



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**1 & 7 Brattle Street (MBL 49-010-00003; 0004A)**

Konstantinos and Fotini Angelis applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-062):

*1 Brattle Street:*

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

**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, A, 2)

*7 Brattle Street:*

**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 at 1 Brattle Street is a three-story, mixed use structure with the Brattle Market operating on the first floor and four dwelling units on the upper floors and associated surface parking ( $\pm 15$  spaces). On the premises at 7 Brattle Street is a single-family detached dwelling. The property at 1 Brattle Street is located within the BL-1.0 (Business, Limited) zoning district while the property at 7 Brattle Street is split zoned, located in both a BL-1.0 and RL-7 (Residence, Limited) zoning district. The applicant seeks to demolish the structure on 1 Brattle Street, construct a new two-story, mixed use structure with  $\pm 6,330$  SF of retail/food-service use on the first floor, 4 dwelling units on the second floor, and  $\pm 28$  surface parking spaces and to conduct associated site work.

A public hearing on the application will be held on **Monday, October 3, 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.

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**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
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**ADVERTISING DATES:** September 19 & September 26, 2022



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**10 & 12 Windsor Street (MBL 01-011-00002 & -11+21)**

Michael Ermani of Premier Investment Properties, LLC, applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-064):

10 (aka Lot 2) & 12 (aka Lot 1) Windsor Street:

**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 10 Windsor Street is a vacant lot, and on 12 Windsor Street is a non-conforming three-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to re-configure lot lines in order to construct a single-family attached (townhouse style) dwelling, with a total of six (6) units, at 10 Windsor Street, with the existing structure as 12 Windsor to remain, and to construct a second driveway at 12 Windsor Street, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 3, 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 Alden Street (MBL 06-026-00065)**

Sean L. Martin applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-071):

**Variance:** For relief from the side yard setback dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a single-family preexisting, non-conforming dwelling. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks retroactive approval to extend an existing deck.

A public hearing on the application will be held on **Monday, October 3, 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**  
**631 Franklin Street (MBL 19-008-03+04)**

Premier Investment Properties, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-072):

**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 commercial building, used as a restaurant, with associated surface parking. The property is located in an BL-1.0 (Business, Limited) zoning district. The applicant seeks to demolish the existing site improvements and construct a low-rise, multi-family dwelling with 26 units and associated site improvements.

A public hearing on the application will be held on **Monday, October 3, 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**  
**4 Henschman Terrace (MBL 01-046-00031)**

Gregory P. Hevey, of Worcester Hills Realty Trust applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-074):

**Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in a RG-5 zone (Article IV, Section 4, Table 4.2).

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

Presently on the premises is a vacant lot. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks relief to construct a multi-family high-rise dwelling with a total of 8 dwelling units and conduct related site work.

A public hearing on the application will be held on **Monday, October 3, 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**  
**1073 & 1075 Pleasant Street (MBL 25-014-00003)**

Global Montello Group Corp. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-078):

**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 expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Presently on the premises is a ±3,200SF non-conforming convenience store (aka #1073), associated surface parking lot and vacant 2-story residential structure (aka #1075). The property is located in a BO-1.0 (Business, Office) zoning district. The applicant seeks to demolish the vacant structure at #1075 Pleasant Street to provide expanded parking (total of ±21 spaces) associated with the existing non-conforming use.

A public hearing on the application will be held on **Monday, October 3, 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**  
**8 Shawnee Road (MBL 37-009-0017N)**

Dana Rogers applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-079):

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

Presently on the premises is a single-family detached dwelling. The property is located in a RS-7 (Residential, Single-Family) zoning district. The applicant seeks to construct a front porch.

A public hearing on the application will be held on **Monday, October 3, 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 (Lot 1B) & 52 (Lot 1F) Great Brook Valley Avenue (MBL 52-INX-0001F & -0001B) and a portion of Great Brook Valley Avenue, Brookview Drive, & Service Road Right of Ways**

Trinity Curtis Phase One Limited Partnership applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-075):

16 (aka 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, & 50) Great Brook Valley Avenue (aka Lot 1B):

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

**Variance:** For relief from the minimum front-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum side-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)

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

52 (aka 54, 56, & 58) Great Brook Valley Avenue (aka Lot 1F):

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

**Variance:** For relief from the minimum front-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum side-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)

Presently on the premises are three multi-family structures with  $\pm 90$  dwelling units. The property is located in a RG-5 (Residential, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2 & GP-3)). The applicant seeks to demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of  $\pm 129$  dwelling units), re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements as part of a larger, phased re-development project.

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