



PUBLIC HEARING NOTICE
Zoning Board of Appeals
79 Sussex Lane (MBL 47-19H-00079)

Ana De la Torre and Rocco DeMalia applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-092):

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 side yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a non-conforming single-family detached dwelling with accessory structures. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct an addition and to conduct associated site work.

A public hearing on the application will be held on **Monday, March 13, 2023, 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: February 27 & March 6, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
112 Rodney Street (MBL 16-003-00002)

Grandx Property Management, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-007):

- 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 side-yard setback in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the parking requirements in an RG-5 Zone (Article IV, Section 4, Table 4.4)

Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to install a driveway and conduct associated site improvements.

A public hearing on the application will be held on **Monday, March 13, 2023, 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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ADVERTISING DATES: February 27 & March 6, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
116 Rodney Street (MBL 16-003-00003)

Grandx Property Management, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-007):

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

Presently on the premises of 116 Rodney Street is a vacant property. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a two-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, March 13, 2023, 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
143 Blithewood Avenue (MBL 34-29D-00048)

David Cole DiRoberto applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-015):

Parcel A:

Variance: For relief from the minimum frontage requirement in an RS-7 zone. (Article IV, Section 4, Table 4.2)

Presently on the premises is a single-family detached dwelling with associated site improvements. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to divide the existing property into two lots, with the existing structure to remain on Parcel A in order to create a second buildable lot (Parcel B) to construct a single-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, March 13, 2023, 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

67 & 69 Tacoma Street (MBL 52-004-00001 & a portion of 52-INX-003H)

The Worcester Housing Authority applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-018):

- Variance:** For relief from the minimum parking requirements for an office use (Article IV, Section 4, Table 4.4)
- Special Permit:** To allow a professional office use in an RG-5 zoning district (Article IV, 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 67 Tacoma Street is a single-story structure operated as a maintenance facility and on the subject portion of 69 Tacoma Street is a single-story office building and associated surface parking. The property is located within an RG-5 (Residence, General) zoning district and within the Water Resource Protection Overlay District (WRPOD (GP-3)). The applicant seeks to demolish the existing two non-residential structures and construct a two-story, ±30,916 GSF building (aka Economic Opportunity Center) to be used as WHA offices, a public library, and related community space, to construct a ±45 space surface parking lot, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, March 13, 2023, 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
45 Westminster Street (MBL 09-002-00016)

Capstone Realty Trust applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-020):

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 45 Westminster Street is a vacant lot. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct a two-family dwelling with associated site improvements.

A public hearing on the application will be held on **Monday, March 13, 2023, 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
47 Westminster Street (MBL 09-002-00013)

Capstone Realty Trust applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-019):

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 47 Westminster Street is a vacant lot. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct a two-family dwelling with associated site improvements.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
1059 Grafton Street (MBL 38-035-00002)

1059 Grafton Street, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-016):

Special Permit: To allow a motor vehicle service, repair, garage, display use (Article IV, Section 2, Table 4.2, Business Use #16) in a BL-1.0 zone)

Presently on the premises is a vacant lot. The property is split zoned BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district. The applicant seeks relief to construct and operate a car wash facility within the BL-1.0 zoned portion of the parcel.

A public hearing on the application will be held on **Monday, March 13, 2023, 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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