



PUBLIC HEARING NOTICE
Zoning Board of Appeals
54 Florence Street (MBL 08-005-00023)

Leonard A. Vairo applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-035):

- Special Permit:** To allow a Lodging House use (Residential Use #8) allowed only by Special Permit in an RG-5 (Residence, General) Zone (Article IV, Section 2, Table 4.1).
- Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).
- Variance:** For relief from the minimum 5,000 SF lot area requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 50 FT frontage requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 15 FT front-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 10 FT side-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum 15 FT rear-yard setback requirement for a lodging house use in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum off-street parking-space requirement for a lodging house use (Article IV, Section 7, Table 4.4)

Presently on the premises is a single-family dwelling housing Clark University students. The property is located in the RG-5 (Residence, General) zoning district. The applicant seeks to operate a lodging house on the premises.

A public hearing on the application will be held on **Monday, June 24, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: June 10 & June 17, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
112 Rodney Street (MBL 16-003-00002)

Grandx Property Management, LLC applied to the Zoning Board seeking an amendment for the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-048):

Amendment to:

- 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)
- Variance:** For relief from the minimum side-yard setback in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the parking requirements in an RG-5 Zone (Article IV, Section 4, Table 4.4)

Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to install a driveway and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 24, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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ADVERTISING DATES: June 10 & June 17, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
116 Rodney Street (MBL 16-003-00003)

Grandx Property Management, LLC applied to the Zoning Board seeking an amendment to the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-048):

Amendment to:

- 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)
- Variance:** For relief from the minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 116 Rodney Street is a vacant property, previously used for surface parking. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a three-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 24, 2024, 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://cityofworcester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
4 Fairbanks Street (MBL 10-007-09+36)

Robert Pysk applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-049):

Lot 2:

Variance: For relief from the minimum 7,000 SF lot area requirement for a three-family dwelling in an RG-5 (Residence, General) Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is an existing three-family dwelling. The property is located in the RG-5 (Residence, General) zoning district. The applicant seeks to divide the lot in two and construct a two-family dwelling on the second lot.

A public hearing on the application will be held on Monday, June 24, 2024, 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://cityofworcester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals

26, 33, & 39 Hermon Street (MBL 03-008-00009; 03-003-07 +14; 03-003-00009)

Hermon Street Development, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-050):

Variance: For relief from the minimum off-street parking-space requirement for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Presently on the premises at 33 Hermon Street is a multi-family dwelling previously permitted under the Adaptive Reuse Overlay District. Parking for the building is provided at 26 and 39 Hermon Street. The property is located in the MG-2 (Manufacturing, General) zoning district and within the AR (Adaptive Reuse) overlay district. The applicant seeks to reduce the parking requirement for a proposed multi-family dwelling at 33 Hermon Street by eliminating the off-street parking at 39 Hermon Street.

A public hearing on the application will be held on Monday, June 24, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
22 Enid Street (MBL 38-012-00134)

Juliana B. Danquah applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-051):

Amendment:

Variance: For relief from the minimum front-yard setback dimensional requirement for a single-family detached dwelling in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a single-family detached dwelling currently under construction. The property is located in an BL-1.0 (Business, Limited) zoning district. The applicant seeks an amendment to the previously granted Variance for further relief from the front-yard setback so that a proposed uncovered porch may extend further into the required front yard.

A public hearing on the application will be held on Monday, June 24, 2024, 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://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling 844-621-3956 (Access Code: 2630 362 4924). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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