

**City of Worcester**  
**Zoning Board of Appeals Meeting**  
**August 27, 2007**

**Worcester Public Library, 2 Salem Square, Saxe Room, 5:30 pm**



**Zoning Board of Appeals**  
44 Front Street, Ste. 510  
Worcester, MA 01608

Tel: 508.799.1400  
Fax: 508.799.1393

**Leonard Ciuffredo, Chair**

Morris Bergman, Vice-Chair

Matthew Armendo, Member

Jerry Horton, Member

David George, Member

Andrew Freilich, Alternate

Lawrence Abramoff, Alternate

**Upcoming Meetings:**

September 10  
September 24  
October 15  
October 29  
November 26  
December 10  
January 14

**DECISIONS**

Decisions are typically signed at the next Zoning Board of Appeals meeting and filed the following day with the City Clerk. Once your petition is filed with the City Clerk, the petitioner must obtain a certified copy of the decision after the twenty (20) day appeal period has expired and bring that same copy to the Worcester County Registry of Deeds.

**Call to Order** – 5:30 pm

**Approval of the Minutes** – August 13, 2007

**Requests for Withdrawals, Continuances, and Time Extensions**

**1. 15 Putnam Lane (Z-07-77)**

**EXTENSION OF TIME – SPECIAL PERMIT: To allow a multi-family dwelling in an RL-7 zone.**

Petitioner: Princeton Worcester Four, LLC.

Zone Designation: RL-7 (Residence, Limited).

Present Use: Vacant lot

Petition Purpose: To allow multi-family dwellings in an RL-7 zone.

**Unfinished Business**

**2. 76, 78, 82 May Street, Lot 38B, 394, 402, 404 Park Avenue and 123 Winfield (Z-07-71A)**

**SPECIAL PERMIT: to allow a drive-through lane length of 111 feet (120 feet required).**

Petitioner: Commercial Management

Zone Designation: BG-4 (Business, General)

Present Use: A restaurant, pizza shop, automotive repair shop and three-family detached dwellings

Petition Purpose: To construct a CVS retail pharmacy with a drive-through lane

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**3. 25 Tobias Boland Way (Z-07-74)**

**ADMINISTRATIVE APPEAL: to overturn the issuance of the Building Permit by the Director of Code Enforcement.**

Petitioner: Veronica Orozco and Edwin Santiago, Ernest Jubin and Gladys Jubin, Maureen Kenefick, Teodozia Szalinska, Jeanne and George Desrosiers, and Steven Price, Jr.

Zone Designation: BG-2.0 (Business, General), Mixed Use Overlay District (MUOD) and Floodplain Overlay District

Present Use: Former manufacturing site.

Petition Purpose: To overturn the issuance of a Building Permit by the Director of Code Enforcement approved July 3, 2007 for a 213,551 SF Walmart.

**New Business**

**4. 27 Norfolk Street (Z-07-75)**

**VARIANCE: 363 square feet of relief from gross dimensional requirement  
(Proposed Lot 1A)**

**VARIANCE: 294 square feet of relief from gross dimensional requirement  
(Proposed Lot 1B)**

**VARIANCE: 4.72 feet of relief from frontage requirement (Proposed Lot 1A)**

**VARIANCE: 4.78 feet of relief from frontage requirement (Proposed Lot 1B)**

Petitioner: Jefferson Mararian

Zone Designation: RG-5 (Residence, General) and BG-2 (Business, General).

Present Use: Vacant lot

Petition Purpose: To construct a single-family semi-detached dwelling.

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**5. 4-6 May Street (Z-07-76)**

**VARIANCE: Relief of 3 parking spaces from off-street parking requirement**

Petitioner: Kwee Real Estate Investment, LLC.

Zone Designation: RG-5 (Residence, General) and BG-3 (Business, General).

Present Use: A 4,000 SF repair garage and a 2,000 SF repair garage

Petition Purpose: To request relief of 3 parking spaces for a future proposed retail use for the 4,000 SF building.

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**6. 256 Massasoit Road (Z-07-78)**

**VARIANCE: 25 feet of relief from frontage requirement.**

Petitioner: Patricia and Richard Fields.

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

Present Use: A single-family detached dwelling.

Petition Purpose: To split the lot to create another buildable lot.

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**7. 35 Colton Street (Z-07-79)**

**VARIANCE: 1,391 feet of relief from the gross dimensional requirement.**

Petitioner: Van Nguyen.

Zone Designation: RG-5 (Residence, General).

Present Use: Vacant Lot.

Petition Purpose: To construct a two-family detached dwelling.

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**8. 68 Prescott Street (Z-07-80)**

**VARIANCE: 1,272 feet of relief from the maximum dimensional requirement for signs.**

Petitioner: Newgate Properties. LLC.  
Zone Designation: BG-6 (Business, General).  
Present Use: Renovated four-story building and addition.  
Petition Purpose: To install four wall signs.

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**9. 46 Harlem Street (Z-07-81)**

**VARIANCE: 7 feet of relief from side yard setback requirement (Lot B).**  
**VARIANCE: 4.9 feet of relief from exterior side yard setback requirement (Lot B).**

Petitioner: Oak Hill Community Development Corporation.  
Zone Designation: RG-5 (Residence, General).  
Present Use: Garage structure.  
Petition Purpose: To construct a single-family semi-detached dwelling .

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**10. 1367 – 1369 Grafton Street (Z-07-82)**

**SPECIAL PERMIT: To modify parking layout relative to landscape buffers**

Petitioner: TGL, Inc. LLC.  
Zone Designation: BL-1 (Business, Limited), ML-0.5 (Manufacturing, Limited).  
Present Use: Vacant lot.  
Petition Purpose: To modify parking layout relative to landscape buffers.

**Other Business**

**Adjournment**