



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, September 18, 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: September 1 & September 8, 2023



PUBLIC HEARING NOTICE
Zoning Board of Appeals
2 Vaughan Avenue (MBL 15-019-0019A)

Monroe Management, LLC trustee of Two Vaughan Avenue Worcester Realty Trust applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-074):

- 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 front yard requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side yard requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Special Permit:** Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
- Special Permit:** Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1).
- Special Permit:** Modification of Parking/Loading Requirements (Article IV, Section 7)

Presently on the premises of 2 Vaughan Avenue is an existing 3 family dwelling with two garages (both to be razed).. The property is located within an RL-7 (Residence, Limited) zoning district. The petitioner seeks to subdivide existing property into two lots and to convert the 3 family into a 4 unit multi-family dwelling with associated parking area and landscaping.

A public hearing on the application will be held on **Monday, September 18, 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
26, 0, & 24 Hermitage Lane MBL 16-002-0031 & 031-1

Eric M. Figuerido has applied to the Zoning Board of Appeals seeking an extension of time for the following relief previously approved by the Board on August 1, 2022 (ZB-2023-075):

26 Hermitage Lane (Lot 1)

Variance: For relief from the minimum frontage dimensional requirements in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

24 Hermitage Lane (Lot 2)

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

Eric M. Figuerido has applied to the Zoning Board of Appeals seeking an extension of time for the following relief previously approved by the Board on October 3, 2022. (ZB-2023-076)

24 Hermitage Lane (Lot 2)

Variance: For relief from the 2+ story maximum height dimensional requirement for a two-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 26 Hermitage Lane is a privileged, non-conforming two-family detached dwelling, and 24 Hermitage Lane consists of a vacant lot. The applicant seeks an extension of time of previously granted approvals to allow construct a two-family detached dwelling at 24 Hermitage Lane.

A public hearing on the application will be held on **Monday, September 18, 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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