



PUBLIC HEARING NOTICE
Zoning Board of Appeals
28 Westfield Street (MBL 14-007-00032)

Gerald Prifiti and Odeta Dyrnishi applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-012):

- 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 parking requirements in an RL-7 Zone (Article IV, Section 4, Table 4.4)

Presently on the premises is a single-family detached dwelling. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the structure into a two-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 3, 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: March 20 & March 27, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
2 Milton Street (MBL 09-026-00042)

Anacleto Groberio applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-009):

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

Presently on the premises is a vacant property. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to construct a single-family attached style dwelling with a total of four (4) units and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 3, 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: March 20 & March 27, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
29 Tennyson Street (MBL 29-011-00010)

Yosra Sharif applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-089):

Lot 1 (Existing):

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

Lot 2 (Proposed):

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

Presently on the premises is a single-family home. The property is located in the RS-7 (Residence, Single Family) zoning district. The applicant seeks to divide the property into two lots and construct a single family home on the second lot.

A public hearing on the application will be held on **Monday, April 3, 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: March 20 & March 27, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
45 Brattle Street (MBL 49-005-00026)

JAL Group, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-022):

Parcel A:

- Special Permit:** To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4).
- Variance:** For relief from the minimum front-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum rear-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a non-conforming two-family detached dwelling. 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 and to create a second buildable lot (Parcel B).

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

105 (aka 101), 115, and 117 Stafford Street (MBL 28-006-00009 & 005-7)

Colvest/Stafford Heard Wor, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-013):

Special Permit: To allow a food service establishment with a drive-thru use in a BL-1.0 zoning district (Article IV, Section 2, Table 4.1, Business Use #6)

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 retail pharmacy and a multi-tenant commercial building with a mix of uses and associated surface parking. The property is located within an BL-1.0 (Business, Limited) zoning district. The applicant seeks to maintain the existing structures and construct a new food-service establishment with a drive-thru and conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 3, 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
4 North Worcester Avenue (MBL 49-011-00181)

Patrick Perkins of J.E.P. Contracting Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-025):

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

Presently on the premises is a single-family detached dwelling. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct a new front porch and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, April 3, 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
45A Garrison Avenue (MBL 36-016-238-1)

LAJ Properties, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-024):

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

Presently on the premises is a single-family detached dwelling. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks retroactive relief to reflect construction modifications.

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

70 & 80 Gold Star Boulevard, and 32 (aka 36) Millbrook Street (MBL 12-30A-05-07 & a portion of 13-30A-00002)

Chick-Fil-A, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-017):

Variance: For relief from the minimum front-yard setback requirement in an MG-2.0 Zone (Article IV, Section 4, Table 4.2)

Amendment to:

Special Permit: To allow a food service drive-through in a MG-2.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

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 +/- 4,992 SF restaurant operated by Chick-Fil-A with associated surface parking and a drive-through. The property is located within an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to add an additional drive-through lane, construct a canopy over the drive-through window, reduce the length of the existing escape lane, increase the number of parking spaces, and relocate the secondary entrance from Millbrook Street to Glennie Street.

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