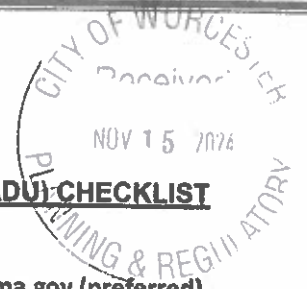


City of Worcester Planning Board



**SPECIAL PERMIT APPLICATION FOR AN ACCESSORY DWELLING UNIT (ADU) CHECKLIST**

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

**STEP 1: PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO [PLANNING@WORCESTERMA.GOV](mailto:PLANNING@WORCESTERMA.GOV) AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 2 PHYSICAL COPIES BY HAND DELIVERY OR MAIL:**

- Application with original signatures by all petitioners/owners; if you are not the owner of subject property, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property
- Zoning Determination Form obtained from the Inspectional Services Division (email [inspections@worcesterma.gov](mailto:inspections@worcesterma.gov) or call 508 – 799 – 1198 for more information)
- Completed Tax Certification for the same Applicant and  Owner (if different) are attached (page 7)
- If the applicant is NOT the Owner, the Owner(s) Authorization for the applicant to apply is attached (page 4)

RECEIVED  
WORCESTER CITY CLERK  
2016 NOV 18 PM 3:33

**Owner Occupancy – Primary Residence Certification** -The owner(s) of the lot on which the ADU is created must occupy at least one of the dwelling units as their primary residence and must continue to occupy at least one of the dwelling units on the lot as their primary residence for as long as the ADU is being utilized, except for bona-fide temporary absences. The owner(s) of a lot shall submit a notarized affidavit stating that the owner will occupy one of the dwelling units on the lot as the owner's primary residence for the duration the ADU exists. This notarized affidavit is required to be provided as part of a building permit application and recorded prior to a certificate of occupancy for an ADU.

- A Certified Abutters List(s) issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters to abutters within 300' of the edge of the landowner's property.

*Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required*

- Site Plan showing the property lines in relation to any existing or proposed structures and/or parking/hardscaping, with other site elements as appropriate. This plan shall be to-scale, stamped and signed by a Professional Land Surveyor.
- Architectural Plan (including exterior elevations, floorplans, renderings as appropriate) depicting the location and gross square footage of the existing dwelling unit(s), the location, number of bedrooms and square footage of the proposed ADU, and the location of all ingress and egress points from the ADU and the principal building.

**Note:** Any application items not produced electronically, such as hand-drawn plans or schematics, handwritten applications, or other materials created prior to March 2013 that are not available to the applicant in electronic format, are not required to be submitted electronically.

**STEP 2: ONCE STAFF CONFIRMS VIA EMAIL REPLY THAT YOUR APPLICATION IS COMPLETE, SUBMIT THE FOLLOWING TO THE DIVISION OF PLANNING AND REGULATORY SERVICES :**

- Two stamped (i.e. postage paid) pre-addressed envelopes for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

Division of Planning and Regulatory Services  
455 Main Street (City Hall), Room 404  
Worcester, MA 01608

- Filing Fee of \$ \_\_\_\_\_ is enclosed (*see fee schedule or contact staff to confirm amount*).

Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division  
City Hall, 455 Main Street, Room 404 (4<sup>th</sup> floor), Worcester, MA 01608

P | (508) 799-1400 x31440 F | (508) 799-1406 E | [planning@worcesterma.gov](mailto:planning@worcesterma.gov) W | [www.worcesterma.gov/planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

