



VARIANCE APPLICATION

CITY OF WORCESTER ZONING BOARD OF APPEALS

455 Main Street, Room 404, Worcester, MA 01608

Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Address: 57 Pasadena Parkway (LOT 1)

Parcel ID or MBL: 46-021-64+65

If more than one structure on the lot, identify relevant structure requiring relief: _____

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:		Setback required:	
Square footage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.



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Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Address: 57 Pasadena Parkway (LOT 2)

Parcel ID or MBL: 46-021-64+65

If more than one structure on the lot, identify relevant structure requiring relief: _____

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	7,000	Setback required:		Setback required:	
Square footage provided:	6,018	Setback provided:		Setback provided:	
Relief requested:	982	Relief requested:		Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	65.00	Setback required:		Setback required:	
Frontage provided:	20.57	Setback provided:		Setback provided:	
Relief requested:	44.43	Relief requested:		Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

VARIANCE - FINDINGS OF FACT

In the spaces below, please explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(3) of the Zoning Ordinance. *Attach additional supporting documentation as necessary.*

1. Describe how a literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

A literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial financial hardship for the Applicant in that she would not be able to construct and additional dwelling on the property due to insufficient lot area notwithstanding the fact that the lot according to the Assessor has 16,195 sq. ft. of area which is more than enough for two conforming lots and that the property has been taxed on this basis for many years.

In addition the lot has 176.02 of frontage on Huron Ave. which is on the City's Official Map.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

The property in question is a rectangular shaped corner lot with more than adequate frontage to accommodate two dwelling units which is not generally the case for lots located in the RS-7 Zoning District. In addition the lot area available is adequate provide required off street parking and to allow for the placement of an additional dwelling unit on the property that satisfies all applicable building setback requirements which as atypical for lots in the RS-7 zone.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

The single family dwelling use proposed for Lot 2 is an allowed by right use in a RS-7 Zone and is consistent with the neighborhood character in all respects. The minimal relief requested will allow for an additional housing unit to be added to the City's housing stock to help meet the pressing need for the same with no detriment to the public good.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants, or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

The requested is the minimum relief required for the proposed division of the property into two lots and for the construction of an additional dwelling on the new lot established in the process.

1. Property Information

- a. 57 Pasadena Parkway
Address(es) – please list all addresses the subject property is known by
- b. 46-021-64+65
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 57078 Page 349
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RS-7
Zoning District and all Zoning Overlay Districts (if any)
- e. Existing single family dwelling with attached garage.
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. Three bedrooms planned for proposed house on Lot 2.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Cheryl J. Popiak
Name(s)
- b. PO Box 76, Thompson, CT 06277
Mailing Address(es)
- c. c/o djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number(s)
- d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below



(Signature) Attorney For Cheryl J. Popiak

3. Owner of Record Information (if different from Applicant)

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- c. _____
Email and Phone Number

4. Representative Information

a. Donald J. O'Neil
Name(s)


b. 
Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602
Mailing Address(es)

d. djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number

e. Lawyer
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I,  Attorney for Cheryl J. Popiak, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 46 Block 021 Lot(s) 64+65, do hereby authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 2nd day of April, 2024.

6. Proposal Description

a. Divide the property into two lots and construct an additional dwelling on the new lot created.
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

b. Unknown.
Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)


d. No.
Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g., a cease-and-desist order has been issued)?

e. _____
List any additional information relevant to the Variance (s)

TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. Cheryl J. Popiak
Name
- b.  ANY For Cheryl J. Popiak
Signature certifying payment of all municipal charges
- c. PO Box 76, Thompson, CT 06277
Mailing Address
- d. c/o djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number

If a Partnership or Multiple Owners:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____
State of Incorporation
- _____
Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges



Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 27

Parcel Address: 57 PASADENA PKWY
 Assessor's Map-Block-Lot(s): 46-021-64+65
 Owner: POPIAK, CHERYL J
 Owner Mailing: P.O. BOX 76
THOMPSON, CT 06277
 Petitioner (if other than owner): DONALD J O'NEIL
 Petitioner Mailing Address: 688 PLEASANT ST
WORCESTER, MA 01602
 Petitioner Phone: 508-755-5655

Planning: _____ Zoning: X License Commission: _____ Conservation Commission: _____
 Historical: _____ Cannabis: _____ Other: _____

