



Board Members

Lawrence Abramoff, *Chair*
Vadim Michajlow, *Vice-Chair*
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George Valeri
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Robert Haddon, *Alternate Member*
Thomas Dillon, *Alternate Member*

Contacting the Board's Office
Division of Planning and Regulatory Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worchesterma.gov

The Zoning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

Our Mission

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen S. Rolle, Director
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Project Mgr
Michelle Smith, Senior Planner
Michael Antonellis, Planning Analyst
Susan Arena, Preservation Planner
Deborah Steele, Principal Staff Asst

Upcoming Meetings

- April 24, 2017
- May 15, 2017
- June 5, 2017
- June 26, 2017
- July 17, 2017
- August 7, 2017
- August 28, 2017

City of Worcester Zoning Board of Appeals Meeting Agenda Monday, March 27, 2017

Worcester City Hall, Levi Lincoln Chamber (3rd floor, #309), 455 Main Street, 5:30 P.M.

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

MEETING CANCELLED DUE TO LACK OF QUORUM – ALL ITEMS POSTPONED TO SPECIAL MEETING ON WEDNESDAY, APRIL 5, 2017 AT 5:30 PM, LEVI LINCOLN CHAMBERS

Unfinished Business

1. 157 Brookline Street (ZB-2016-056)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Petitioner: Daniel Ford

Present Use: Presently on the premises is an existing non-conforming single-family detached dwelling with associated site improvements.

Zone Designation: RS-7 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks retroactive approval to expand the existing non-conforming structure by constructing a deck, along with associated site work.

Public Hearing Deadline: ~~4/6/17~~, 3/27/17

2. 88 Birch Street (ZB-2016-054)

Special Permit: To allow a Lodging House use in a RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and also landscaping requirements (Article IV, Section 7)

Variance: For relief from the parking requirements for a lodging house use (Article IV, Section 7)

Variance: For relief from the front-yard setback dimensional requirement for another residential permitted use in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Gold Star Builders, Inc.

Present Use: Presently on the premises is a multi-family structure along with associated off-street parking.

Zone Designation: RG-5 (Residence, General) zoning district and partially within a BG-2.0 (Business, General) zoning district

Petition Purpose: The petitioner seeks to construct an addition to the existing structure, to convert the use into a lodging house (with a total of 28 bedrooms), and an off-street parking area, along with related site improvements.

Public Hearing Deadline: 3/27/17; CGD – Variance: ~~4/27/17~~, 2/14/17, 3/30/17

New Business

3. 525 Lincoln Street (ZB-2016-048)

Special Permit: To allow a food service drive-through use in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and also landscaping requirements (Article IV, Section 7)

Petitioner: Lincoln Street Chicken, LLC

Present Use: Presently on the premises is a vacant commercial structure located within Lincoln Plaza, along with associated off-street parking areas.

Zone Designation: BG-4.0 (Business, General) zoning district and partially within a BL-1.0 (Business, Limited) and located within the Water Resource Protection (WR(GP-3)) Overlay District

Petition Purpose: The petitioner seeks to demolish the existing vacant commercial structure and construct a food-service establishment, which includes a drive-through, along with associated site improvements and modifications to the parking layout.

Public Hearing Deadline: ~~2/28/17~~, 3/27/17

4. 73 Timrod Drive (ZB-2016-067)

Variance: For relief from the accessory structure setback dimensional requirements in a residential district (Article IV, Section 8, B. 10)

Variance: For relief from the side-yard setback dimensional requirement for a single-family dwelling in a RL-7 zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Filip Bode

Present Use: Presently on the premises is a single-family detached dwelling, and associated site improvements.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant is seeking retroactive approval to construct a carport along with associated site improvements.

Public Hearing Deadline: 5/25/17

Constructive Grant Deadline – Variance: 4/20/17

5. 22 Newbury Street (ZB-2017-003)

Special Permit: To allow a recreational/service facility (non-profit) in a RG-5 Zone (Article IV, Section 2, Table 4.1, General Use #18)

Petitioner: Worcester Common Ground

Present Use: Presently located on the premises is a vacant lot.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to construct a community park and garden, along with related site work and amenities.

Public Hearing Deadline: 3/28/17

6. 0 (formerly part of 78) Upland Street (ZB-2017-005)

Special Permit: To allow single-family attached dwellings in a RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Variance: For relief from the frontage dimensional requirement for single-family attached dwellings in a RL-7 Zone (Article IV, Section 7, Table 4.4)

Variance: For relief from the lot area dimensional requirement for single-family attached dwellings in a RL-7 Zone (Article IV, Section 7, Table 4.4)

Petitioner: Mary E. O'Neil & Robert D. O'Neil, Jr.

Present Use: Presently on the property is an existing vacant lot

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to construct three single family attached structures - for a total of 14 dwelling units - along with related parking and site work.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

7. 271A Harrington Way (ZB-2017-006)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use to a use of a similar nature (Article XVI, Section 4)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

Variance: For relief from the parking requirements (Article IV, Section 7, Table 4.4)

Petitioner: Annina Verdini

Present Use: Presently on the premises is an existing non-conforming structure, formerly used as a warehouse and retail space along with associated site improvements and parking.