City of Worcester Planning Board



**SPECIAL PERMIT APPLICATION FOR AN ACCESSORY DWELLING UNIT (ADU)**

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

**SPECIAL PERMIT** (check the standard(s) you are requesting to modify under the Special Permit)

- 1.  **Size, Bedroom Count** – *GSF >900 SF or >2 bedrooms* (Article IV, Section 8, G, 6.a, e.)
- 2.  **Setbacks** – *front, rear, side, exterior side yards, or setbacks to the other structures* (Article IV, Section 8, G, 6.b)
- 3.  **Orientation** – *location of the ADU on the lot in relation to the principal structure* (Article IV, Section 8, G, 6.c)
- 4.  **Height** – *the ADU >20 FT in height* (Article IV, Section 8, G, 6.d)
- 5.  **Parking** – *eliminating existing parking spaces* (Article IV, Section 8, G, 7)

**1. PROPERTY INFORMATION**

a. **584 Pleasant St (582 Pleasant St - New ADU Address)**

Address(es) – please list all addresses the subject property is known by

b. **11-27-9**

Parcel ID or Map-Block-Lot (MBL) Number

c. **Worcester District Registry of Deeds, Book 69086 Page 206**

Current Owner(s) Recorded Deed/Title Reference(s)

d. **RG-5**

Zoning District and all Zoning Overlay Districts (if any)

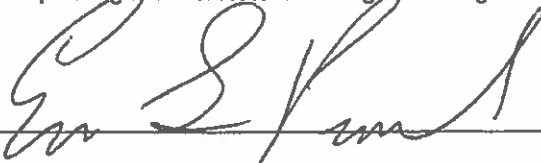
There is a 4900 sq ft three family building located on the front of the property. On the back of the property was a 3700 sq ft garage. It was a two story building with a basement. It was raised in mid August of this year. (Demolition permit #B-24-3098) See attached site plan. The proposed structure will be located within the the footprint of the raised garage conforming to zoning setbacks.

e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):

2. APPLICANT INFORMATION

- a. Eric Primack  
Name(s)
- b. 584 Pleasant St 01602  
Mailing Address(es)
- c. ericprimack@gmail.com 978 807 8050  
Email and Phone Number(s)
- d. Owner  
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board to grant the Special Permit as described below

  
\_\_\_\_\_  
(Signature)

3. OWNER OF RECORD INFORMATION (if different from Applicant)

- a. Same  
Name(s)
- b. \_\_\_\_\_  
Mailing Address(es)
- d. \_\_\_\_\_  
Email and Phone Number

4. REPRESENTATIVE INFORMATION

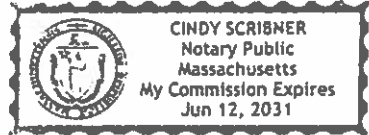
- a. William Feraco Jewel Properties  
Name(s)
- b.   
Signature(s)
- c. 42 Monadnock Rd Worcester, MA 01609  
Mailing Address(es)
- d. bill@jewalproperties.com 774 230 4465  
Email and Phone Number
- e. Contractor  
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, Eric Primack, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 11 Block 27 Lot(s) 9, do hereby authorize William Feraco to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 26 day of October, 2024.

On this 28 day of October, 2024, before me personally appeared Eric Primack, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Cindy Scribner  
NOTARY PUBLIC  
My Commission Expires: June 12, 2031



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

6. PROPOSAL (attach a separate narrative if necessary)

We propose to construct a 36' X 28' basement garage with an ADU above. See the attached plans. This new building will be built within the footprint of the raised garage. The exact location can be seen in the revised site plan. The placement conforms to zoning setbacks.

a. \_\_\_\_\_  
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)  
None

b. \_\_\_\_\_  
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)

We started the application processed for this ADU Permit # B-24-3485. We have received a Demo permit B-24-3098 and a Street Numbering permit SNCA -24-78. After zoning review we were directed here to the special permit process due to building size exceeding 900 sq ft.

c. \_\_\_\_\_  
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)?

Conversion of an existing detached structure or portion of such structure

New detached structure

Interior conversion of existing space in the principal structure

d.  Addition to the principal structure (may also include interior conversion of existing space)

What type of ADU is proposed?

**40' behind existing building.**

e. Describe the location and orientation of the ADU in relation to the principal structure on the lot.