46-021-70+71	SNYDER JARIN T +	0011 CHINO AVE	WORCESTER MA 01605
46-021-72+73	NGO JIMMY T	0015 CHINO AVE	WORCESTER MA 01605
46-021-66+67	SOLIVAN BENJAMIN G	0039 MELROSE ST	WORCESTER MA 01420
46-021-64+65	POPIAK CHERYL J	PO BOX 76	THOMPSON CT 06277

46-019-47+48	LACERTE ANTOINETTE M	0017 SEATTLE ST	WORCESTER MA 01605
46-019-44+45	KLIMKIEWICZ MATEUSZ	0019 WOODFORD ST APT 3	WORCESTER MA 01604
46-019-42+43	DIPILATO JEFFREY L	0038 PASADENA PARKWAY	WORCESTER MA 01605
46-021-76+77	CARABALLO LILLIAN	0024 HURON AVE	WORCESTER MA 01605
46-019-51+52	CARVALHO ANDRE L +	0005 CHINO AVE	WORCESTER MA 01606
46-022-331-4	BOAKYE-YIADOM SANDRA	24 BULLARD AVE	WORCESTER MA 01605
46-021-00061	ESSIEN JANE	0050 PASADENA PRKWY	WORCESTER MA 01605
46-022-00326	CRIMMIN WILLIAM TIMOTHY + NANCY	0016 BULLARD AVE	WORCESTER MA 01605
46-019-00046	TU PAUL	0011 SEATTLE ST	WORCESTER MA 01605
46-022-00309	MARCELLUS GRACE	0051 PASADENA PRKWY	WORCESTER MA 01605
46-019-0603C	ESHUN SAMUEL + ADU-GYAMFI	18 SEATTLE ST	WORCESTER MA 01605
46-022-00324	SJOBLAD JOHN A JR + MARY T	0012 BULLARD AVE	WORCESTER MA 01605
46-023-00339	MORALES ANTONIO	0044 BULLARD AVE	WORCESTER MA 01605
46-021-78-80	HAPPY HEN PROPERTIES LLC	1599 NO BROOKFIELD RD	OAKHAM MA 01068
46-021-00068	DOLE MICHAEL F +	0017 JASON WAY	WEST BRIDGEWATER MA 02379
46-022-00302	HOPEMANN ALWIN E	17 WHEELER RD	RUTLAND MA 01543
46-022-00303	MEDEIROS LOURDES S	0009 HURON AVE	WORCESTER MA 01605
46-021-00053	BROWN LORRAINE M	0072 PASADENA PKWY	WORCESTER MA 01605
46-022-00305	MAYER JAMES F + SANDRA B	0233 PROSPECT ST	SHREWSBURY MA 01545
46-021-56-58	WHITNEY ALYSSA MARIE +	0062 PASADENA PRKWY	WORCESTER MA 01605
46-022-307-3	DARBUTAITE VILMA +	0020 BULLARD AVE	WORCESTER MA 01605
46-022-00307	ROSA NILDA	0003 HURON AVE	WORCESTER MA 01605
46-019-00049	SAM YOOKU + SHEILA	0019 SEATTLE ST	WORCESTER MA 01605
46-021-00059	SANTOS LAIZA B	0060 PASADENA PRKWY	WORCESTER MA 01605
46-022-307-2	SPEIGHT LISA RENEE	0018 BULLARD AVE	WORCESTER MA 01605
46-021-00063	CICILIANE HEIDY	0010 HEMANS ST UNIT 13	WORCESTER MA 01605
46-022-00310	TORTORELLI MICHAEL P	45 PASADENA PKWY	WORCESTER MA 01605
46-021-00081	LANAVA STEPHEN T	0009 CHINO AVE	WORCESTER MA 01605
46-021-00069	DEJESUS LUCELIA TRUSTEE	0069 PASADENA PKWY	WORCESTER MA 01605
46-023-00338	GONSALVEZ JUDE +	0036 BULLARD AVE	WORCESTER MA 01605
46-023-00296	MCGRATH KAREN L	0025 HURON AVE	WORCESTER MA 01605
46-021-00055	LOPEZ HECTOR	0068 PASADENA PKWY	WORCESTER MA 01605
46-022-00312	SOOKLAL GARY	0070 HUMES AVE	WORCESTER MA 01605
46-019-00022	FOSTER SUSAN E	0014 SEATTLE ST	WORCESTER MA 01605
46-022-00336	APAU JOSEPH + LISA M	0034 BULLARD AVE	WORCESTER MA 01605
46-022-00299	AMATO JOHN R + MARY	0021 HURON AVE	WORCESTER MA 01605
46-019-00040	DIPILATO JEFFREY L	0038 PASADENA PKWY	WORCESTER MA 01605
46-019-00050	KLA HOLDINGS LLC	PO BOX 2405	WORCESTER MA 01613
46-022-331-3	ODURO DERRICK O + OKYERE	0026 BULLARD AVE	WORCESTER MA 01605
46-022-00331	BULLIS GRANT + ABIGAIL	0028 BULLARD AVE	WORCESTER MA 01605
46-022-331-1	LAI ANTHONY	30 BULLARD AVE	WORCESTER MA 01605

