

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
April 25, 2005**

**Board Members Attending:** Thomas Hannigan  
John Reynolds  
Matthew Armendo  
Lenny Ciuffredo  
Morris Bergman  
David George  
Jerry Horton

**Staff Attending:** Jody Valade, Division of Land Use  
David F. Holden, Department of Code Enforcement  
Denise McGinley, Division of Land Use  
Edgar Luna, Economic Office of Neighborhood Services

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Thomas Hannigan opened the meeting at 5:30 P.M. The following actions were taken:

**Executive Session:** Zoning Board of Appeals with Attorney Donald Ryder relative to pending litigation regarding the following items (Cancelled and will be heard May 9, 2005 at 5:00 P.M.):

- A. 166-207 Grafton Street (CDB Realty Trust versus Zoning Board of Appeals)
- B. 1 & 3 Prioulx Street (Riggieri, Trustee of the E.T. Bass Real Estate Investment Trust versus Zoning Board of Appeals)

Both lawsuits involve Administrative Appeals of Planning Board approvals.

**242-A Stafford Street – Special Permit:** Upon a motion duly made by Morris Bergman and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Special Permit (*to construct a structure to house equipment and ancillary office space*) as listed below:

Special Permit:

- 1. Expansion or change of a pre-existing non-conforming use to a non-conforming of a similar nature.

**72 Arlington Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (*to construct a two-family dwelling*) as listed below:

Variance:

- 1. Relief of two feet from Frontage requirement.

**1050 Main Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*to install support structure for a telecommunication facility*) with conditions as listed below:

Special Permit:

1. To allow personal wireless service facility installation in a BG-2.0 zoning district.

Conditions: (per Zoning Ordinance Amendment # 7440)

City of Worcester to be notified:

1. When equipment is to be removed (within ninety – 90 – days);
2. As to the Size of Bond;
3. And, Time of Removal.

**25 Winthrop Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*to install support structure for a telecommunication facility*) with conditions as listed below:

Special Permit:

1. To allow personal wireless service facility installation in a BG-2.0 zoning district.

Conditions: (per Zoning Ordinance Amendment # 7440)

City of Worcester to be notified:

1. When equipment is to be removed (within ninety – 90 – days);
2. As to the Size of Bond;
3. And, Time of Removal.

**\*\* 237 Chandler Street – Variance & Special Permits:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to May 9, 2005 for Variance and Special Permits (*to alter existing privileged non-conforming structure to provide for a different use pursuant to Article XIII, Section 5 (office, manufacturing & storage space for new businesses)*) as listed below:

Variance:

1. Relief of 76 spaces from Off-Street parking requirement.

Special Permits:

1. Expansion or change of a privileged non-conforming structure
2. To allow manufacturing and other industrial operations in a BL-1.0 zoning district.

**Trenton Street (Lots 79/80) – Variances:** Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variances (*to construct a single-family dwelling*) as listed below:

Variance:

1. Relief of 500 hundred square feet from Gross Dimensional requirement.
2. Relief of 15 feet from Frontage requirement.

**116 Vernon Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to use a portion of dwelling for professional office – draft survey plans*) as listed below:

Special Permit:

1. To allow a professional office in a RG-5 zoning district.

**814 West Boylston Street – Special Permits:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted to approve the requested Special Permits (*to expand service station use to include sales of used automobiles*) with conditions as listed below:

Special Permit:

1. To allow motor vehicle sales in a BL-1.0 zoning district.
2. Expansion or change of a non-conforming use.

Conditions:

1. Limited to Petitioner only (Mr. Askanian);
2. Limited to six (6) automobiles.

**91 Wyola Avenue – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (*to construct a single-family semi-detached dwelling*) as listed below:

Special Permit:

1. To allow a single-family semi-detached dwelling (duplex) in a RS-7 zoning district.

**11 King Street – Variance & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance and Special Permit (*to convert existing three-family into a four-family dwelling*) as listed below:

Variance:

1. Relief of 513 square feet from Gross Dimensional requirement.

Special Permit:

1. Expansion or change of a non-conforming use / structure.

**540 West Boylston Street – Variance & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance and Special Permit (*to use a portion of parking lot for retail sales: plants and garden supplies*) with conditions as listed below:

Variance:

1. Relief from Off-Street Parking requirement.

Special Permit:

1. To allow retail with greater than 50% outdoor sales in a BL-1.0 zoning district.

Conditions:

1. Limited to Greendale Garden Shop, Inc. between March 1 and September 30 each year.
2. Relief from Off-Street Parking requirement is for eight (8) spaces only.
3. Petitioner must have Identification signage.

**26 Southgate Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Special Permit (*to operate a towing service business at this address*) as listed below:

Special Permit:

1. To allow a towing service operation in a MG-2.0 zoning district.

**79 East Central Street – Extension of Time:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time (*to convert existing three-family dwelling into a two-family dwelling*).

**3 Channing Street – Extension of Time:** Upon a motion duly made and seconded, the Board voted to approve the requested Extension of Time (*to convert existing single-family dwelling into a two-family dwelling*).

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**OTHER BUSINESS: (0)**

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**Approval of Minutes:** Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the April 11, 2005 meeting.

The meeting adjourned at 8:45 p.m.