



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, October 28, 2024, at 5:30 PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street

### Board Members

Russell Karlstad, *Chair*  
Jordan Berg Powers, *Vice Chair*  
George Cortes  
Eric Torkornoo  
Nathan Sabo, *Alternate Member*  
Shannon Campaniello, *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](mailto: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 all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerzasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

### Division Staff

Michelle Smith, ACDO  
Victor Panak, Chief Planner  
Eric Flint, Conservation Planner  
Mattie VandenBoom, Assistant Conservation Agent  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Senior Planner  
Olivia Holden, Planning Analyst  
Amy Beth Laythe, Planning Analyst  
Lisa Nguyen, Staff Assistant II  
Jorjette Lewis Tyndale, Administrative Assistant

### Upcoming Meetings

November 25, 2024  
December 16, 2024  
January 6, 2025  
January 27, 2025  
February 10, 2025  
March 3, 2025  
March 24, 2025

This Worcester Zoning Board of Appeals meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer <https://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

*Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.*

Application materials may be viewed online at: [www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals](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, Monday-Friday.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit **written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440

### Call to Order – 5:30 pm

### Requests for Continuances, Extensions, Postponements, & Withdrawals

#### Old Business – Public Hearings

#### 1. 39 Lamartine Street (ZB-2024-055)

**Variance:** For relief from the minimum 200 FT frontage requirement for a multi-family high-rise dwelling use in a BG-3 (Business, General) Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum off-street parking space requirement for a multi-family dwelling and retail use (Article IV, Section 7, Table 4.4)

**Variance:** For relief from the minimum exterior side yard setback dimensional requirement for a multi-family high-rise dwelling in a BG-3 (Business, General) zone that abuts a residential district (Article IV, Section 4, Table 4.2, Note 9).

**Petitioner:** Polar Views LLC

**Present Use:** Presently on the premises is a vacant lot consisting mostly of gravel and asphalt

**Zone Designation:** BG-3 (Business, General) zoning district

**Petition Purpose:** The applicant seeks to construct a ±6 story, ±52,571 SF mixed-use building with ±1,669 SF of commercial space on the first floor and ±33 units on upper floors, with subterranean parking and ground floor spaces (±40 parking spaces in total), and to conduct associated site improvements.

**Testimony Date** 8/5/2024 **Constructive Grant Deadline** 10/29/2024

**Old Business – Public Hearings**

**2. 10 Grosvenor Street (ZB-2024-066)**  
**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 off-street parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4).  
**Variance:** For relief from the minimum lot area dimensional requirement for a high-rise, multifamily dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum frontage requirements for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum front yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum exterior side yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum side yard setback requirement for a high-rise, multi-family dwelling in the R-5 zone (Article IV, Section 4, Table 4.2).  
Petitioner: Daniel Yarnie  
Present Use: Presently on the premises is a 2,264 SF structure, previous operated as a multi-family dwelling and as a church.  
Zone Designation: RG-5 (Residence, General) zoning district and partially in the BG-3.0 (Business, General) zoning district  
Petition Purpose: The applicant seeks to demolish all existing site improvements to construct a ±4-story, ±19,052 SF, ±12-unit multifamily dwelling and to conduct associated site improvements. The applicant is proposing 10 parking spaces to serve the dwelling, with some of them located in a surface lot, and the remainder in a cantilevered garage on the first floor of the building.  
Testimony Date: 10/07/2024 Constructive Grant Deadline 10/29/2024

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**3. 15 Gardner Street (ZB-2024-078)**  
**Variance:** For relief from the minimum frontage dimensional requirement for a high-rise, multi-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum lot area dimensional requirement for a high-rise, multi-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum off-street parking requirements for a high-rise, multi-family dwelling (Article IV, Section 7, Table 4.4).  
**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).  
Petitioner: Fifteen Gardner Worcester, LLC  
Present Use: Presently on the premises is a vacant lot.  
Zone Designation: RG-5 (Residence, General) zoning district  
Petition Purpose: The applicant seeks to construct a ±4-story, ±8 unit high-rise multi-family detached dwelling, ±9 surface parking spaces and to conduct associated site improvements.  
Testimony Date: 9/16/2024 Constructive Grant Deadline 12/01/2024

