



The City of Worcester

Zoning Board of Appeals

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

PUBLIC HEARING NOTICE **Zoning Board of Appeals** **54 West Street (MBL 02-046-00052)**

Ying Rizika and Xiulan Chang applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-085):

Variance: For relief from the minimum frontage dimensional requirement for a low-rise, multi-family dwelling in the BO-1.0 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Presently on the premises is a three-story office building. The property is located in the BO-1.0 (Business, Office) zoning district. The applicant seeks to convert the existing structure to a residential use with ± 7 units, ± 12 surface parking spaces and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, November 25, 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.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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ADVERTISING DATES: November 8, 2024 & November 15, 2024



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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **60 William Street (MBL 02-040-00074)**

Daniel Rizika applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-086):

- Variance:** For relief from the minimum lot area requirement for a low-rise, multi-family dwelling in the RL-7 zones (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)
- Special Permit:** To allow a low-rise, multi-family dwelling use in an RL-7 zone (Article IV, Section 2, Table 4.1, Multi-family dwelling, low rise, Residential Use #11).

Presently on the premises is a $\pm 2 \frac{1}{2}$ story office building. The property is split zoned, located partially in the RL-7 (Residence, Limited) and partially in the BO-1.0 (Business, Office) zoning districts. The applicant seeks to renovate and convert the existing structure to a low-rise, multi-family dwelling with ± 8 units, ± 4 parking spaces and to conduct associated site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **119 Rodney Street (MBL 16-003-00008)**

K&S Realty Investors Inc. applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-090):

Lot 1 (Existing)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

Lot 2 (Proposed)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

Variance: For relief from the maximum height requirement (stories) for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front yard setback requirements for a three-family detached dwelling in an RG-5 zone (article IV, Section 4, Table 4.2)

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 of 119 Rodney Street is a three-family detached dwelling with a three-car parking area. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a three-family detached dwelling on Lot 2 with a parking area to include ± 6 parking spaces and to conduct associated site work.

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PUBLIC HEARING NOTICE

Zoning Board of Appeals

274, 284, 290 Franklin Street; 1, 14, 23 Hygeia Street; 25, 33, 48, 45 Arctic Street; 2 Keese Street; 0 Grafton Street (MBL 04-015-17+24, -00003, -0003A, -00013, -00014, 04-015-00004,-00023,-00015,-00016, -00005, 04-014-2A+3B)

Goventure Capital Group, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-097):

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 several largely vacant commercial and industrial structures and 2 partially paved private streets. The property is located partially in a BG-3.0 (Business, General) zone, partially in an MG-2.0 (Manufacturing, General) zone, and within the DSOD (Downtown/Blackstone Canal Sign Overlay District) and CCOD-E (Commercial Corridor Overlay Districts – Elsewhere) overlay zoning districts. The applicant seeks to construct a ±364-unit high-rise, multi-family dwelling, ±361 surface parking spaces and to conduct associated site work.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **494 Lincoln Street (MBL 39-029-0001C)**

Raising Cane's Restaurants, LLC. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-100):

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).

Special Permit: To allow a Food service (drive-thru) use in a BG-4.0 zoning district. (Article IV, Section 2, Table 4.1, Food Service (drive-thru), Business Use #6)

Special Permit: To allow dimensional relief for accessory signs. (Article IV, Section 6.J.1.a)

Presently on the premises is a vacant commercial restaurant structure with a surface parking lot. The property is located in the BG-4.0 (Business, General) zoning district and is within the Water Resources Protection Overlay District (GP-3). The applicant seeks to construct a new ±3447 SF restaurant with a two-lane drive thru, ±40 surface parking spaces and to conduct associated site work.

A public hearing on the application will be held on **Monday, November 25, 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

91 & 93 Alvarado Avenue (MBL 017-020-32+34, 017-020-00036)

Specialized Property Group applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-053):

91 Alvarado (Existing)

- Variance:** For relief from the minimum lot area dimensional requirement for a low-rise, multi-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum frontage dimensional requirement for a low-rise, multi-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum side-yard setback dimensional requirement for a low-rise, multi-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

93 Alvarado (Proposed)

- Special Permit:** To allow a single-family attached dwelling in the RL-7 zone (Article IV, Section 2, Table 4.1, 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 9-unit low-rise multi-family dwelling at 91 Alvarado Avenue and a vacant lot at 93 Alvarado Avenue; the lots are effectively merged for zoning purposes. The property is located in the RL-7 (Residence, Limited) zoning district. The applicant proposes no improvements to the existing structure at 91 Alvarado Avenue and seeks to construct three single-family attached dwellings (townhouses) and to conduct associated site work.

A public hearing on the application will be held on **Monday, November 25, 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** **7 Oak Street (MBL 03-034-00016)**

GGT 1 LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-099):

Amendment to:

Special Permit: To allow a lodging house in an BO-1.0 zone (Article IV, Section 2, Table 4.1, Residential Use #8).

Presently on the premises is a previously approved lodging house. The property is located in the BO-1.0 (Business, Office) zoning district and is within the Elm Park Local Historic District. The applicant seeks to amend the operator of the lodging house decision condition from item ZB-2018-051 and make no changes to the other decision conditions or the subject property.

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