**Currently 10 - Proposed adds 2**

f. Describe the parking on site, including whether existing parking spaces are being removed or whether new parking spaces are being proposed.

g. Fill in all information relevant to the proposed project (attach additional sheets if necessary):

All Projects	Existing	Proposed
Number of buildings on the lot	1	2
Total square footage of buildings	4900	2000
Number of stories of building(s)	3	2
Number of parking spaces	10	12 total
Changes to on-street parking	none	n/a
Number of existing units	3	1
Total square footage of ADU	0	2000
Number of stories of ADU	0	2
Number of ADU bedrooms	0	2

e. Fill in all information relevant to the setbacks (distance from the structure to the property line) being modified through the proposed:

Setback to other structures (detached ADUs only)		Front Yard Setback		Rear Yard Setback	
Setback required:		Setback required:		Setback required:	
Setback provided:	<b>40'</b>	Setback provided:	<b>120'</b>	Setback provided:	<b>38</b>
Relief requested:		Relief requested:		Relief requested:	
Side Yard Setback		Exterior Side Yard Setback		Height	
Setback required:	<b>5</b>	Setback required:		Height permitted:	
Setback provided:	<b>8</b>	Setback provided:	<b>35'</b>	Height provided:	<b>20</b>
Relief requested:	<b>none</b>	Relief requested:		Relief requested:	

**SPECIAL PERMIT FINDINGS OF FACT**

**In the spaces below 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)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

1. Social, economic or community needs that are served by the proposal:  
Additional housing

2. Traffic flow and safety, including access, parking and loading areas:  
No effect

3. Adequacy of utilities and other public services:  
No effect

4. Neighborhood character and social structure:

This new building replaces a hazardous eye sore in the neighborhood. The raised structure was 40% larger than the proposed new building. The old building sat on the side boundary. The new building conforms to zoning setbacks. The old building was 30' high. The proposed building conforms.

5. Impacts on the natural environment:

The proposed structure will have less environmental impact than the raised building had.

6. Potential fiscal impact, including city services needed, tax base, and employment:

Adding a new dwelling adds more residents and will increase the tax base. One unit will add negligible stress on city services.



If there is more than one owner, Second Owner:

I, ERIC PRIMACK [NAME], on oath depose and state as follows:

1. I own the property identified at the above referenced address; and
2. An Accessory Dwelling Unit, as defined by the City of Worcester Zoning Ordinance, is located on the property, at the above referenced address; and
3. I acknowledge that the Worcester Zoning Ordinance requires the property owner(s) to maintain as their primary residence one of the dwelling units on the lot while an ADU is in existence, and I hereby certify that I am in compliance with the requirements of the Worcester Zoning Ordinance.

Signed under the pains and penalties of perjury:

Owner(s) Printed Name(s): ERIC PRIMACK

Owner(s) Signature(s): [Signature]

Date: 7/29/2024

Essex  
Worcester, SS

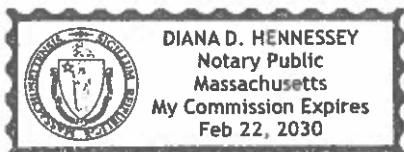
Commonwealth of Massachusetts

July 29, 2024

On this 29 day of July, 2024, before me, the undersigned notary public personally appeared the above-named Eric Primack, proved to me through satisfactory evidence of identification, which was MDC, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose.

