



# The City of Worcester

Zoning Board of Appeals

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

## PUBLIC HEARING NOTICE

### Zoning Board of Appeals

**274, 284, 290 Franklin Street; 1, 14, 23 Hygeia Street; 25, 33, 48, 45 Arctic Street; 2 Keese Street; 0 Grafton Street (MBL 04-015-17+24, -00003, -0003A, -00013, -00014, 04-015-00004,-00023,-00015,-00016, -00005, 04-014-2A+3B)**

Goventure Capital Group, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-097):

**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).

**Variance:** For relief from the minimum off-street parking requirements (Article IX, Section 7, Table 9.1)

Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets. The property is located partially in a BG-3.0 (Business, General) zone, partially in an MG-2.0 (Manufacturing, General) zone, and within the DSOD (Downtown/Blackstone Canal Sign Overlay District) and CCOD-E (Commercial Corridor Overlay Districts – Elsewhere) overlay zoning districts. The applicant seeks to construct a ±364-unit high-rise, multi-family dwelling, ±361 surface parking spaces and to conduct associated site work.

A public hearing on the application will be held on **Monday, December 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://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.

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**ADVERTISING DATES:** December 2, 2024 & December 9, 2024



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## PUBLIC HEARING NOTICE Zoning Board of Appeals 54 & 58 Airlie Street (MBL 12-018-00026)

Teresa Persson applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-103):

### *Parcel A*

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

### *Parcel B*

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

Presently on the premises are two three-family dwellings. The property is located in the RG-5 (Residence, General) zoning district. The applicant seeks to divide the existing lot into two lots so that each three-family dwelling may be separately owned.

A public hearing on the application will be held on **Monday, December 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** **736 Pleasant Street (MBL 24-026-00002)**

Joseph Losapio and Charlotte Losapio applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-104):

**Special Permit:** To allow a residential conversion from a single-family dwelling to a two-family dwelling in an RL-7 zone (Article IV, Section 9).

Presently on the premises is a single-family dwelling with a professional office space on the first floor. The property is located in the RL-7 (Residence, Limited) zoning district. The applicant seeks to convert the professional office space within the property and create a two-family dwelling.

A public hearing on the application will be held on **Monday, December 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://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** **60 Wall Street (MBL 04-011-09+10)**

Polar Views LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-105):

**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 in an RG-5 (Residence, General) zoning district. The applicant seeks to construct 4 single-family attached dwellings and conduct associated site work at 60 Wall Street along with improving the Montreal Street frontage from Wall Street to Oakham Street.

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

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## **PUBLIC HEARING NOTICE** **Zoning Board of Appeals** **8 Standish Street (MBL 18-022-0011A)**

Laurance Aulo applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-106):

**Special Permit:** To extend, alter or change a privileged pre-existing, nonconforming structure. (Article XVI, Section 4.D).

Presently on the premises is a single-family dwelling with an attached garage. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to raze the current garage and build a new garage with a bedroom and bathroom on the second floor and to conduct associated site work.

A public hearing on the application will be held on **Monday, December 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://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**

### **120 Washington Street (aka proposed Lot C on the corner of Green Street & Spruce Street)** **(MBL 05-005-00003A)**

Rossi Development LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-108):

**Variance:** For relief from the minimum front yard setback requirement for uses with ground-floor residences in the CCOD-D (Article IX, Section 6.A)

Presently on the premises is a vacant lot. The property is located in the BG-6.0 (Business, General) zoning district, within the CCOD-D (Commercial Corridor Overlay Districts – Downtown Subarea) and within the DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay zoning districts. The applicant seeks to construct a 5-story mixed-use building with ±46 studio apartments, approximately ±1,509 SF ground floor commercial and/or retail unit and to conduct associated site work.

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

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## **PUBLIC HEARING NOTICE** **Zoning Board of Appeals** **267 Lincoln Street (MBL 09-013-00002)**

Lara Deli and Grocery applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-109):

*Amendment:*

**Special Permit:** To allow a food-service use (including consumption/sale of alcoholic beverages) and/or providing dancing and/or entertaining in a BL-1.0 and IN-H zone (Article IV, Section 2, Table 4.2, Business Use #8)

**Variance:** For relief from the minimum off-street parking requirements (Article IV, Section 7, Table 4.4)

Presently on the premises is a commercial building with two units including a retail (smoke shop) use in one unit and a hookah bar in the other unit, previously approved for a Special Permit to allow a food-service use with alcohol/entertainment. The property is split zoned located in each a BL-1.0 (Business, Limited) and an IN-H (Institutional, Medical) zoning district. The applicant seeks to amend the prior decision to increase the permitted occupancy of the establishment and reduce the minimum required off-street parking.

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