



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Zoning Board of Appeals

455 Main Street

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Planning@worcesterma.gov

www.worcesterma.gov

February 24, 2026

Re: Variance Application

342 WEST BOYLSTON STREET (MBL 12-00-00009) (ZB-2026-011)

PLEASE TAKE NOTICE:

At a public hearing held on February 2, 2026, the Zoning Board of Appeals **voted 5-0 to approve** the following:

Extension of Time:

- Variance:** For relief of **2 stories** from the maximum **3+ stories** in the BL-1.0 zone (Article IV, Section 4, Table 4.2). The proposed building is 5 stories and 64 FT in height.
- Variance:** For relief of **14 FT** from the maximum **50 FT height requirement** in the CCOD (Article IX, Section 6.E).
- Variance:** For relief of **9 spaces** from the minimum **27-space requirement** for a multi-family dwelling (Article IV, Section 7, Table 4.4).

Affirming all waivers and retaining all **conditions of approval** from the original decision which follow:

Prior to the issuance of a building permit:

1. Provide one (1) to-scale, stamped/sealed original of a final revised site plan-set and architectural plan-set, and a PDF file of the same, to the Division of Planning & Regulatory Services, reflecting the following changes:
 - a. Provide a planting plan reflecting shade trees and shrubs to be installed between the parking lot and West Boylston Street, Andover Street, and the northern property line in compliance with the requirements of Article V, Section 5. C.
 - b. Architectural plans shall reflect the total building square footage and include a table providing the square footage of each floor and each unit.
 - c. Reflect a minimum of 11 interior bike parking spaces and a minimum of 1 exterior bike rack. Bicycle parking shall meet the standards of the Association of Pedestrian and Bicycle Professionals' "Essentials of Bike Parking" Guidelines.
 - d. Reflect that the curb-cut on Andover Street shall be closed.
 - e. Reflect that the roof shall either be equipped with solar or coated with a white/reflective membrane on the architectural plans.
 - f. Reflect the location of proposed snow storage areas.
 - g. Reflect the existing chain-link fencing to be removed and replaced with alternate decorative or black-vinyl coated chain-link fencing, if a fence must remain.
 - h. Demonstrate vegetation and walls are in compliance with the Clearview triangle requirements of Table 4.2 Note 8.
 - i. Reconcile architectural and civil plans with respect to walkways and doors, reflecting a walkway to West Boylston Street from the northern elevation ingress/egress.

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

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- j. Incorporate use of an alternate materials and/or color for some portion of the central window bay on the eastern elevation.
 - k. Eliminate the northwesternmost parking space along West Boylston Street in favor of landscaping to comply with the requirement for no parking facilities in the front-yard in the CCOD, incorporating 50% compact spaces to maintain the same number of parking stalls.
2. The applicant shall submit a formal Transportation Demand Management Plan for review and approval by the Department of Transportation & Mobility. The applicant shall assign a transportation coordinator or superintendent of the building for the proposed project who may also have other responsibilities to coordinate the TDM program. The TDM shall include, but not be limited to:
 - a. Information regarding public transportation services should be made available to residents and include maps, schedules and fare information.
 - b. A "welcome packet" should be provided to new residents providing the name and contact information for the transportation coordinator and detailing available public transportation services, bicycle and walking alternatives, and other commuting options.
3. The applicant shall submit a formal Construction Management Plan for review and approval by the Department of Transportation & Mobility to ensure the negative impact to the right of way is minimized and mitigated appropriately.

Prior to and continuing during all construction activities:

4. If any construction activity damages the public way or other public infrastructure, the applicant shall be required to replace the damaged infrastructure at their own cost to City of Worcester specification as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility.
5. All markings in the public way shall be thermoplastic paint or pre-form thermoplastic symbols to City specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility.
6. Appropriate soil erosion and sedimentation control measures including hay bales and silt fences, shall be installed and maintained subject to the oversight and direction of the Commissioner of Inspectional Services.
7. All tree and stump removal shall be in accordance with the Asian Longhorned Beetle program requirements and all new trees and shrub plantings shall be Asian Longhorned Beetle and Emerald Ash Borer resistant.
8. All work shall conform to the City of Worcester's Zoning Ordinance, Planning Board decision and conditions of approval, and to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

Perpetual:

9. All parking spaces shall be striped in accordance with the plans and accessible spaces placarded as required by the Architectural Access Board. Compact and EV spaces shall be striped or placarded accordingly.
10. Drive aisles, landscaped setback areas and required parking spaces shall not be used for snow storage; snow shall be trucked off-site when designated snow storage areas reach capacity.
11. Provided that the project is constructed and operated in substantial accordance with all findings of fact and all final revised parking plans, including architectural renderings, calculations, and operation and maintenance plans and schedules, on file with the City of Worcester and in accordance with all applicable governmental codes.

The Board also voted unanimously to grant the following **waivers** of their plan requirements:

1. Distances from adjacent buildings and property lines
2. Square footage dedicated to each proposed use
3. Percentage of the lot covered by the principal and accessory uses
4. Location and type of existing and proposed lighting fixtures

The requested relief was submitted by 342 West Boylston LLC, applicant and owner, for property located at 342 West Boylston Street classified under the City of Worcester Zoning Ordinance as BL-1.0 (Business, Limited) zoning district and is also located in the CCOD-E (Commercial Corridors Overlay District – Elsewhere Subarea. Presently on the premises is a vacant commercial building previously used as a restaurant. The applicant was previously approved by the Zoning Board of Appeals, with final action on February 11, 2025, to raze the current building and construct a ±5-story, ±24-unit multi-family, high-rise dwelling, parking facilities, and to conduct associated site improvements. The applicant now sought a Variance Extension of Time for a period of six months, due to financing delays.

The final signed decision for the petition was filed at the office of the City Clerk on **February 24, 2026**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

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