



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, November 25, 2024, at 5:30 PM

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

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Eric Torkornoo
Shannon Campaniello
Nathan Sabo, *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/

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 आ-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 nkyerases 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 Houle, Planning Analyst
Amy Beth Laythe, Planning Analyst
Lisa Nguyen, Staff Assistant II
Jorjette Lewis-Tyndale, Administrative Assistant

Upcoming Meetings

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. 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 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 or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business – Public Hearings

1. 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 RG-5 zone (Article IV, Section 4, Table 4.2).

Petitioner: Polar Views LLC

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

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 10/7/2024 Constructive Grant Deadline 12/17/2024

Old Business – Public Hearings

2. 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

Testimony Date: 10/28/24 Constructive Grant Deadline 12/17/2024

New Business – Public Hearings

3. 91 & 93 Alvarado Avenue (ZB-2024-053)

91 Avarado (Existing)

Variance: For relief from the minimum lot area dimensional requirement for a low-rise, multi-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 low-rise, multi-family dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

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

93 Alvarado (Proposed)

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

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: Specialized Property Group

Present Use: Presently on the premises is a 9-unit low-rise multi-family dwelling at 91 Alvarado Avenue and a vacant lot at 93 Alvarado Avenue; the lots are effectively merged for zoning purposes.

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

Petition Purpose: The applicant proposes no improvements to the existing structure at 91 Alvarado Avenue and seeks to construct three single-family attached dwellings (townhouses) and to conduct associated site work.

Public Hearing Deadline: 1/11/2025 Constructive Grant Deadline 2/15/2025

New Business – Public Hearings

4. 54 West Street (ZB-2024-085)

Variance: For relief from the minimum frontage dimensional requirement for a low-rise, multi-family dwelling in the BO-1.0 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)

Petitioner: Ying Rizika and Xiulan Chang

Present Use: Presently on the premises is a three-story office building.

Zone Designation: BO-1.0 (Business, Office) zoning district

Petition Purpose: The applicant seeks to convert the existing structure to a residential use with ±7 units, ±12 surface parking spaces and to conduct associated site improvements.

Public Hearing Deadline: 1/9/2025 Constructive Grant Deadline 2/13/2025

5. 60 William Street (ZB-2024-086)

Special Permit: To allow a low-rise, multi-family dwelling use in an RL-7 zone (Article IV, Section 2, Table 4.1, Multi-family dwelling, low rise, Residential Use #11).

Variance: For relief from the minimum lot area requirement for a low-rise, multi-family dwelling in the RL-7 zones (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)

Petitioner: Daniel Rizika

Present Use: Presently on the premises is a ±2 ½ story office building

Zone Designation: RL-7 (Residence, Limited) and BO-1.0 (Business, Office) zoning districts

Petition Purpose: The applicant seeks to renovate and convert the existing structure to a low-rise, multi-family dwelling with ±8 units, ±4 parking spaces and to conduct associated site improvements.

Public Hearing Deadline: 1/9/2025 Constructive Grant Deadline 2/13/2025

6. 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) zoning districts.

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

New Business – Public Hearings

7. 119 Rodney Street (ZB-2024-090)

Lot 1 (Existing)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

Lot 2 (Proposed)

Variance: For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

Variance: For relief from the maximum height requirement (stories) for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front yard setback requirements for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

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: K&S Realty Investors Inc.

Present Use: Presently on the premises is a three-family detached dwelling with a three-car parking area.

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

Petition Purpose: The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a three-family detached dwelling on Lot 2 with a parking area to include ± 6 parking spaces and to conduct associated site work.

Public Hearing Deadline: 1/9/2025

Constructive Grant Deadline

2/13/2025

8. 274, 284, 290 Franklin Street; 1, 14, 23 Hygeia Street; 25, 33, 48, 45 Arctic Street; 2 Keese Street; 0 Grafton Street (ZB-2024-097)

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: Goventure Capital Group, LLC

Present Use: Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets.

Zone Designation: BG-3.0 (Business, General), MG-2.0 (Manufacturing, General) zoning districts, and within the DSOD (Downtown/Blackstone Canal Sign Overlay District) and CCOD-E (Commercial Corridor Overlay Districts – Elsewhere) overlay zoning districts

Petition Purpose: The applicant seeks to construct a ± 364 -unit high-rise, multi-family dwelling, ± 361 surface parking spaces and to conduct associated site work.

Public Hearing Deadline: 1/9/2025

Constructive Grant Deadline:

TBD

New Business – Public Hearings

9. 7 Oak Street (ZB-2024-099)

Amendment to:

Special Permit: To allow a lodging house in an BO-1.0 zone (Article IV, Section 2, Table 4.1, Residential Use #8).

Petitioner: GGT 1 LLC

Present Use: Presently on the premises is a previously approved lodging house.

Zone Designation: BO-1.0 (Business, Office) zoning district and within the Elm Park Local Historic District.

Petition Purpose: The applicant seeks to amend the operator of the lodging house decision condition from item ZB-2018-051 and make no changes to the other decision conditions or the subject property.

Public Hearing Deadline: 1/9/2025 Constructive Grant Deadline: TBD

10. 494 Lincoln Street (ZB-2024-100)

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-thru) use in a BG-4.0 zoning district. (Article IV, Section 2, Table 4.1, Food Service (drive-thru), Business Use #6)

Special Permit: To allow dimensional relief for accessory signs. (Article IV, Section 6.J.1.a)

Petitioner: Raising Cane’s Restaurants, LLC

Present Use: Presently on the premises is a vacant commercial restaurant structure with a surface parking lot.

Zone Designation: BG-4.0 (Business, General) zoning district and is within the Water Resources Protection Overlay District (GP-3).

Petition Purpose: The applicant seeks to construct a new ±3447 SF restaurant with a two-lane drive thru, ±40 surface parking spaces and to conduct associated site work.

Public Hearing Deadline: 1/9/2025 Constructive Grant Deadline: TBD

Other Business

9. Communications

10. Approval of Minutes – 10/7/2024

11. Discussion of Board Policies and Procedures

a) **CPTC Webinars/Professional Development Training for Board members –**

- Introduction to the Subdivision Control Law & ANR, December 3, 2024, 5:30PM
- Roles and Responsibilities of Planning and Zoning Boards, December 17, 2024, 5:30 PM
- Special Permits and Variances, January 8, 2025, 5:30PM
- Writing Reasonable & Defensible Decisions, Monday, January 13, 2025, 6:00PM

12. Adjournment