



PUBLIC HEARING NOTICE
Zoning Board of Appeals
11 (aka 8) Earle Terrace (MBL 01-026-0014A)

Steven Christopher applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-005):

Special Permit: To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)).

Special Permit: To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16).

Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot. The property is located in an BL-1.0 (Business, Limited) zoning district. The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

A public hearing on the application will be held on **Monday, June 5, 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.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: May 22 & May 29 , 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
2 Northboro Street (aka 298 Plantation Street) (MBL 17-025-04+05)

Rodney Haddad applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-036):

- Special Permit:** To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 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)
- Variance:** For relief from the minimum front-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum exterior side-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the maximum dimensional Floor to Area Ratio (FAR) in the RL-7 zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a ±2,979 SF building used as a dry cleaning business and a surface parking facility. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to operate a food service use and construct a ±2,979 SF second story addition with accessory kitchen space.

A public hearing on the application will be held on **Monday, June 5, 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: May 22 & May 29, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
129 Eastern Ave (MBL 16-010-00004)

Chateau Realty, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-044):

Variance: For relief from the minimum rear-yard setback 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)

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 vacant lot with associated site improvements. The property is located in an RG-5 (Residence, General) zoning district. Presently on the property is a vacant lot. The applicant seeks to construct a three-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 5, 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
54 Elm Street (MBL 03-028-00007)

Hogg House LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-052):

- Special Permit:** To allow the extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4)
- Special Permit:** To allow a lodging house in a BO-1.0 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)
- 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 off-street parking requirements (Article IV, Section 7, Table 4.4)

Presently on the premises is a former dormitory with associated site improvements. The property is located in an BO-1.0 (Business, Office) zoning district. The applicant seeks to convert the existing structure to a lodging house (with ± 28 beds) and to conduct associated site work.

A public hearing on the application will be held on **Monday, June 5, 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
9 Longmeadow Avenue (MBL 36-023-00023)

Frede Matos applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-046):

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)

Lot 22:

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

Lot 23:

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 dwelling. The property is located in an RS-7 (Residence, Single Family) zoning district. The applicant seeks to divide the existing lot into two lots and construct a single-family dwelling on proposed Lot 22 and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 5, 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
21-23 Crown Street (MBL 03-023-09+10)

Abby Kelley Foster House Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-053):

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

Presently on the premises is a non-conforming, two-story, two-family detached dwelling and a detached garage. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to renovate the existing structure to convert it to a temporary shelter, construct an addition, demolish the detached garage, and re-configure the parking area and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 5, 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
49 West Street (MBL 03-034-00015)

The Black Equity Group LLC. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-048):

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

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

Presently on the premises is a multi-family low rise dwelling unit with a total of ± 5 units. The property is located in an BO-1.0 (Business, Office) zoning district. The applicant seeks to convert the existing structure into a 7-unit multi-family low-rise dwelling with no exterior improvements.

A public hearing on the application will be held on **Monday, June 5, 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
267 Lincoln Street (MBL 09-013-00002)

Saif Handhal applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-050):

Special Permit: To allow a food-service use (including consumption/sale of alcoholic beverages) and/or providing dancing and/or entertaining in a BL-1.0 zone (Article IV, Section 2, Table 4.2, Business Use #8)

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

Presently on the premises at 267 Lincoln Street is an existing commercial building with two units including an existing retail use in unit one and the second unit is vacant. The property is split zoned between the BL-1.0 (Business, Limited) zoning district and the IN-H (Institutional, Medical) zoning district. The applicant seeks to operate a +/-3,450 SF food-service establishment with alcohol in unit two.

A public hearing on the application will be held on **Monday, June 5, 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
25 Eskow Road (MBL 34-032-0004A)

Wesfer Freight applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-023):

Special Permit: To allow a motor freight terminal (Manufacturing Use #7) in a ML-0.5 Zone. (Article IV, Section 2, Table 4.1)

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 shed, several concrete block-wall storage areas, and associated site improvements. The property is split-zoned RS-7 (Residence, General), ML-0.5 (Manufacturing, Limited), and MG-2.0 (Manufacturing, General) zoning districts. The applicant seeks to reconfigure access to the site, construct a nine (9) bay freight terminal, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 5, 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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