Notary Public: [Signature]

My Commission Expires: 2/22/2030

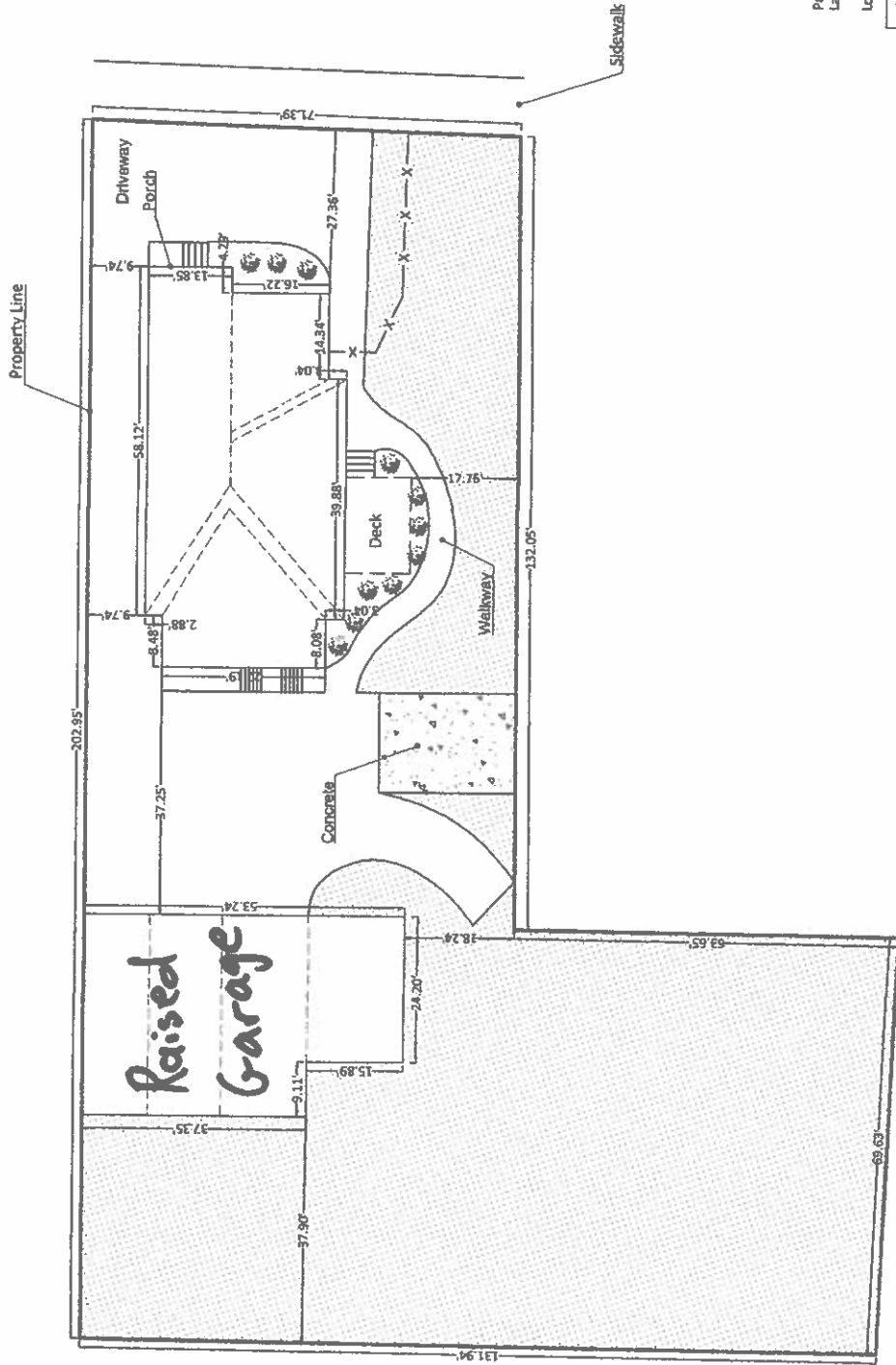
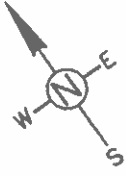




# SITE PLAN



UNIT: FEET 60



Pleasant St

Parcel No. (APN) W09C M11 63027 L00009  
 Land Use RESIDENTIAL  
 SINGLE FAMILY RESIDENCE  
 Lot Area 19,130 SF (0.44 ACRES)

ADDRESS: 584 Pleasant St  
 Worcester, MA 01602  
 Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE  
 This work product represents only generalized locations of  
 features, objects or boundaries and should not be relied upon  
 as being legally authoritative for the precise location of any  
 feature, object or boundary.

