



PUBLIC HEARING NOTICE
Zoning Board of Appeals
0 Meadow Lane (MBL 47-012-007-1)

Nicholas Hoffman applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-047):

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. The property is located in an RS-7 (Residence, Single-Family) zoning district. The petitioner seeks approval to construct a single-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, August 7, 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
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ADVERTISING DATES: July 24 & July 31 , 2023



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 an extension of time for the follow relief, previously approved by the Board on October 24, 2023 (ZB-2023-065):

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

- 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)
- 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):

- 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)
- 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 ± 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 petitioner seeks to demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of ± 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. The petitioner now seeks an extension of time for the same.

A public hearing on the application will be held on **Monday, August 7, 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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The City of
WORCESTER
Zoning Board of Appeals

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
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PUBLIC HEARING NOTICE
Zoning Board of Appeals
309 Shrewsbury Street (MBL 16-029-00002)

Clear Channel LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-055):

Special Permit: To allow a pre-existing, nonconforming non-accessory freestanding static billboard sign to be converted to a digital display in the MG-2.0 zone (Article IV, Section 6.L.2.b. & Article IV, Table 4.3.3)

Special Permit: To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4)

Presently on the premises are is a three-bay automotive repair shop with a nonconforming freestanding, two-sided, static billboard with associated site improvements and additional signage. The property is located within the MG-2.0 (Manufacturing, General) zoning district, CCOD-S (Commercial Corridors Overlay district – Shrewsbury Street Subarea), and the USOD (Union Station Sign Overlay District). The petitioner seeks to convert the existing freestanding billboard to provide a two-sided digital display.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals

781 & 783 Grove Street & 94 Parkton Avenue (MBL 33-043-00003 & 33-030-00111)

Goddard and Hall Senior Living, Inc. applied to the Zoning Board of Appeals seeking an extension of time for the following relief, previously approved by the Board on July 11, 2023 (ZB-2023-066):

Variance: For relief from the maximum height dimensional requirement in an RS-7 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 of 781 Grove Street is a vacant 3-story ±100,000 SF former school building and at 783 Grove Street is a 2-story residential building with related site improvements and a residential structure at 94 Parkton Avenue. The properties are located within an RS-7 (Residence, Single-Family) zoning district. The petitioner was previously approved for demolition of the existing school building at 781 Grove Street, with the existing structure at 783 Grove Street to remain, and construction of a ±156,257 SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of ±170 dwelling units and ±152 parking spaces), an associated driveway network and associated site work. The petitioner now seeks an extension of time for the same.

A public hearing on the application will be held on **Monday, August 7, 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 Barrows Road (MBL 50-019-0005B)

Cleb, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-069):

Lot 1:

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

Lot 2:

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

Presently on the premises is a single-family detached dwelling. The property is located within the RS-7 (Residence, Single-Family) zoning district. The petitioner seeks to demolish the existing single-family dwelling, divide the property into two lots, construct a single-family detached dwelling on each lot and to conduct associated site improvements.

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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, August 7, 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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