



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Zoning Board of Appeals
455 Main Street
P | 508-799-1400 F | 508-799-1406
Planning@worcesterma.gov
www.worcesterma.gov

PUBLIC HEARING NOTICE **Zoning Board of Appeals** **ROW Adjacent to 692 Millbury Street (MBL RR-ROW-000PW)**

Lamar Advertising Company applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-019):

Special Permit: To allow a conversion from static to digital display for a non-conforming sign (Article IV, Section 6.L.2.)

Presently on the premises is a non-accessory freestanding billboard with traditional advertising panels. The property is split-zoned between the ML-2.0 (Manufacturing, Limited), RG-5 (Residence, General), and BL-1.0 (Business, Limited) zoning districts and is also within the Blackstone River Parkway Sign Overlay District. The applicant seeks to convert the south face of the billboard to a digital display.

A public hearing on the application will be held on **Monday, July 20, 2026, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link

<https://worcesterma.zoomgov.com/j/1604564634> and/or calling 669-254-5252 (Access Code: 160 456 4634). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services

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ADVERTISING DATES: July 6, 2026 & July 13, 2026

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **23-37 Boylston Street (aka 23 Boylston Street) (MBL 46-020-86-89)**

Premier Rental Properties LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-062):

23 Boylston Street:

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

25 Boylston Street:

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

27 Boylston Street:

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

29 Boylston Street:

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

31 Boylston Street:

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

33 Boylston Street:

Variance: For relief from the minimum frontage requirement for a single-family semi-detached dwelling use in an RS-7 zone (Article IV, Section 4, Table 4.22)

35 Boylston Street:

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

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

37 Boylston Street:

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

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

Presently on the premises are four (4) existing two-family dwellings on one lot. The property is split-zoned between the BL-1.0 (Business, Limited) and the RS-7 (Residence, Single Family) zoning districts and also is within the Water Resource Protection Overlay District (WP(GP-3)). The applicant seeks to divide the lot to create eight (8) single-family semi-detached dwellings (duplexes) each on their own lot.

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PUBLIC HEARING NOTICE Zoning Board of Appeals 6 Woburn Street (MBL 12-028-0004B)

Marcelo Barreto applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-041):

Variance: For relief from the minimum side yard setback requirement for a non-residential use in an MG-0.5 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)

Presently on the premises is a vacant lot with a small retaining wall. The property is located in the MG-0.5 (Manufacturing, General), zoning district. The applicant seeks to construct an industrial building with associated parking and site improvements.

A public hearing on the application will be held on **Monday, July 20, 2026, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **3 Mann Street (MBL 14-033-00002)**

Daniel Rameika, Jr. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-061):

Lot 1 (Existing):

Variance: For relief from the minimum frontage requirement for a residential use in an BL-1.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side yard setback requirement for a residential use in an BL-1.0 zone (Article IV, Section 4, Table 4.2).

Lot 2 (Proposed):

Variance: For relief from the minimum frontage requirement for a residential use in an BL-1.0 zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a multi-family low-rise dwelling with associated parking. The property is split-zoned between the BL-1.0 (Business, Limited) and the BG-4.0 (Business, General) zoning districts and is partially within the Floodplain Overlay District. The applicant seeks to divide the parcel in order to construct a two-family dwelling on Lot 2, create additional parking for the existing structure on Lot 1, and make associated site improvements.

A public hearing on the application will be held on **Monday, July 20, 2026, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **610 Lincoln Street (MBL 46-019-00020)**

Hasan Almaola applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-048):

Special Permit: To allow a motor vehicle/trailer/boat sales, rental use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)

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.)

Presently on the premises is a vacant commercial building with associated parking. The property is located in the BL-1.0 (Business, Limited) zoning district and is also within the Water Resource Protection Overlay District (GP-3). The applicant seeks to operate a used car dealership and make associated site improvements.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **15 Westborough Street (MBL 41-032-06+07)**

Frank Prizio applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-065):

Extension of Time:

Lot 1 (Existing)

Variance: For relief from the minimum side yard setback requirements for a two-family dwelling in an RS-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum parking requirements for a two-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).

Lot 2 (Proposed)

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

Presently on the premises is a pre-existing, non-conforming two-family dwelling, a detached garage, and associated parking. The property is located in the RS-7 (Residence, Single Family) zoning district. The applicant seeks an extension of time of the previously approved relief (ZB-2024-096) to divide the property into two lots and construct a single-family dwelling, accessory dwelling unit and associated parking on the newly created lot.

A public hearing on the application will be held on **Monday, July 20, 2026, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://worcesterma.zoomgov.com/j/1604564634> and/or calling 669-254-5252 (Access Code: 160 456 4634). Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **1 Frederick Street (MBL 01-046-00001)**

Tiffany Nguyen applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-072):

- Variance:** For relief from the minimum frontage requirements for multi-family dwelling, high-rise in an RG-5 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).
- 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).

Presently on the premises is a three-family dwelling under construction. The property is in the RG-5 (Residence, General) zoning district. The applicant seeks an extension of time of the previously approved relief (ZB-2025-003) to convert the structure to an eight (8) unit multi-family, high-rise dwelling.

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PUBLIC HEARING NOTICE **Zoning Board of Appeals** **104 Eastern Avenue (MBL 01-028-00009)**

Excellent Investments Corp. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-067):

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)

Presently on the premises is a partially paved vacant lot. The property is located in the RG-5 (Residence, General) zoning district. The applicant seeks to construct a 3-family dwelling, ±6 parking spaces, and associated site improvements.

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PUBLIC HEARING NOTICE

Zoning Board of Appeals

27-35 Chandler Street & 47-53 Irving Street (MBL 03-018-00009; -0011A; -00049)

GoVenture Capital Group, LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2026-070):

Variance: For relief from the minimum front yard setback requirement for a high-rise multi-family building in the CCOD (Article IX, Section 6. A. 1.)

Presently on the premises is a vacant lot. The property is located the BG-6.0 (Business, General) zoning district and is also within the Commercial Corridors Overlay District - Downtown (CCOD-D) and within the Downtown Sign Overlay District (DSOD). The applicant seeks to construct a 5-story, ±67,075 SF, ±74 unit multi-family high-rise dwelling with associated site improvements.

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