



PUBLIC HEARING NOTICE
Zoning Board of Appeals
37 & 39 Chilmark Street (MBL 16-018-00002)

Bombay, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-028):

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

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

Presently on the premises of 37 & 39 Chilmark Street are two single-family detached dwellings. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to divide the property into two lots with each single-family detached dwelling on their respective lot.

A public hearing on the application will be held on **Tuesday, May 2, 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
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ADVERTISING DATES: April 18 & April 25, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
173 Lake Avenue North (MBL 46-009-00317)

George Laconte applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-037):

Lot 1L (Proposed):

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)

Lot 1R (Proposed):

Variance: For relief from the minimum lot area 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)

Lot 2L (Proposed):

Variance: For relief from the minimum lot area 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)

Lot 2R (Proposed):

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 single-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning districts. The applicant seeks to demolish the existing dwelling and divide the property into four (4) individual lots and construct two (2) semi-detached single-family dwellings (4 units total).

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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

ADVERTISING DATES: April 18 & April 25, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
268 Chandler Street (MBL 06-011-00002)

UCBE, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-039):

Amendment:

Special Permit: To allow a food service with drive-through use in a BG-4.0 Zone (Article IV, Section 2, Table 4.1 – Business Use #6)

Amendment:

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 ±5,335 SF structure operated as a restaurant with a drive-through pick-up window, outdoor dining, and a surface parking lot. The property is located in an BG-4.0 (Business, General) zoning district. The applicant seeks to amend the existing special permits to construct an order board to allow for a full service drive-through.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals

112, 114, 116, 120 & 120 ½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (MBL 35-006-00085, -00086, -00094; 35-007-87-92, -00019)

Houghton Street Holdings, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-030):

Extension of time:

Special Permit: To allow a Nursing Home (General Use # 12, Table 4.1) in an RG-5 (Residence, General) zoning district.

Presently on the premises at 112, 114, 120 and 120 ½ Houghton Street are single-family detached dwellings, and at 116 Houghton Street is an existing nursing home with associated site improvements, and at 1 Nuttall Lane is an existing three-family dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to extend the previously granted approval for demolition of most of the existing site improvements (including the residential dwellings, nursing home, and related parking) and construction of a new 87-bed nursing home (+/- 17,350 SF) with 38 parking spaces, along with associated site work.

A public hearing on the application will be held on **Tuesday, May 2, 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
57 Wall Street (MBL 04-012-00027)

O+R Legacy Investment Group, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-033):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9).

Presently on the premises at 57 Wall Street is a single-family detached dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert the structure into a two-family detached dwelling.

A public hearing on the application will be held on **Tuesday, May 2, 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
15 Mars Street (MBL 10-010-00041)

Patrick Travaglio-Romeo, D'angelo Fernandez, and Alessandro Romeo applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-034):

Lot 1L:

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 lot area dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Lot 1R:

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 lot area dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 15 Mars Street is a detached garage and associated site improvements. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to demolish the existing structure, divide the property into two lots, construct a single-family semi-detached dwelling, and to conduct associated site improvements.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
316 Coburn Avenue (MBL 41-016-00013)

Angelo Villani applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-035):

Lot 1 (Proposed):

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

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

Presently on the premises of 316 Coburn Avenue is a single-family detached dwelling with associated site improvements. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to divide the property into two lots, construct a single-family semi-detached dwelling on the proposed lot, and to conduct associated site improvements.

A public hearing on the application will be held on **Tuesday, May 2, 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
3 Oriol Drive (MBL 46-047-00007)

Maple Multi-Family Land SE, L.P. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2023-038):

Extension of time:

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

Extension of time:

Variance: To exceed the maximum sign area requirements for an accessory monument sign (Article IV, Section 6, Table 4.3.1)

Presently on the premises is a vacant lot. The property is located in an RG-5 (Residential, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to extend the previously granted approval to construct two 5-story multi-family high-rise structures (total of ± 220 dwelling units), surface parking and detached garages (± 344 spaces), related signage, and to conduct associated site improvements.

A public hearing on the application will be held on **Tuesday, May 2, 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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