



The City of Worcester

Zoning Board of Appeals

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, Alternate
Shannon Campaniello, Alternate

PUBLIC HEARING NOTICE **Zoning Board of Appeals** **12 Oak Knoll Road (MBL 25-001-00008)**

Frank Deboise & Marguerite Mullaney applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-017):

Special Permit: To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4).

Presently on the premises is a single-family detached dwelling on a lot that slopes down towards the southeast. The property is located partially in an RS-10 (Residence, Single Family) zoning district and partially in an RS-7 (Residence, Single Family) zoning district. The petitioner seeks retroactive approval to approve the unauthorized fill and approval to add more fill.

A public hearing on the application will be held on **Monday, October 7, 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
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ADVERTISING DATES: September 23 & September 30, 2024



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PUBLIC HEARING NOTICE

Zoning Board of Appeals

205 Hope Avenue (aka 221 Webster Street) (MBL 27-004-00001)

M.P.G. Corporation applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-083):

- Special Permit:** To allow an Automobile Refueling Station use in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17).
- Special Permit:** To allow a Food service (drive-thru) use in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6).
- 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 are four individual commercial structures, containing an existing food service use with drive-through and food service and package store (Business Uses #6, 7, and 21). The property is located partially in an BL-1.0 Zoning District (Business, Limited) zoning district, with a small rear portion located in the RS-7 (Residence, Single Family) zoning district. The applicant seeks to raze all site improvements and construct a +/- 3,500 SF convenience store with a ±1,500 SF food-service drive-thru component, a gas station, and related surface parking, and to conduct associated site work.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **36 Butler Street (MBL 10-043-00012)**

GM Properties LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-077):

Lot A:

Variance: For relief from the minimum off-street parking requirements for a two-family detached dwelling (Article IV, Section 7, Table 4.4).

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).

Lot B:

Variance: For relief from the minimum lot area requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum rear yard setback dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

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

Special Permit: To allow a single-family attached dwelling use in an RL-7 Zone (Article IV, Section 2, Table 4.1, Single-family attached dwelling, Residential Use #12).

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 2-story structure, previously operated as a funeral home, a garage, and an asphalt driveway. The property is located in an RL-7 (Residence, General) zoning district. The applicant seeks to divide the existing parcel into Lot A and Lot B. Lot A will contain the existing building, which is proposed to be converted into a two-family dwelling. On Lot B, the applicant seeks to construct two single-family attached townhouse-style buildings with ± 9 total units, ± 22 parking spaces, to reconfigure the drive aisles, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 7, 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

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PUBLIC HEARING NOTICE

Zoning Board of Appeals

44 Grafton Street & 102 Temple Street (MBL 04-016-11+16 & -00015)

AKROS Development, LLC applied to the Zoning Board seeking an extension of time for the following relief previously approved by the Board (ZB-2024-088):

Amendment to:

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)

Extension of Time:

Variance: For relief from the minimum off-street parking requirements in an BG-3.0 Zone (Article IX, Section 7, Table 9.1)

Presently on the premises is a ±6,672 SF vacant commercial building (formerly Fairway Beef) and associated site improvements including 17 surface parking spaces. The property is located in a BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The petitioner seeks an extension of time for previously approved relief to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units, ±1,000SF ground floor commercial space and associated garage parking (±72 spaces) and conduct related site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **1078 West Boylston Street (MBL 32-020-00033)**

John Marculitis applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-054):

Special Permit: To operate a Motor vehicle/trailer/boat sales, rental 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 ±7,386 SF, 7-unit multi-tenant commercial building with personal services and professional office uses. The property is located partially in an BL-1.0 Zoning District (Business, Limited) and the Water Resources Protection Overlay District (GP-3). The applicant seeks to permit operations of a motor vehicle sales, rental, and display use on the property, and to conduct associated site improvements (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

A public hearing on the application will be held on **Monday, October 7, 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

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