

Next Meeting Date: September 12, 2005

ZONING BOARD OF APPEALS
Worcester Public Library, Saxe Room
2 Salem Square
August 15, 2005
5:30 P.M.

CALL TO ORDER

CONTINUED HEARINGS (2)

10 FRANK STREET (Z05-70) (*requesting Leave to Withdraw without prejudice*)

ROBERT N. OLIVERI, Petitioner

RL-7

Presently located on the premises is a two-family dwelling.

Petitioner seeks to divide existing parcel into two 5,000 square foot lots (#113 & #114) in order to construct a single-family dwelling on Lot #113.

VARIANCE: relief of 3,000 square feet (Lot #114) and 2,000 square feet (Lot #113) from Gross Dimensional requirement.

VARIANCE: relief of twenty feet (Lot #114) and fifteen feet (Lot #113) from Frontage requirement.

99 BALLARD STREET (Z05-100)

MICHAEL MAURELLO, Petitioner

BL-1.0

Presently located on the premises is vacant land with four-poster panels each 12'x25' feet.

Petitioner seeks to rebuild structure to two 14'x48' bulletins.

SPECIAL PERMIT: Outdoor advertising sign

HEARINGS (24)

57 EDGEWORTH STREET (Z05-97)

JOSEPH FORSON & ALISON ADAMS, Petitioners

RG-5

Presently located on the premises is a vacant lot.

Petitioner seeks to construct a single-family semi-detached dwelling.

VARIANCE: 5 feet of relief from frontage requirement on both sides

SPECIAL PERMIT: New residential construction (duplex)

223 VERNON STREET (Z05-107)

RICHARD & NORA HOPESOWAH, Petitioners

RG-5

Presently located on the premises are two residential units and vacant commercial space.

Petitioner seeks to open a specialty foods store in the vacant commercial space.

SPECIAL PERMIT: relief of three spaces from parking/loading requirement

SPECIAL PERMIT: to allow specialty food store in an RG-5 zoning district

24 MOHAVE ROAD (Z05-108)

JEFFREY HOPKINS, Petitioner

RS-7

Presently located on the premises is a single-family dwelling.

Petitioner seeks to construct a 5.5'x16.5' addition to the existing dwelling.

VARIANCE: 3 feet, 6 inches of relief from front yard setback requirement

660 FRANKLIN STREET (Z05-109)

ANTHONY POPILLO, Petitioner

RL-7 & BL-1.0

Presently located on the premises is a structure to be demolished.

Petitioner seeks to construct three two-family homes with six driveways.

SPECIAL PERMIT: to construct driveways in RS-7 zoning districts for dwellings in a BL-1.0 zoning district

25 MOTT STREET (Z05-110)

OAK HILL CDC, Petitioner

RG-5

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

VARIANCE: relief of 12.5' from frontage requirement

VARIANCE: relief on one thousand, nine hundred seventy-one (1971) square feet from gross dimensional requirement

VARIANCE: relief of 3' from side yard setback requirement

VARIANCE: relief of 4' from exterior side yard setback requirement

32 MENDON STREET (Z05-111)

OAK HILL CDC, Petitioner

RG-5

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

VARIANCE: 11 feet of relief from frontage requirement.

VARIANCE: relief of two thousand, six hundred ninety-four (2694) square feet from gross dimensional requirement

VARIANCE: 2' feet of relief from side yard setback requirement

VARIANCE: 4' of relief from exterior side yard setback requirement

8 HILDA STREET (Z05-112)

RAMON AGUIAR, Petitioner

RL-7

Presently located on the premises is a single-family dwelling.

Petitioner seeks to add an additional dwelling unit to the existing house making it a zero lot line duplex.

SPECIAL PERMIT: to allow single-family semi-detached dwelling in an RS-7 zoning district

19 MCKEON ROAD (Z05-113)

SPRINT SPECTRUM L.P., Petitioner

MG-2.0

Presently located on the premises is a storage facility.

Petitioner seeks to install a personal wireless service facility.

SPECIAL PERMIT: to allow personal wireless service facility in an MG-2.0 zoning district

544 PLEASANT STREET (Z05-114)

KAMRAN PARVIN, Petitioner

RG-5

Presently located on the premises is a single-family dwelling.

Petitioner seeks to allow a professional office in an RG-5 zoning district.

SPECIAL PERMIT: to allow a professional office in an RG-5 zoning district

SPECIAL PERMIT: expansion of a pre-existing nonconforming structure

SPECIAL PERMIT: conversion to nonresidential use

12 MAY STREET (Z05-115) (requesting Leave to Withdraw without prejudice)

DANIEL NIGRO, Petitioner

RG-5

Presently located on the premises is vacant land.

Petitioner seeks to construct a three-unit single-family attached structure.

