



The City of Worcester

Zoning Board of Appeals

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

PUBLIC HEARING NOTICE
Zoning Board of Appeals
9 & 13 Elton Street (MBL 17-038-23+24; -25+26)

Anthony Bianco applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-089):

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).

Presently on the premises is a vacant lot. The property is located partially in an RL-7 (Residence, Limited) zoning district and partially in an RS-7 (Residence, Single Family) zoning district. The petitioner seeks to construct a single-family attached dwelling (townhouse style) with a total of three units, with two driveways and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 28, 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.

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: October 11, 2024 & October 18, 2024



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PUBLIC HEARING NOTICE Zoning Board of Appeals 37 Greendale Avenue (MBL 12-018-03A+4)

Ihor Lukasevych applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-091):

Lot 32 (Proposed):

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

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

Lot 33 (Existing):

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

Presently on the premises is a single-family detached dwelling with an accessory garage. The property is located in the RL-7 (Residence, Limited) zoning district. The applicant seeks to demolish the garage, divide the lot and construct a two-family detached dwelling on the proposed Lot 32, and to conduct associated site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **99 Stafford Street (MBL 15-029-00001)**

Chick-fil-A, Inc. applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-093):

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 Food service (drive-through) use in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6).

Presently on the premises is a 1-story, ±14,853 SF structure, previously operated as a retail pharmacy with a drive-through and existing surface parking. The property is located in an ML-2.0 (Manufacturing, Limited) zoning district. The applicant seeks to raze the existing structure and construct a ±5,331 SF food service restaurant with a drive-through, consisting of two lanes with a canopy, reconfigure parking and access to the site from Stafford Street and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 28, 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

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **194 (aka 196) Park Avenue (MBL 11-006-0012A)**

194 Park Avenue LLC applied to the Zoning Board seeking a six-month extension of time for the following relief previously approved by the Board (ZB-2024-095):

Extension of Time:

Variance: For relief from the minimum parking requirements for a food-service use (Article IV, Section 7, Table 4.4)

Presently on the premises is a ±9,000 SF multi-tenant commercial structure with a mix of food service, personal service, and retail uses and ±50 surface parking spaces. The property is located in a BL-1.0 (Business, Limited) and RS-7 (Residence, Single-Family) zoning districts. The applicant seeks a six-month extension of time of the previously approved relief (ZB-2023-090) in order to operate a food-service establishment, with alcohol, within a ±3,000 SF portion of the premises.

A public hearing on the application will be held on **Monday, October 28, 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**

34 Eskow Road & 224 Southwest Cutoff (MBL 34-032-00015 & 34-034-0001)

CarMax Auto Superstores, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-087):

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 Auction House (Manufacturing Use #2) in an ML-2.0 and MG-2.0 zoning district.

Presently on the premises is a vacant lot with a gravel/dirt driveway running from Eskow Road to the eastern portion of the site and connecting to Balis Road at the north. The property is located in a RS-7 (Residence, Single-Family), ML-0.5 (Manufacturing, Limited) and MG-2.0 (Manufacturing, General). The applicant seeks to construct a $\pm 7,125$ SF Auction House, a ± 117 space parking lot for employees/public use, a $\pm 255,089$ SF display lot and to conduct associated site improvements, including retaining walls, a detention pond, etc.

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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)
- Variance:** For relief from the minimum exterior side yard setback dimensional requirement for a multi-family high-rise dwelling in a BG-3 (Business, General) zone that abuts a residential district (Article IV, Section 4, Table 4.2, Note 9).

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, $\pm 52,571$ SF mixed-use building including $\pm 1,669$ SF of commercial space on the first floor and ± 33 units on upper floors, with subterranean parking and ground floor spaces (± 40 parking spaces in total), and to conduct associated site improvements.

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