



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** **42 West Mountain Street (MBL 32-001-13-1A)**

Valerie Manfon applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-071):

Special Permit: To allow motor vehicle sales, rental use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use, #15)

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 is a single-family dwelling. The property is in a BL-1.0 (Business, Limited) zoning district. The applicant seeks to allow operation of a motor vehicle sales business on the ground floor of the dwelling and continue the residential use on the upper floor.

A public hearing on the application will be held on **Monday, March 3, 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.

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.

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ADVERTISING DATES: February 17, 2025 & February 24, 2025



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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **15 Turin Road (MBL 19-022-00132)**

Bryant Babel and Stephanie Marcucci applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-020):

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 is a single-family dwelling. The property is in a RS-7 (Residence, Single Family) zoning district. The applicant seeks to construct a driveway with less than the required buffer distance from an abutting property line.

A public hearing on the application will be held on **Monday, March 3, 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** **85 Lake Ave North & 55 Mohican Road (MBL 46-003-46-48; 46-003-00047A)**

RENTAHOME, LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-021):

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 single-family dwelling. The property is in a RL-7 (Residence, Limited) zoning district. The applicant seeks to raze the current single-family dwelling and construct 4 single-family attached dwellings.

A public hearing on the application will be held on **Monday, March 3, 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** **56 May Street (MBL 06-022-00038)**

May Enterprises LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2025-001):

- Variance:** For relief from the minimum frontage requirement for a multi-family dwelling, high rise in an RG-5 zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side yard setback requirement for a multi-family dwelling, high rise 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)
- 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 vacant lot. The property is in an RG-5 (Residence, General) zoning district. The applicant seeks to construct a ± 7 -unit multi-family high rise dwelling with ± 8 parking spaces and associated site improvements.

A public hearing on the application will be held on **Monday, March 3, 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**

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-2025-022):

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 ±38 apartments, approximately ±1,770 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, March 3, 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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