VARIANCE: 5' of relief from front yard setback requirement.

VARIANCE: 4' feet of relief from interior side yard setback requirement

VARIANCE: 5' of relief from exterior side yard setback requirement

43 OLGA AVENUE (Z05-116)

JAMES QUILL, Petitioner

RG-5

Presently located on the premises is a three-family dwelling.

Petitioner seeks to add an additional dwelling unit.

VARIANCE: 15' of relief from frontage requirement.

VARIANCE: 9' feet of relief from side yard setback requirement

101 BARRY ROAD (Z05-117)

SAINT FRANCIS HOME, Petitioner

RS-7

Presently located on the premises is a convent and health care center.

Petitioner seeks to increase the size of the existing health care center to accommodate an additional 120 nursing home beds.

SPECIAL PERMIT: to construct and operate a nursing or convalescent home/institution/facility in an RS-7 zoning district

812 FRANKLIN STREET (Z05-118)

STEPHEN GRANGER, Petitioner

RL-7

Presently located on the premises is an industrial storage building.

Petitioner seeks to demolish the existing building and construct six single-family attached dwellings.

SPECIAL PERMIT: new residential construction

SPECIAL PERMIT: to allow single-family attached dwellings in the RL-7 zoning district

12 DOYLE STREET (Z05-119)

MICHAEL PIZZARELLA, Petitioner

RS-7

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family semi-detached dwelling (duplex).

SPECIAL PERMIT: to allow single-family semi-detached (duplex) in an RS-7 zoning district

67 KING STREET (Z05-120)

SOMDATT PRASHAD, Petitioner

BG-3.0

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

VARIANCE: 27 feet, 10 inches of relief from frontage requirement

45 ERNEST AVENUE (Z05-121)

LARRY JARNES, Petitioner

RL-7

Presently located on the premises is a single-family dwelling.

Petitioner seeks to demolish the existing single-family dwelling and construct a duplex.

VARIANCE: 20' feet of relief from frontage requirement.

VARIANCE: relief of five hundred seventy-seven (577) square feet from gross dimensional requirement

VARIANCE: 3' feet of relief from side yard setback requirement on both sides

44 REED STREET (Z05-122)

ELIZABETH O'NEIL, Petitioner

RL-7

Presently located on the premises is a single-family dwelling.

Petitioner seeks to add two dwelling units thereby creating three single-family attached dwellings.

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming use

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming structure

72 HIGHLAND STREET (Z05-123)

72 HIGHLAND STREET TRUST, Petitioner

BL-1.0

Presently located on the premises is a mixed-use structure.

Petitioner seeks to demolish the rear portion of the structure and change the use to a two-family dwelling.

VARIANCE: 35' of relief from frontage requirement.

VARIANCE: relief of 5 square feet from gross dimensional requirement

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming structure

23 OXFORD STREET (Z05-124)

IAN GOW, Petitioner

RG-5

Presently located on the premises is a vacant church structure.

Petitioner seeks to renovate the structure to create 6 condominium units with off street parking.

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming structure

SPECIAL PERMIT: waiver of landscaping barrier requirement

10-14 MILLBURY STREET (Z05-125)

DAN NGOC LAI, Petitioner

BG-3.0

Presently located on the premises are four dwelling units.

Petitioner seeks to open a small restaurant.

VARIANCE: relief of 19 spaces from parking requirement

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming structure

320-322 HIGHLAND STREET (Z05-126)

GILBERT SKIDMORE, Petitioner

RS-7

Presently located on the premises is a duplex and detached garage.

Petitioner seeks to subdivide to form two lots with a zero lot line.

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming use

301 PLANTATION STREET (Z05-127)

GEORGE & GAIL SAKALAGLOU, Petitioners

RL-7

Presently located on the premises is vacant land.

Petitioner seeks to construct a three-family dwelling.

SPECIAL PERMIT: expansion or change of a pre-existing nonconforming use

SEATTLE STREET (LOT 49) (Z05-128)

ANTOINETTE LACERTE, Petitioner

RS-7

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

VARIANCE: 15' of relief from frontage requirement.

VARIANCE: relief of two thousand (2000) square feet from gross dimensional requirement

83 LYMAN STREET (Z05-129)

DANTE BUILDERS, Petitioner

RS-7 & MB-2.0

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

VARIANCE: 8' of relief from rear yard setback requirement

OTHER BUSINESS: (3)

210 SOUTHWEST CUTOFF: Reconsideration of vote taken at 7/11/05 meeting -
extension of time for Special Permit for stone crushing operation

3 WILBUR/DARROW STREETS: Extension of time for Variance

299 BARBER AVENUE: Extension of time for Variance

APPROVAL OF MINUTES: July 11, 2005 minutes.