

ZONING BOARD OF APPEALS APPLICATION: VARIANCE

PARK AVENUE GREEN LIVING - MIXED-USE DEVELOPMENT

487 Park Avenue
Worcester, MA

Prepared for:

Gjinko Realty, LLC
487 Park Avenue
Worcester, MA 01603

Date:

March 27, 2024

Prepared By:



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March 27, 2024



Worcester Zoning Board of Appeals
Division of Planning & Regulatory Services
City Hall
455 Main Street, Room 404
Worcester, MA 01608

**Subject: Zoning Board of Appeals Application:
Variance
Park Avenue Green Living - Mixed-Use Development
487 Park Avenue, Worcester, MA**

Dear Staff and Members of the Board,

We hereby submit the following items for filing with the Planning Board:

- Bound document entitled "Definitive Site Plan Approval Applications: Definitive Site Plan Approval & Inclusionary Zoning"
- Site Plan drawings entitled "Park Avenue Green Living- Mixed-Use Development", dated March 3, 2025, prepared by Graves Engineering, Inc.
- Architectural drawings dated September 5, 2023, prepared by AA Design Services, LLC.
- Zoning Determination Form
- Certified List of Abutters

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester, and necessary copies of the above-described items.

Kindly file this Application and schedule it be heard at the Board's next available meeting on May 6, 2024.

The project was presented to the Worcester Interdepartmental Review Team (IRT) on July 13, 2023. The project will also be applying to the Worcester Planning Board seeking Definitive Site Plan and Inclusionary Zoning approvals as well as the Worcester Conservation Commission under the local Stormwater Protection Zone Ordinance.

Project Summary

The project consists of the razing an existing used car dealership and auto service business for the proposed 6-story mixed-use building. The ground floor proposes a café space and a specialized electric vehicle inspection and repair space (lights, tires, safety items only). Floors two through 6 will contain 40 two-bedroom residential apartment (rental) units. Building amenities will include designated electric vehicle parking with charging stations, a gym, and rooftop garden and recreational areas. Other proposed green project features that are contemplated include rooftop solar, geothermal systems for heating and cooling, and a roof runoff collection tank for re-use.

The project is seeking approval from the Zoning Board of Appeals for relief of 5.59 feet of the frontage requirement of 200.0 feet. Please refer to the Variance Application for more information.

We look forward to discussing this project further with the Board and staff. If you have any questions concerning this application, please feel free to contact our office.

Very Truly Yours,
Graves Engineering, Inc.



Michael Andrade, P.E.
Principal

Enclosures

cc: Client