



PUBLIC HEARING NOTICE
Zoning Board of Appeals
525 Lincoln Street (MBL 39-030-00050)

The Parikh Network applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-091):

Special Permit: To allow a food service establishment with a drive-thru use in a BG-4.0 zoning district (Article IV, Section 2, Table 4.1, Business Use #6)

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)

Presently on the subject portion of the premises is a vacant, single-story commercial building, previously used as a restaurant, in a multi-tenant commercial plaza with five buildings. The property is located in a BG-4.0 (Business, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to demolish the existing structure, construct a new food-service establishment with a drive-thru, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://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, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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ADVERTISING DATES: November 18 & November 25, 2022



PUBLIC HEARING NOTICE
Zoning Board of Appeals
16 Valmor Street (MBL 34-010-00006)

JAE Worc LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-096):

Variance: For relief from the minimum front yard setback dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2).

And/or

Special Permit: To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Presently on the premises is a non-conforming single-family detached dwelling. The property is located in a RL-7 (Residence, Limited) zoning district. The applicant seeks to renovate the structure and construct a front porch.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
48 Houghton Street (MBL 04-031-00012)

Joseph Belgrad of Tabono Turtle Properties LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-090):

Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum parking requirements for residential use (Article IV, Section 7, Table 4.4).

Presently on the premises is a non-conforming two-family detached dwelling. The property is located in a RG-5 (Residence, General) zoning district. The applicant seeks to renovate the structure, adding a full third story and converting it into a three-family detached dwelling, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
1103 Main Street (MBL 08-030-00002)

New York Capital Investment Group, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-093):

Special Permit: To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Presently on the premises is a non-conforming commercial structure that includes retail and motor vehicle service and sales uses. The property is located within an BG-2.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-E). The applicant seeks to demolish the existing structure and construct a car wash with associated site improvements.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
1 (aka 3) Brussels Street (MBL 07-051-00007)

Valk Properties Two, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-095):

Amendment to

Special Permit: To allow a self-storage use in a ML-2.0 zone (Article IV, Section 2, Table 4.1, Business Use #39)

Presently on the premises is a four-story warehouse building used partially for self-storage and partially for wholesale storage, along with associated surface parking. The applicant seeks to amend the previously granted special permit to allow self-storage in order to extend the self-storage use to the entirety of structure.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
119 May Street (MBL 14-026-00032)

Dombroski Kynoch Properties, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-066):

- Special Permit:** To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5).
- 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)
- Special Permit:** To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Presently on the premises is a non-conforming multi-family low-rise dwelling with a total of 4-units. The property is located in a RL-7 (Residence Limited) zoning district. The applicant seeks to retroactively permit work conducted to place fill in order to expand the parking area.

A public hearing on the application will be held on **Monday, December 5, 2022 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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