



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, March 16, 2020

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street at 5:30 PM

Board Members

Joseph Wanat, *Chair*
Andrew Freilich, *Vice-Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

The Zoning Board of Appeals 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.

Our Mission

Planning & Regulatory Services
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Gabrielle Weiss, Senior Planner
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

April 6, 2020
April 27, 2020
May 11, 2020
June 1, 2020
June 22, 2020
July 13, 2020
August 3, 2020
August 24, 2020
September 14, 2020
October 19, 2020
November 9, 2020
November 30, 2020
December 21, 2020

Board Site Views

Call to Order – 5:30 PM

Meeting Canceled -

All Items Postponed to 4/6/2020

Approval of the Minutes - 1/14/19, 2/25/19, 3/18/19, 4/8/19, 4/29/19, 5/20/19, 6/10/19, 7/1/19, 7/22/19, 8/12/19, 9/9/19, 10/7/19, 10/28/19; 1/13/20; 2/3/20; 2/24/20

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business

1. 0 Roslyn Road (aka Lot 2 or 37A & B Belcourt Road) & 39 (aka Lot 1) Belcourt Road (MBL 46-009-368-A & -00368)(ZB-2019-065)

Variance: For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)

Petitioner: Tony Nguyen of Worcester Affordable Housing Trust

Present Use: Presently on the premises at 39 Belcourt Road (Lot 1) is a single-family dwelling and on proposed Lot 2 is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a two-family detached dwelling and conduct related site work on proposed Lot 2.

Hearing Opened: 1/13/2020; **Constructive Grant Deadline:** 4/7/2020

New Business

2. 33 Dominion Road (MBL 46-006-00180) (ZB-2019-011)

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

Petitioner: Silver Tree Realty, LLC

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

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

Petition Purpose: The applicant seeks to construct a single-family attached dwelling (with a total of 3 dwelling units), and to conduct associated site work.

Public Hearing Deadline: 3/16/2020; **Constructive Grant Deadline:** TBD

New Business

3. 14 (aka Lots 1 & 2) Wendover Road (MBL 49-016-00014) (ZB-2020-016)

Lot 2 Wendover Road (Proposed):

Variance: For relief from the minimum frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Joshua & Aura Hernandez

Present Use: Presently on the premises at 14 Wendover Road (aka proposed Lot 1) is an existing, single-family detached dwelling, proposed Lot 2 is vacant, and on both proposed Lot 1 and proposed Lot 2 is a driveway.

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

Petition Purpose: The applicant seeks to divide the existing lot into two, with the existing dwelling at 14 Wendover Road to remain, demolish the existing driveway, and construct a single-family detached dwelling on proposed Lot 2, along with related site work.

Public Hearing Deadline: 4/16/2020; Constructive Grant Deadline: 5/21/2020

4. 55 Greencourt Street (MBL 35-015-0003) (ZB-2020-018)

Variance: For relief from the minimum lot area dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Luigi DiGioia

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

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

Petition Purpose: The applicant seeks to construct a single-family detached dwelling and conduct related site work.

Public Hearing Deadline: 4/16/2020; Constructive Grant Deadline: 5/21/2020

5. 5 (aka Lots 5A & 5B) Reeves Street (MBL 10-024-00022) (ZB-2020-020)

Proposed Lot 5A Reeves Street:

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

Proposed Lot 5B Reeves Street:

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

Petitioner: Michelle M. and David D. Hutchins, Sr.

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

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

Petition Purpose: The applicant seeks to construct a single-family semi-detached (aka duplex) dwelling (with a total of 2 dwelling units), and conduct related site work.

Public Hearing Deadline: 4/19/2020; Constructive Grant Deadline: 5/24/2020

Other Business

- 6. Communications**
- 7. Review & Approval of the Draft 2021 Schedule of Meeting Dates and Filing Deadlines**
- 8. Discussion of Board Policies and Procedures**
- 9. Signing of Decisions (from prior meetings)**

Adjournment