BG-6.0 (Business, General) zoning district and CCOD-D (Commercial Corridors Overlay District - Downtown Parking Subarea). The applicant seeks to convert both sides of the existing static billboard face to display digital and conduct associated site work.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**5A&B Reeves Street (MBL 10-024-00022 & -22-5B)**

Michelle M. Hutchins & David D. Hutchins, Sr. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-055):

*Lot 5A - Amendment to*

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

*Lot 5B – Amendment to*

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

Presently on the premises is a single-family semi-detached (aka duplex) dwelling (total of 2 units) under construction. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to amend prior approval to reflect construction modifications and to modify the approved parking layout.

A public hearing on the application will be held on **Monday, August 22, 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**  
**335 Bridle Path (MBL 41-002-00205)**

Brian & Verilyn Mitchell applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-059):

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

Presently on the premises is a privileged non-conforming single-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct an addition and conduct associated site improvements.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**84, 90 & 91 Lamartine Street (MBL 05-011-13-15 & -00012; 05-013-0019A)**

Worcester Bedworks, Inc. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-061):

**Variance:** For relief from the minimum off-street parking requirement (Article IV, Section 7, Table 4.4)

Presently on the premises at 84 & 90 Lamartine Street is a ± 43,000 SF, 3+ story former manufacturing building and associated site improvements and at 91 Lamartine Street is a paved lot. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and within the Floodplain Overlay District. The applicant seeks to renovate the existing building for use as a multi-family dwelling with ±38 units, provide associated surface parking (±10 spaces), and associated site improvements.

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