



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

PUBLIC HEARING NOTICE
Zoning Board of Appeals
17 Montclair Drive (MBL 21-11B-00035)

Adnan and Shpresa Paloja applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-095):

Special Permit: To allow placement of fill/earth excavation. (Article IV, Section 5)

Presently on the premises is a single-family detached dwelling with associated fill. The property is in an RS-10 (Residence, Single Family) zoning district. The applicants seek partially retroactive approval to place fill and regrade their backyard.

A public hearing on the application will be held on Monday, **September 16, 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: August 30 & September 6, 2024



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PUBLIC HEARING NOTICE
Zoning Board of Appeals
29 Tennyson Street (MBL 29-011-00010)

Ayad and Yosra Sharif applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-081):

Lot 1 (Existing):

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

Lot 2 (Proposed):

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

Presently on the premises is a single-family home. The property is located in the RS-7 (Residence, Single Family) zoning district. The applicant seeks to divide the property into two lots and construct a single-family detached dwelling on the second lot.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
15 Gardner Street (MBL 06-035-00022)

Fifteen Gardner Worcester, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2024-078):

- Variance:** For relief from the minimum frontage dimensional requirement for a high-rise, multi-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).
- Variance** For relief from the minimum lot area dimensional requirement for a high-rise, multi-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum off-street parking requirements for a high-rise, multi-family dwelling (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).

Presently on the premises is a vacant lot. The property is located in the RG-5 (Residence, General) zoning district. The applicant seeks to construct a ± 4 -story, ± 8 unit high-rise multi-family detached dwelling, ± 9 surface parking spaces and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, September 16, 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
17-19 (Lot 27R & Lot 28R) Pocasset Avenue (MBL 36-025-27+28)

Amy Mae Denning applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-084):

Lot 27R

Variance: For relief from the minimum lot area requirement for a semi-detached single-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Lot 28R

Variance: For relief from the minimum lot area requirement for a semi-detached single-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Presently on the premises is a two-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks approval to establish a zero-lot line dividing the existing two-family, thereby creating two lots, each with one semi-detached single-family dwelling (duplex).

A public hearing on the application will be held on **Monday, September 16, 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
36 Fifth Avenue (MBL 10-030-00049)

Robert Puntieri applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-072):

- Variance:** For relief from the minimum lot area requirement for a low-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum off-street parking requirements for a low-rise, multi-family use (Article IV, Section 7, Table 4.4).
- Variance:** For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)
- 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 garage and an asphalt driveway. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a low-rise, multifamily dwelling with ± 4 units, expand the driveway to provide additional parking, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, September 16, 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
36 Butler Street (MBL 10-043-00012)

GM Properties LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-077):

Lot A:

Variance: For relief from the minimum off-street parking requirements for a two-family detached dwelling (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).

Lot B:

Variance: For relief from the minimum lot area requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

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

Special Permit: To allow a single-family attached dwelling use in an RL-7 Zone (Article IV, Section 2, Table 4.1, Single-family attached dwelling, Residential Use #12).

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 2-story structure, previously operated as a funeral home, a garage, and an asphalt driveway. The property is located in an RL-7 (Residence, General) zoning district. The applicant seeks to divide the existing parcel into Lot A and Lot B. Lot A will contain the existing building, which is proposed to be converted into a two-family dwelling. On Lot B, the applicant seeks to construct two single-family attached townhouse-style buildings with ± 9 total units, ± 22 parking spaces, to reconfigure the drive aisles, and to conduct associated site improvements.

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