05-010-0001H

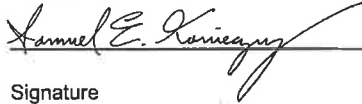
MADISON WASHINGTON HOLDINGS LLC

667 BOYLSTON ST #201

BOSTON MA 02116

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 46-021-64+65 as cited above.

Certified by:



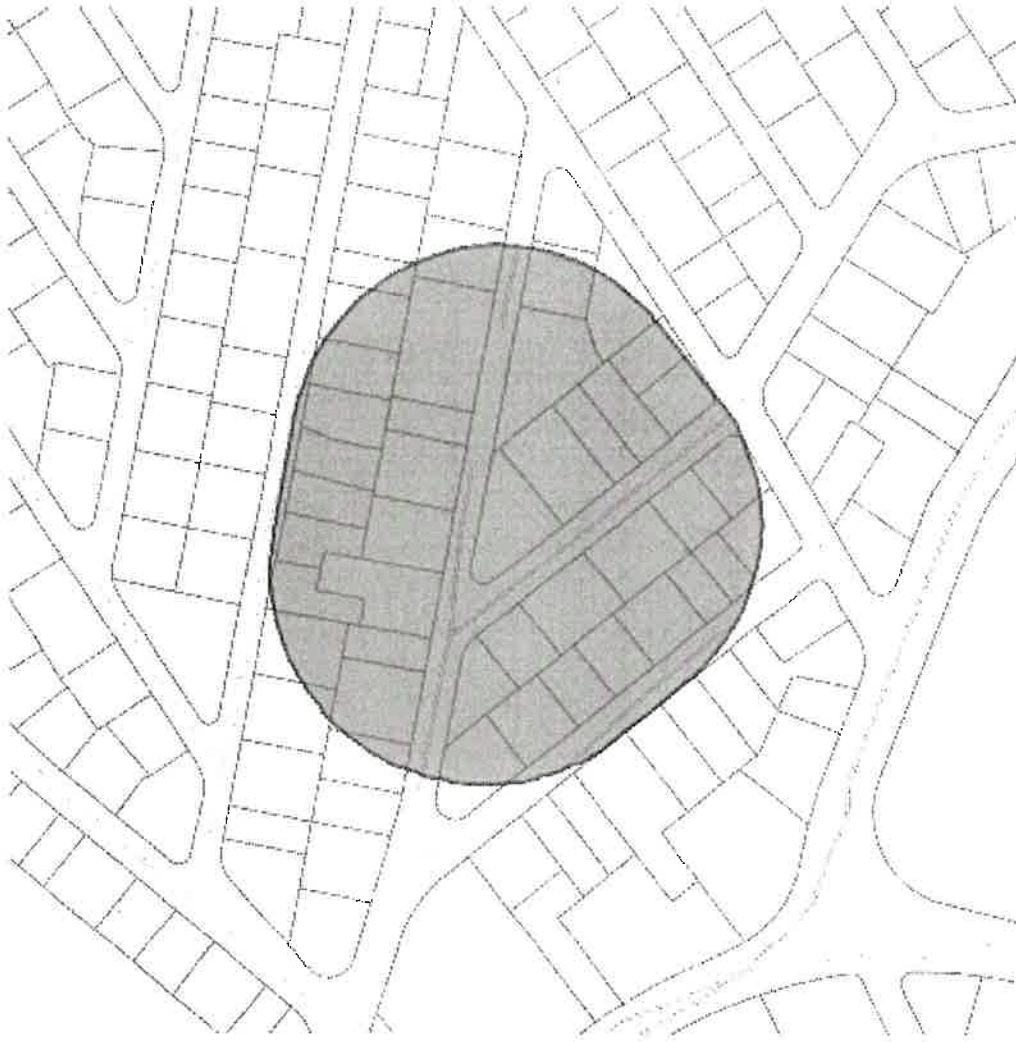
Signature

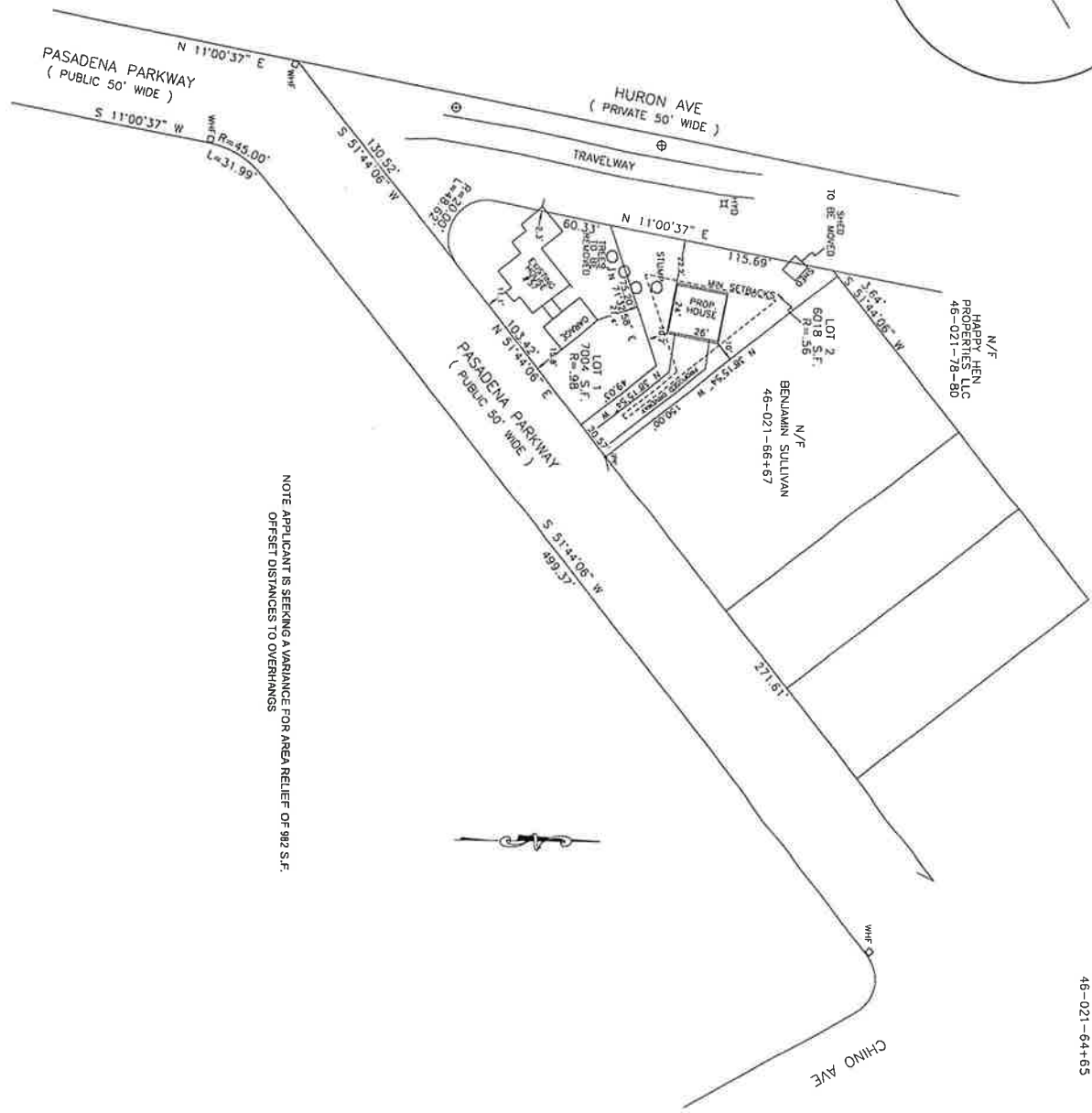
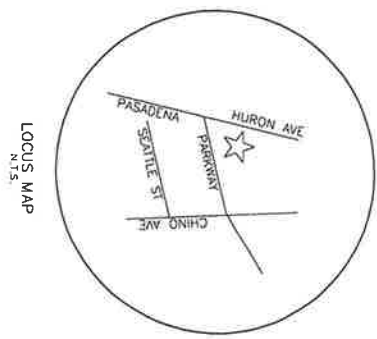
03/22/2024

Date



Abutters Map





NOTE APPLICANT IS SEEKING A VARIANCE FOR AREA RELIEF OF 982 S.F. OFFSET DISTANCES TO OVERHANGS

PLAN REFERENCE(S):
 408-84, 27-49
 DEED REFERENCE(S):
 57078-349
 ASSESSOR REFERENCE(S):
 46-021-64+65



WORCESTER

PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

A MAJORITY VOTE
 DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.



