



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Zoning Board of Appeals
455 Main Street
P | 508-799-1400 F | 508-799-1406
Planning@worcesterma.gov
www.worcesterma.gov

PUBLIC HEARING NOTICE **Zoning Board of Appeals** **23 Lorenzo Street "Lots 2A & 2B" (MBL 38-010-00188)**

Guillermo Garcia applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-009):

Lot 2B

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

Presently on the premises is a vacant lot with a sewer easement. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks relief to divide the property into two lots and construct a single-family semi-detached dwelling (aka duplex) and make associated site improvements.

A public hearing on the application will be held on **Monday, January 27, 2025, 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 Huron Avenue (MBL 46-021-78+80)**

Happy Hen Properties, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-013):

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

Presently on the premises is a vacant lot. The property is located in an RS-7 (Residential Single Family) zoning district. The applicant seeks to construct a single-family dwelling on lot 1.

A public hearing on the application will be held on **Monday, January 27, 2025, 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**

67 & 69 Tacoma Street (aka Lot 5) (MBL 52-004-00001; 052-INX-0003H)

Trinity Curtis Phase Two Limited Partnership applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-011):

Amendment to Decision ZB-2024-009, to request the following relief:

- Variance:** For relief from the minimum parking requirement for an office use and multi-family use (Article IV, Section 4, Table 4.4)
- Variance:** For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b)
- Special Permit:** To allow a professional office use in an RG-5 zoning district (Article IV, Section 2, Table 4.1, Business Use #19)
- 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 of 67 and 69 Tacoma Street are 2 buildings, which are currently used for a public library, maintenance and equipment storage, and offices for Curtis Apartments Complex and Great Brook Valley Gardens. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to amend a previous decision to make changes to the previously proposed site layout while still proposing one mixed-use building with a public library, economic opportunity center and community rooms on the first level, accessory offices on the second level and 24 residential units on the third and fourth levels. Parking for ±36 spaces is proposed and other associated site improvements are also proposed.

A public hearing on the application will be held on **Monday, January 27, 2025, 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**

37 & 60 Great Brook Valley Avenue & a portion of 180 Constitution Avenue (aka Lots 1-4) **(MBL 052-INX-0001A; -0001G; 0003B)**

Trinity Curtis Phase Two Limited Partnership applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-012):

Amendment to Decision ZB-2024-006, to request the following relief:

Lot 1:

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 parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Lot 2:

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 front yard setback requirements for a multi-family high-rise dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum rear yard setback requirements for a multi-family high-rise dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum exterior side yard setback requirements for a multi-family high-rise dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

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

Lot 3:

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 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).

Variance: For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b)

Presently on the premises are 3 multi-family low-rise dwellings. The property is located in an RG-5 (Residence, General) zoning district and partially within the Water Resources Protection Overlay District (GP-2 and GP-3). The applicant seeks to amend a previous decision to eliminate previously proposed single-family attached dwellings and instead enlarge the 2 multi-family high-rise dwellings to contain ±126 units, realign street layouts and other related site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **119 Rodney Street (MBL 16-003-00008)**

K&S Realty Investors Inc. applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-090):

Lot 1 (Existing)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

Lot 2 (Proposed)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area requirements for a three-family dwelling (Article IV, Section 4, Table 4.2)

Variance: For relief from the maximum height requirement (stories) for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front yard setback requirements for a three-family detached dwelling in an RG-5 zone (article IV, Section 4, Table 4.2)

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 of 119 Rodney Street is a three-family detached dwelling with a three-car parking area. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a three-family detached dwelling on Lot 2 with a parking area to include ±6 parking spaces and to conduct associated site work.

A public hearing on the application will be held on **Monday, January 27, 2025, 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

24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (MBL 34-010-00004)

JAE Wor, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-004):

Lot 3A

Variance: For relief from the minimum front yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Amendment:

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

Lot 3B:

Variance: For relief from the minimum front yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Amendment:

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

Presently on the premises are two partially constructed single-family semi-detached dwellings (one duplex). The property is located in the RL-7 (Residence, Limited) zoning district. The applicant seeks to complete construction of the single-family semi-detached dwellings.

