

# City of Worcester

## Zoning Board of Appeals Meeting March 13, 2006

Worcester Public Library, 2 Salem Square, Saxe Room, 5:30 pm



Zoning Board of Appeals  
418 Main Street, Ste. 300  
Worcester, MA 01608

Tel: 508.799.1400  
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### Leonard Ciuffredo, Chair

Jerry Horton, Vice-Chair

Thomas Hannigan

Matthew Armendo

Morris Bergman, Alternate

David George, Alternate

### Upcoming Meetings:

March 27, 2006  
April 10, 2006  
April 24, 2006  
May 8, 2006

### DECISIONS

Decisions are typically signed at the next Zoning Board of Appeals meeting and filed the following day with the City Clerk. Once your petition is filed with the City Clerk, the petitioner must obtain a certified copy of the decision after the twenty (20) day appeal period has expired and bring that same copy to the Worcester County Registry of Deeds.

### Call to Order

Approval of the Minutes – February 27, 2006

Requests for Withdrawal/Continuance

Continued Hearings (5)

#### 1.) 38 Hooper Street (Z-06-01) Variances

Boguslaw Bialek, petitioner

RG-5 zone

Presently located on the premises is a three-family dwelling.

Petitioner seeks to re-establish the lot line between the two lots and to construct an additional three-family dwelling.

**Variance: 1,722 square feet of relief from gross dimensional requirement for Lot 19.**

**Variance: 12 feet of relief from frontage requirement for Lot 19**

**Variance: 1.5 feet of relief from front yard setback requirement for Lot 19**

**Variance: 12 feet of relief from frontage requirement for Lot 20**

**Variance: 1,722 square feet of relief from gross dimensional requirement for Lot 20.**

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#### 2.) 15 Mars Street (Z06-05) - Variances

Roger Wykes, petitioner

RG-5 zone

Presently located on the premises is a two-car garage.

Petitioner seeks to construct a single-family semi-detached dwelling.

**Variance: 1,000 square feet of relief from the gross dimensional requirement**  
**Variance: 10 feet of relief from frontage requirement**

**3.) Eunice Avenue (Z06-06) - Variance**

Marc Moran, petitioner

RS-7 zone

Presently located on the premises is a vacant lot.

Petitioner seeks to demolish an existing garage and construct a single-family dwelling.

**Variance: 703 square feet of relief from the gross dimensional requirement**

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**4.) 21 Wawecus Road – Lot 5 (Z06-14) - Variance**

Domenic Gentile, petitioner

RS-7 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling.

**Variance: 5 feet of relief from the frontage requirement**

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**5.) 21 Wawecus Road – Lot 6 (Z06-15) - Variance**

Domenic Gentile, petitioner

RS-7 zone

Presently located on the premises is vacant land.

Petitioner seeks to bring Lot 2 into compliance.

**Variance: 5 feet of relief from the frontage requirement**

## **New Hearings (9)**

### **1.) 126 Barnard Road (Z-06-28) – Variance/Special Permit**

William and Joyce McGourty, petitioners

RS-7 zone

Presently located on the premises is a single-family dwelling.

Petitioner seeks to replace the existing front porch and steps with a new farmer's porch and steps.

**Special Permit: expansion or change of a pre-existing nonconforming structure**

**Variance: 6 feet of relief from front yard setback requirement**

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### **2.) 452 Lake Avenue (Z-06-27) – Extension of Time – Variances**

Stephen Fahey, petitioner

RS-7 zone

Presently located on the premises is a three-bay garage.

Petitioner seeks to demolish the existing structure and construct a single-family dwelling with a garage under.

**Extension of Time for Variances**

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### **3.) 126 Southwest Cutoff (Z-06-30) Extension of Time-Special Permit**

Prime Real Estate Associates 4, LLC, petitioner

BL-1.0 and ML-0.5 zones

Presently located on the premises is a truck terminal.

Petitioner seeks to use said premises as motor vehicle sales, rental, service and repair.

**Extension of Time for Special Permit**

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#### 4.) 123 Summer Street (Z-06-31) – Variance

Saint Vincent Hospital, petitioner

BG-6 zone

Presently located on the premises is a medical complex which includes Saint Vincent Hospital, medical offices and retail space.

Petitioner seeks to install two signs 838.5 square feet each.

**Variance: 688.5 square feet of relief from the gross dimensional requirement for each of two signs**

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#### 5.) 273-275 Mill Street (Z-06-32) – Variance

Bay State Savings Bank, petitioner

BL-1.0 zone

Presently located on the premises is a vacant retail building.

Petitioner seeks to construct a full service branch bank with drive-through service.

**Variance: 30 feet of relief from the required 180' escape lane for a drive-through**

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#### 6.) 451 Chandler Street (Z-06-39) – Special Permits

Jonathan Lapin, petitioner

RL-7 zone

Presently located on the premises is a single-family dwelling.

Petitioner seeks to convert the structure into a two-family with off-street parking spaces.

**Special Permit: residential conversion to add additional dwelling unit**  
**Special Permit: expansion or change of a pre-existing nonconforming structure**

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## 7.) 309 Park Avenue (Z-06-41) – Special Permit/Variance

309 Park LLC, petitioner

BG-6 zone

Presently located on the premises is a vacant building.

Petitioner seeks to open a restaurant with liquor license.

**Special Permit: expansion or change of a pre-existing nonconforming structure**

**Variance: relief from off-street parking requirement (22 spaces)**

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## 8.) 12 May Street (Z-06-42) – Variances

Keith Raymond, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct three single-family attached dwellings.

**Variance: 2,035 square feet of relief from gross dimensional requirement**

**Variance: 5 feet of relief from front yard setback requirement**

**Variance: 14 feet of relief from side yard setback requirement**

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## 9.) 2 Belcourt Road (Z-06-43) – Special Permit

Anthony Lorusso, petitioner

RL-7 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct three single-family attached dwellings (townhouses) in an RL-7 zoning district.

**Special Permit: to allow single-family attached dwellings (townhouses) in an RL-7 zoning district.**

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## Other Business

## Adjournment