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**New Business – Public Hearings**

**4. 34 Eskow Road & 224 Southwest Cutoff (ZB-2024-087)**  
**Special Permit:** To allow an Auction House (Manufacturing Use #2) in an ML-2.0 and MG-2.0 zoning district.  
**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).  
Petitioner: CarMax Auto Superstores, Inc.  
Present Use: Presently on the premises is a vacant lot with a gravel/dirt driveway running from Eskow Road to the eastern portion of the site and connecting to Balis Road at the north.  
Zone Designation: RS-7 (Residence, Single-Family), ML-0.5 (Manufacturing, Limited) and MG-2.0(Manufacturing, General).  
Petition Purpose: The applicant seeks to construct a ±7,125 SF Auction House, a ±117 space parking lot for employees/public use, a ±255,089 SF display lot and to conduct associated site improvements, including retaining walls, a detention pond, etc.  
Public Hearing Deadline: 12/12/2024      Constructive Grant Deadline: TBD

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**5. 9 & 13 Elton Street (ZB-2024-089)**  
**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).  
Petitioner: Anthony Bianco  
Present Use: Presently on the premises is a vacant lot.  
Zone Designation: RL-7 (Residence, Limited) zoning district  
Petition Purpose: The petitioner seeks to construct a single-family attached dwelling (townhouse style) with a total of three units, with two driveways and to conduct associated site improvements.  
Public Hearing Deadline: 12/13/2024      Constructive Grant Deadline: TBD

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**6. 37 Greendale Avenue (ZB-2024-091)**  
*Lot 32 (Proposed):*  
**Variance:** For relief from the minimum lot area requirement for a two-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum frontage dimensional requirement for a two-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).  
*Lot 33 (Existing):*  
**Variance:** For relief from the minimum lot area requirement for a single-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).  
**Variance:** For relief from the minimum frontage dimensional requirement for a single-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).  
Petitioner: Ihor Lukasevych  
Present Use: Presently on the premises is a single-family detached dwelling with an accessory garage.  
Zone Designation: RL-7 (Residence, Limited) zoning district  
Petition Purpose: The applicant seeks to demolish the garage, divide the lot and construct a two-family detached dwelling on the proposed Lot 32, and to conduct associated site improvements.  
Public Hearing Deadline: 12/11/2024      Constructive Grant Deadline: 1/15/2024

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**New Business – Public Hearings**

**7. 99 Stafford Street (ZB-2024-093)**

**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 Food service (drive-through) use in a ML-2.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6).

Petitioner: Chick-fil-A, Inc.

Present Use: Presently on the premises is a 1-story, ±14,853 SF structure, previously operated as a retail pharmacy with a drive-through and existing surface parking.

Zone Designation: ML-2.0 (Manufacturing, Limited) zoning district.

Petition Purpose: The applicant seeks to raze the existing structure and construct a ±5,331 SF food service restaurant with a drive-through, consisting of two lanes with a canopy, reconfigure parking and access to the site from Stafford Street and to conduct associated site improvements

Public Hearing Deadline: 12/14/24                      Constructive Grant Deadline    TBD

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**8. 194 (aka 196) Park Avenue (ZB-2024-095)**

*Extension of Time:*

**Variance:** For relief from the minimum parking requirements for a food-service use (Article IV, Section 7, Table 4.4)

Petitioner: 194 Park Avenue LLC

Present Use: Presently on the premises is a ±9,000 SF multi-tenant commercial structure with a mix of food service, personal service, and retail uses and ±50 surface parking spaces.

Zone Designation: BL-1.0 (Business, Limited) and RS-7 (Residence, Single-Family) zoning districts.

Petition Purpose: The applicant seeks a six-month extension of time of the previously approved relief (ZB-2023-090) in order to operate a food-service establishment, with alcohol, within a ±3,000 SF portion of the premises.

Public Hearing Deadline: N/A                                      Constructive Grant Deadline    N/A

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**Other Business**

**9. Communications**

**10. Approval of Minutes – 10/7/2024**

**11. Discussion of Board Policies and Procedures**

- Google Drive Transition
- Zoning Board of Appeals’ Membership

**Adjournment**