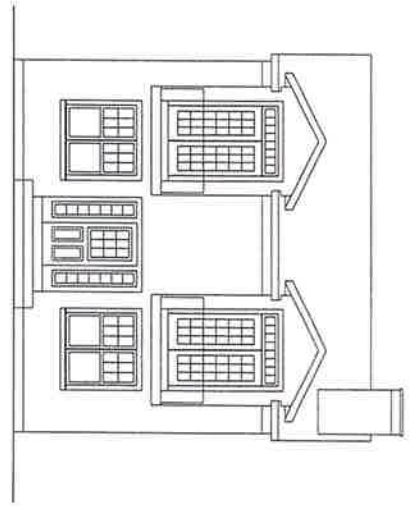
THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

hs&t group, inc.
 PROFESSIONAL CIVIL ENGINEER & LAND SURVEYOR
 75 STATE STREET, 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01602
 PHONE: 508-751-6944 FAX: 508-751-6944
 WWW.HSANDTGROUP.COM

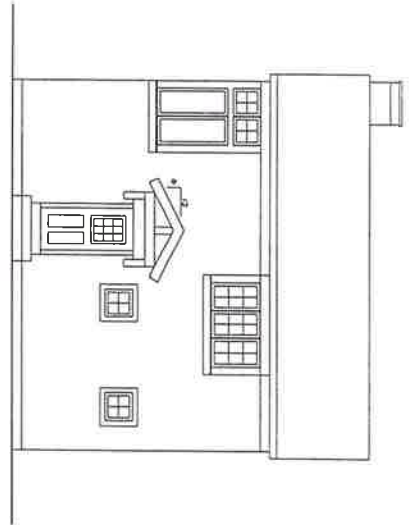
VARIANCE PLAN
 57 PASADENA PARKWAY WORCESTER MA
 APPLICANT(S)/OWNER(S):
 3 KRULA WAY GRAFTON MA
 CHERYL POPIAK

DATE:	04-10-24	COMP'D:	DJT	FIELD:	JRT
SCALE:	1"=40'	CAD:	DJT	FLD. BK:	671-142
ZONE:	RS-2	REV'D:			PASADENAPARKWAY2

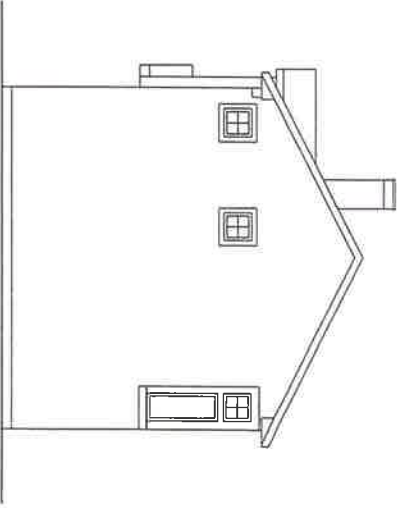
JOB NUMBER:	7987	SHEET NUMBER:	1 of 1
DWG NUMBER:			



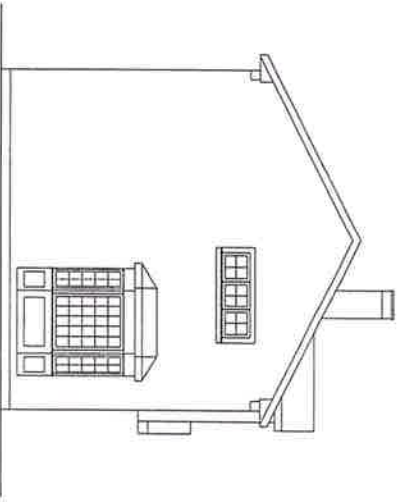
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Sheet No.
A-1

DATE: 08/24/10

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FROM KEMPER ASSOCIATES ARCHITECTS, LLC IS
STRICTLY PROHIBITED AND PENALIZED.

PROPOSED RESIDENCE FOR:
THE FOPIAK RESIDENCE
57 PASADENA PARKWAY
WORCESTER, MASSACHUSETTS

Kemper Associates Architects LLC
710 Farmington Avenue • 8th Fl. • Farmington, Connecticut 06032
(860) 400 - 7100 Fax (860) 400 - 7100

Architect
08/24/10