



PUBLIC HEARING NOTICE
Zoning Board of Appeals
225 Shrewsbury Street (MBL 16-032-02+2A)

Lundgren Equity Partners LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-056):

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 the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).

Presently on the premises is a commercial building with a variety of business uses, associated drive-through facilities, and a vacant warehouse building. The property is located within a BG-2.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD). The applicant seeks approval to demolish the existing warehouse building and drive-through facilities, construct a new ±15,370 SF building with three retail units and a new accessory two-lane drive-through, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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: July 22 & July 29, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
8 Nebraska Street & 14 Putnam Lane (MBL 16-029-008+9; -00011)

Franchi Brothers Auto Body Corporation applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-063):

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 at 8 Nebraska Street is an existing commercial building and parking lot. Presently on the premises at 14 Putnam Lane is a contractor's yard with an existing warehouse garage. The properties are located within an MG-2.0 (Manufacturing, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD). The applicant seeks approval to demolish a portion of the existing building at 14 Putnam Lane, to construct an addition that connects the remainder of the structure to the existing building at 8 Nebraska Street, and to conduct associated site improvements

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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: July 22 & July 29, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
65 Cedar Street (MBL 02-048-00023)

C&S Cedar Street Housing LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-062):

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

Amendment to

Special Permit: To allow a lodging house in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8).).

Presently on the premises is a ±2,943 SF lodging house, previously permitted with 28 beds, and associated off-street parking. The property is located within the RG-5 (Residence, General) zoning district. The petitioner seeks to increase the number of beds in the lodging house from 28 to 36; no exterior site improvements are proposed.

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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: July 22 & July 29, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
70 Wall Street (MBL 04-011-00001)

Maks Perini applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-064):

Special Permit: To allow a tattoo shop in an RG-5 Zone (Article IV, Section 2, Table 4.1, Service shop, personal services, Business Use #27).

Presently on the premises is a +900 SF structure, more recently operated as a general store (Retail sales, Business Use #26) or in conjunction with the automotive repair shop in the adjacent property (Motor vehicle service/repair, Business Use #16) but has been vacant for a number of years. The property is located within the RG-5 (Residence, General) zoning district. The petitioner seeks to open a tattoo shop at the site, provide two parking spaces in the rear of the building and to conduct façade repairs and other site improvements.

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworcester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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: July 22 & July 29, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals

24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (MBL 34-010-00004)

JAE Wor LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-065):

Lot 3A, Lot 3B, Lot 4A, Lot 4B, Lot 5A, Lot 5B, Lot 6A, Lot 6B:

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

Lot 3A:

Variance: For relief from the minimum exterior side yard setback requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Note 7 to Table 4.2).

Presently on the premises of Lots 3A and 3B are two single-family semi-detached dwellings under construction and the six remaining lots have been cleared for construction. The property is located in a RL-7 (Residence, Limited) zoning district. The applicant seeks to construct four semi-detached (duplex) single-family dwellings (total of 8 units), each on their own lot.

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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: July 22 & July 29, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
10 Grosvenor Street (MBL 05-014-0046A)

Daniel Yarnie applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-066):

- Special Permit:** To modify the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).
- Variance:** For relief from the minimum off-street parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4).
- Variance:** For relief from the minimum lot area dimensional requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum frontage requirements for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum front yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum exterior side yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum side yard setback requirement for a high-rise, multi-family dwelling in the R-5 zone (Article IV, Section 4, Table 4.2).

Presently on the premises is a 2,264 SF structure, previous operated as a multi-family dwelling and as a church. The property is located mainly in the RG-5 (Residence, General) zoning district and partially in the BG-3.0 (Business, General) zoning district. The applicant seeks to demolish all existing site improvements to construct a ± 4 -story, $\pm 19,052$ SF, ± 12 -unit multifamily dwelling and to conduct associated site improvements. The applicant is proposing 10 parking spaces to serve the dwelling, with some of them located in a surface lot, and the remainder in a cantalievered garage on the first floor of the building.

A public hearing on the application will be held on **Monday, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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



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, August 5, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: July 22 & July 29, 2024