



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, March 4, 2024, at 5:30 PM

Worcester City Hall
Esther Howland Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

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

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-regulatory/](http://www.worcesterma.gov/planning-regulatory/)

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreana Brenner, Planning Analyst
Olivia Holden, Planning Analyst
Lisa Nguyen, Staff Assistant II
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

March 25, 2024
May 6, 2024
June 3, 2024
June 24, 2024
July 15, 2024
August 5, 2024

This Worcester Zoning Board of Appeals meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer <https://cityofworchester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at:

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, Monday-Friday.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit **written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings

- 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)**
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).
Petitioner: Steven Christopher
Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.
Zone: BL-1.0 (Business, Limited) zoning district.
Designation:
Petition Purpose: 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).
Testimony Date: 5/15/2023 Constructive Grant Deadline: TBD

Old Business – Public Hearings

2. 2 Vaughan Avenue (ZB-2023-074) (MBL 15-019-0019A)

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: To allow the Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)

Special Permit: To allow a three-family detached dwelling in an RL-7 zoning district. (Article IV, Section 2, Table 4.1).

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).

Petitioner: Monroe Management, LLC trustee of Two Vaughan Avenue Worcester Realty Trust

Present Use: Presently on the premises of 2 Vaughan Avenue is a preexisting, non-conforming, three-3 family dwelling with two garages (both garages to be razed).

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The petitioner seeks to subdivide existing property into two lots and to convert the three-family detached dwelling into a four (4) unit multi-family detached dwelling with associated parking area and landscaping.

Testimony Date: 09/18/23 Constructive Grant Deadline 3/5/2024

3. 128 & 130 Puritan Avenue (ZB-2024-007) (MBL 34-002-0015A; 34-002-0015B)

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 parking/loading requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7.A.2)

Special Permit: For relief from the minimum lot area requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

Petitioner: Gold Star Builders, Inc

Present Use: Presently on the premises at 128 Puritan Avenue is a two bay one story concrete block garage with no separate residential structure. The property at 130 Puritan Avenue is currently occupied by a single-family dwelling with a separate paved driveway for access

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to adjust the property boundary between the two properties by transferring ± 31 SF parcel, from 130 Puritan Avenue to 128 Puritan Avenue to increase the frontage of 128 Puritan Avenue to satisfy the frontage requirement for a proposed single family semi-detached structure, containing two units to be built on 128 Puritan Avenue

Testimony Date: 2/12/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

4. 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)

Administrative Appeal: Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0

Petitioner: Steven Christopher

Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline: 3/4/2024 Constructive Grant Deadline 3/26/2024

5. 77 Amherst Street (ZB-2023-071) (MBL 43-007-00059)

Variance: For relief from the minimum rear-yard setback requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Table 4.2).

Petitioner: Jimmy Georges

Present Use: A single-family detached dwelling with associated site improvements.

Zone Designation: RS-7 (Residence, Single Family) zoning district.

Petition Purpose: The petitioner seeks retroactive approval to allow the deck to be within the required rear-yard setback.

Public Hearing Deadline: 2/12/2024 Constructive Grant Deadline: 3/5/2024

6. 17 Montclair Drive (ZB-2023-095) (MBL 21-11B-00035)

Special Permit: To allow placement of fill/earth excavation (Article IV, Section 5)

Petitioner: Adnan and Shpresa Paloja

Present Use: Presently on the premises is a single-family detached dwelling with associated fill

Zone Designation: RS-10 (Residence, Single Family) zoning district

Petition Purpose: The applicants seek partially retroactive approval to place fill and regrade their backyard.

Public Hearing Deadline: 3/4/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

7. 82 Park Avenue (ZB-2024-010) (MBL 20-007-00006)

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 allow the extension, alteration or change of a privileged pre-existing, nonconforming use to a use of a similar nature (Article XVI, Section 4)

Petitioner: Dodman Real Estate LLC

Present Use: Presently on the premises is a pre-existing non-conforming three story, ± 5,837 SF mixed use building with a chiropractor office and 2 dwelling units, accessory surface parking and related site improvements.

Zone Designation: RS-10 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks to change the use from a chiropractor (professional office, Business Use #19) to a medical spa (personal services, Business Use #27) and expand the use to occupy both the first and second floors of the existing building, with the continued use of a residence on the 3rd floor.

Public Hearing Deadline: 4/14/2024 Constructive Grant Deadline: TBD

8. 22 Enid Street (ZB-2024-011) (MBL 38-012-00134)

Variance: For relief from the minimum front-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Table 4.2)

Amendment:

Variance: For relief from the minimum rear-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Table 4.2)

Petitioner: Juliana B. Danquah

Present Use: Presently on the premises is a single-family detached dwelling currently under construction

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks partially retroactive approval to allow a building overhang and porch in the front yard setback and to amend a variance for the rear yard setback.

Public Hearing Deadline: 4/20/2024 Constructive Grant Deadline: 5/25/24

New Business – Public Hearings

9. 51 Harding Street (ZB-2024-013) (MBL 04-016-00003)

Variance: For relief from the minimum off-street parking requirement for a residential and mixed-use (Article IV, Table 4.4)

Variance: For relief from the minimum frontage requirement in the BG-3.0 (Business, General) zoning district (Article IV, Table 4.2)

Petitioner: Williston Development, LLC

Present Use: Presently on the premises is a 3-story ±4,712 SF historic commercial building known as the "M. Goldstein Scrap Metal Co." Building.

Zone Designation: BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C), Downtown/Blackstone Canal Sign Overlay District (DSOD), and the Union Station Sign Overlay District (USOD)

Petition Purpose: The applicant seeks to redevelop the property, constructing a ±905 SF addition, converting the structure into a mixed-use building, with ground floor retail space, two dwelling units, and related amenity space and site improvements.

Public Hearing Deadline: 4/14/2024 Constructive Grant Deadline 5/19/2024

10. 48 Mason Street (ZB-2024-014) (MBL 06-020-12+13)

Amendment:

Special Permit: To modify parking/loading requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7.A.2)

Amendment:

Variance: For relief from the minimum off-street parking requirement for a residential use (Article IV, Table 4.4)

Petitioner: Kensington Management, LLC

Present Use: Presently on the premises is a ±49,126 SF vacant lot.

Zone Designation: BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to amend the previous approval granted by the board to construct a 7-story multi-family high-rise building with 94 units, 66 parking spaces for residents and guests, a loading space, an exterior recreational area for residents, bicycle storage areas, and other site improvements related thereto.

Public Hearing Deadline: 4/19/2024 Constructive Grant Deadline: 5/24/2024

New Business – Public Hearings

11. 55 West Boylston Drive (ZB-2024-015) (MBL 13-007-00003)

Special Permit: To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Variance: For relief from the minimum rear yard setback requirement for a single-family detached dwelling in an RG-5 Zone (Article IV, Table 4.2)

Variance: For relief from the minimum side yard setback requirement for a single-family detached dwelling in an RG-5 Zone (Article IV, Table 4.2)

Petitioner: Carl Chris Gomes

Present Use: Presently on the premises is an existing nonconforming three-family dwelling with associated off-street parking and site improvements

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks retroactive approval for construction of a deck that does not meet the side and rear setback requirements

Public Hearing Deadline: 4/20/2024 Constructive Grant Deadline 5/25/2024

Other Business

12. Communications

13. Approval of Minutes –12/18/2023; 2/12/2024

14. Discussion of Board Policies and Procedures

- a. Review and approval of ZBA 2025 Meeting Dates and Filing Deadlines

Adjournment