Zone Designation: RS-7 (Residence, Single-family) zoning district

Petition Purpose: The applicant seeks to use the premises for a sheet metal fabrication business, along with related warehousing and storage, and associated site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

8. 688 Pleasant Street (ZB-2017-008)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)

Variance: For relief from the parking requirements (Article IV, Section 7, Table 4.4)

Petitioner: Murray & Murray, LLP

Present Use: Presently on the premises is an existing non-conforming structure, used as a professional office space associated with chiropractor's office with a residential dwelling unit on the second floor, along with associated site improvements and parking

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to convert the existing professional office space into a law office use, with a residential dwelling on the second floor, along with associated site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

9. 26 McKinley Road (ZB-2017-007)

26 (aka Lot 1) McKinley Road (Existing):

Variance: For relief from the side-yard setback dimensional requirements for a two-family dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Variance: For relief from the lot area dimensional requirement for a two-family dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Lot 2B (Proposed):

Variance: For relief from the frontage dimensional requirement for a single-family semi-detached dwelling in an RG-5 zone (Article IV, Section 7, Table 4.4)

Petitioner: KLA Holdings, LLC

Present Use: Presently on the premises at 26 McKinley Road (aka Lot 1) is an existing non-conforming two-family detached structure along with associated site improvements and located on Lot 2 (A & B) is a vacant lot.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to construct a single-family semi-detached dwelling (duplex) on the undeveloped lot (Lots 2A & 2B), along with associated parking and site improvements, with no changes proposed to the existing two-family structure located at 26 (aka Lot 1) McKinley Road other than associated parking and site improvements.

Public Hearing Deadline: 3/30/17

Constructive Grant Deadline – Variance: 5/4/17

10. 649 Plantation Street (ZB-2017-002)

Special Permit: To allow a Lodging House in a RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Variance: For relief from the side-yard setback dimensional requirement for an “other residential permitted use” in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front-yard setback dimensional requirement for an “other residential permitted use” in a RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Jordan Frazier, of F.M.L. Wealth, LLC

Present Use: Presently on the property is an existing non-conforming single-family detached structure, along with associated site improvements.

Zone Designation: RG-5 (Residence, General) zoning district and within the Water Resources Protection Overlay District (WR(GP-2))

Petition Purpose: The applicant seeks to construct a ~2,280 SF, 3-story, addition to the existing structure, and to convert the structure to a lodging house use, for a total of 24 beds, along with related site improvements and off-street parking.

Public Hearing Deadline: 3/27/17

Constructive Grant Deadline – Variance: ~~4/30/17~~, 5/21/17

11. 253-261 Lincoln Street (ZB-2017-004)

- Variance:** For relief from the frontage dimensional requirement for a residential use in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
- Variance:** For relief from the front-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
- Variance:** For relief from the side-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
- Variance:** For relief from the rear-yard setback dimensional requirements in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
- Variance:** For relief from the open space dimensional requirements for a new residential use in a BL-1.0 zone (Article IV, Section 7, Table 4.2)
- Variance:** For relief from the parking requirements (Article IV, Section 7, Table 4.4)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)
- Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
- Petitioner: Huy Nguyen
- Present Use: Presently on the premises is an existing non-conforming commercial structure, used as a package store, with associated parking and site improvements.
- Zone Designation: BL-1.0 (Business, Limited) and RG-5 (Residence, General) zoning districts
- Petition Purpose: The applicant seeks to construct an addition, in order to add six-dwelling units above the existing commercial space and expand the first floor, and conduct modifications to the parking area along with related site improvements.

Public Hearing Deadline: 4/22/17

Constructive Grant Deadline – Variance: 5/27/17

12. 102 & 104 Merrick Street (ZB-2017-009)

- Special Permit:** To allow a multi-family (low-rise) dwelling in a RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #11)
- Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)
- Variance:** For relief from the lot area dimensional requirement for multi-family dwelling in a RL-7 zone (Article IV, Section 7, Table 4.2)
- Petitioner: Multi Family Realty, LLC
- Present Use: Presently located on the premises is a pre-existing non-conforming multi-family low-rise dwelling with a total of 5 dwelling units, along with associated site improvements.
- Zone Designation: RL-7 (Residence, Limited) zoning district
- Petition Purpose: The applicant seeks to add an additional dwelling unit (for a total of 6 dwelling units) to the existing structure and re-configure site access and parking, along with related site work and exterior improvements.

Public Hearing Deadline: 4/12/17

Constructive Grant Deadline – Variance: 5/17/17

13. 1 & 2 Agrand Street, 207, 223 & 241 Greenwood Street (ZB-2017-010)

Variance: For relief from the rear-yard setback dimensional requirement for a structure in a MG-2.0 zone (Article IV, Section 4, Table 4.2)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming use/structure (Article XVI, Section 4)

Petitioner: Rand-Whitney Container, LLC, Agrand Realty, LLC, and 207 Greenwood Street, LLC

Present Use: Presently on the premises are two pre-existing non-conforming manufacturing structures, used for warehousing and manufacturing purposes, along with associated parking and loading areas and site improvements.

Zone Designation: MG-2.0 (Manufacturing, General), ML-0.5 (Manufacturing, Limited), RS-7 (Residence, Single Family) & RL-7 (Residence, Limited) zoning districts

Petition Purpose: The applicant seeks to construct a ~60,000 SF addition to one of the existing structures, to create a new access driveway, and to re-configure and expand the existing parking and traffic circulation areas, along with related site work.

Public Hearing Deadline: 4/20/17

Constructive Grant Deadline – Variance: 5/25/17

14. 5 (aka 27) Shrewsbury Street (ZB-2017-011)

Special Permit: To allow an automobile refueling station in a MG-2.0 zone (Article IV, Section 2, Table 4.1, Business Use #17)

Petitioner: Washington Retro Realty, LLC

Present Use: Presently on the premises is a pre-existing non-conforming automobile re-fueling station, and associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district and with the Union Station View Corridor Sign Overlay District

Petition Purpose: The applicant seeks to add a retail-component to the existing use, along with associated site improvements.

Public Hearing Deadline: 4/20/17

Other Business

15. Communications

16. Signing of Decisions from prior meetings

Adjournment