



PUBLIC HEARING NOTICE
Zoning Board of Appeals
1125 Pleasant Street (MBL 40-020-00001)

Cornerstone Bank applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-052):

Variance: For relief from the minimum 10 FT front-yard setback requirement for a bank (Business Use #4) in a BL-1.0 (Business, Limited) Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a bank with a drive-thru and associated surface parking lot (Business Use #4) The property is located in the BL-1 (Business, Limited) zoning district. The applicant seeks to renovate the existing bank, reconstruct the entrance/vestibule and conduct associated site improvements.

A public hearing on the application will be held on **Monday, July 15, 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
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ADVERTISING DATES: July 1 & July 8, 2024



PUBLIC HEARING NOTICE
Zoning Board of Appeals
39 Lamartine Street (MBL 05-014-00008)

Polar Views LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-055):

Variance: For relief from the minimum 200 FT frontage requirement for a multi-family high-rise dwelling use in a BG-3 (Business, General) Zone (Article IV, Section 4, Table 4.2)

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

Presently on the premises is a vacant lot consisting mostly of gravel and asphalt. The property is located in the BG-3 (Business, General) zoning district. The applicant seeks to construct a ± 6 story, $\pm 48,613$ SF mixed-use building with $\pm 1,669$ SF of commercial space on the first floor and ± 36 units on upper floors, with subterranean parking and ground floor spaces (± 40 parking spaces in total), and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, July 15, 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
225 Shrewsbury Street (MBL 16-032-02+2A)

Lundgren Equity Partners LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-056):

Special Permit: To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Special Permit: To modify the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).

Presently on the premises is a commercial building with a variety of business uses, associated drive-through facilities, and a vacant warehouse building. The property is located within a BG-2.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD). The applicant seeks approval to demolish the existing warehouse building and drive-through facilities, construct a new ±15,370 SF building with three retail units and a new accessory two-lane drive-through, and to conduct associated site improvements.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
2 Sachem Avenue (MBL 36-024-00087)

Luciano Begnami & Debrora E. Ferreira-Begnami applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-061):

Special Permit: To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Presently on the premises is a single-family detached dwelling, recently constructed on the same foundation as the previous privileged nonconforming single-family dwelling. The property is located within an RS-7 (Residence, Single-Family) zoning district and the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks retroactive approval to construct a new detached single-family dwelling that maintains the privileged nonconformities of the previous building.

A public hearing on the application will be held on **Monday, July 15, 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
16 Carver Street (MBL 17-010-48+50)

YJ Properties LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-057):

Lot 129A:

- Variance:** For relief from the minimum 4,000 SF lot area requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 35 FT frontage requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 8 FT side-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 20 FT rear-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

Lot 129B:

- Variance:** For relief from the minimum 4,000 SF lot area requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 35 FT frontage requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 8 FT side-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 20 FT rear-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

Lot 130:

- Variance:** For relief from the minimum 9,000 SF lot area requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 75 FT frontage requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum 8 FT side-yard setback requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum off-street parking space requirement for a three-family dwelling use (Article IV, Section 7, Table 4.4)
- Special Permit:** To modify the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).
- Special Permit:** To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Presently on the premises is a three-family detached dwelling. The property is located within a RL-7 (Residence, Limited) zoning district, The applicant seeks to divide the lot into three lots (129A, 129B and



The City of
WORCESTER

Zoning Board of Appeals

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
Anthony Dell'Aera
George Cortes
Eric Torkornoo
Nathan Sabo, Alternate Member
Shannon Campaniello, Alternate Member

130) and construct a semi-detached single-family dwelling on proposed lots 129A & 129B, with the three-family dwelling to remain on lot 130.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
45 Cedar Street (MBL 02-046-0055A)

Mar Vista Management LLC, Trustee of the Forty-Five Cedar Street Worcester Realty Trust applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-059):

- Variance:** For relief from the minimum 200 FT frontage requirement for a multi-family low-rise dwelling in a BO-1.0 (Business, Office) zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum off-street parking space requirement for a multi-family dwelling use (Article IV, Section 7, Table 4.4)
- Special Permit:** To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)
- Special Permit:** To modify the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).
- Special Permit:** To allow a multi-family low-rise dwelling in the RL-7 (Residence, Limited) Zone (Residential Use #11) (Article IV, Section 2, Table 4.1)

Presently on the premises is a three-story building, most recently used by Becker College. The property is located primarily within a BO-1.0 (Business, Office) zoning district and partially within the RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the structure to a ± 7 unit, multi-family low-rise dwelling, demolish the existing garage, reconfigure the existing parking area to provide 3 on-site parking spaces and conduct associated site improvements.

A public hearing on the application will be held on **Monday, July 15, 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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