A public hearing on the application will be held on **Monday, January 27, 2025, 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** **640 Franklin Street (MBL 19-009-0018B)**

Joseph G. Haddad/Haddad Enterprises, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-080):

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

Presently on the premises is a 3-bay garage, a landscaping business, vehicle and material storage. The property is split zoned between the RS-7 (Residence, Single Family) and BL-1.0 (Business, Limited) zoning districts. The applicant seeks to operate a landscaping business which is a use of a similar nature to previous uses at this location.

A public hearing on the application will be held on **Monday, January 27, 2025 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 Brandt Lane/0 Grafton Street (MBL 38-026-0003A & 38-026-00044)**

Brandt Lane Development, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-098):

- Variance:** For relief from the minimum parking requirements for a multi-family dwelling. (Article IV, Section 7, Table 4.4)
- Variance:** For relief from the minimum setback requirement for an accessory structure (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 vacant single-family dwelling and 16.9 acres of land historically used as a landfill/dumping ground. The property is located in a BG-2.0 (Business, General) zoning district. The applicant seeks to remove all existing improvements, clean the landfill area, and construct one mixed-use 4-story building and four 4-story multi-family apartment buildings with amenities, parking and associated site improvements. Overall, the proposal includes ±491 dwelling units, ±793 surface and garage parking spaces, ±2,089 SF of commercial space, and indoor and outdoor amenity spaces.

A public hearing on the application will be held on **Monday, January 27, 2025, 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** **19 Dixon Avenue (MBL 09-041-0010A)**

Candy Lo applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-002):

Variance: For relief from the minimum rear yard setback requirements 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 dwelling. The property is located in an RS-7 (Residence, Single Family) zoning district. The applicant seeks to demolish the existing rear deck and, in its place, construct an addition to the rear of the dwelling with an attached deck.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **18 Birch Street (MBL 08-006-00009)**

Mindy T. Nguyen applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-005):

Special Permit: To allow a residential conversion from a single-family dwelling to a two-family dwelling in an RG-5 zone. (Article IV, Section 9)

Presently on the premises is a single-family dwelling. The property is located partly in an RG-5 (Residence, General) zoning district and partly in a BG-3.0 (Business, General) zoning district. The applicant seeks to convert the single-family dwelling to a two-family dwelling.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **342 West Boylston Street (MBL 12-007-00009)**

342 West Boylston LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-006):

- Variance:** For relief from the maximum height requirement (stories+feet) for a high-rise multi-family dwelling in an BL-1.0 zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum rear yard setback requirements for a high-rise multi-family dwelling in a BL-1.0 zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)

Presently on the premises is a vacant commercial building previously used as a restaurant. The property is located in a BL-1.0 (Business, Limited) zoning district and within the Commercial Corridors Overlay District – Elsewhere (CCOD-E). The applicant seeks to raze the current building and construct a 24-unit multi-family high-rise dwelling, parking facilities, and associated site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **28 Boyden Street (MBL 26-011-00019)**

Southbridge Street Properties, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-111):

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

Presently on the premises is a single-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct an addition to the existing structure and convert the resulting building into a two-family dwelling and make associated site improvements.

A public hearing on the application will be held on **Monday, January 27, 2025, 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
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: January 13, 2025 & January 20, 2025



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Zoning Board of Appeals
455 Main Street
P | 508-799-1400 F | 508-799-1406
Planning@worcesterma.gov
www.worcesterma.gov

PUBLIC HEARING NOTICE **Zoning Board of Appeals**

0, 2 Tyson Road & 0 Burncoat Street (MBL 32-036-014A2, 32-036-01+4A, 32-036-14A1R)

M. McDermott Construction Company, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-112):

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 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 are three vacant lots. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct an attached single-family (townhouse) dwelling on each lot and make associated site improvements.

A public hearing on the application will be held on **Monday, January 27, 2025, 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**

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, January 27, 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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