Edward M. Augustus, Jr.  
CITY MANAGER



Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

### 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: 32

Parcel Address: 584 PLEASANT ST  
WORCESTER, MA 01602  
Assessor's Map-Block-Lot(s): 11-027-00009

Owner: RSN REALTY LLC  
33 PINE HILL RD  
NEWBURYPORT, MA 01590

Owner Mailing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Petitioner (if other than owner): BILL FERACO  
Petitioner Mailing Address: 42 MONADNOCK RD  
774-230-4465  
\_\_\_\_\_  
\_\_\_\_\_

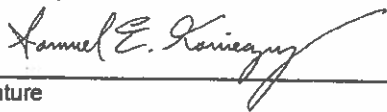
Planning: \_\_\_\_\_ Zoning: X Liquor License: \_\_\_\_\_ ConComm: \_\_\_\_\_  
Historical: \_\_\_\_\_ Cannabis: \_\_\_\_\_ Other: X

MCELWEE, STEVEN J + ANA M	11-027-003+4	0604 PLEASANT ST	WORCESTER, MA 01602
SMALL, TANISHA A	11-027-005+6	0598 PLEASANT ST	WORCESTER, MA 01602
CUMMINGS-GUNTHÉR, ROBERT J	11-027-00002	0610 PLEASANT ST	WORCESTER, MA 01602
ROY, RONALD D	11-027-00152	0003 COOMBS RD	WORCESTER, MA 01602-2710
LAPRIORE, NANCY M +	11-027-00010	0578 PLEASANT ST	WORCESTER, MA 01602
ROSA, JOSUE + WHITE, STEVEN W TRUSTEE	11-027-00012	0574 PLEASANT ST	WORCESTER, MA 01602
BUCKLEY, LLOYD W JR + GERLADINE P	11-027-00154	0070 COOLIDGE RD	WORCESTER, MA 01602-2732
AZARI, ANOUSH + UFUK AZARI	11-027-00015	588 PLEASANT STREET	WORCESTER, MA 01602-2725
VUONG, THANH PHUOC + THUAN	11-027-00153	0001 COOMBS RD	WORCESTER, MA 01602

SEALE,MAXIMUS F	11-027-00007	0867 GRAFTON ST UNIT 10-67	WORCESTER, MA 01604
RSN REALTY LLC	11-027-00009	0033 PINE HILL RD	NEWBURYPORT, MA 01590
KAPLANES,MARIA	11-027-00150	0017 COOMBS RD	WORCESTER, MA 01602
ROSA,JOSH TRUSTEE	11-027-00011	0574 PLEASANT ST	WORCESTER, MA 01602-2725
ROSA,JOSH TRUSTEE	11-027-00011	0574 PLEASANT ST	WORCESTER, MA 01602-2725
CITY OF WORCESTER SCHOOL DEPT	14-044-00001	20 IRVING ST	WORCESTER, MA 01609
MI CASA REALTY,LLC	11-027-00013	0574 PLEASANT ST	WORCESTER, MA 01602
FAUCHER,NICHOLAS + SARAH	14-043-00147	0062 COOLIDGE RD	WORCESTER, MA 01602
SARAIVA,JULIAMY	14-043-00149	0018 COOMBS RD	WORCESTER, MA 01602
554 PLEASANT STREET MANAGEMENT LLC	06-010-00044	0554 PLEASANT ST	WORCESTER, MA 01602
554 PLEASANT STREET MANAGEMENT LLC	06-010-00044	0554 PLEASANT ST	WORCESTER, MA 01602
ESA,NABEEL S +	14-043-00146	0060 COOLIDGE RD	WORCESTER, MA 01602
GIANNOPOULOS,SPIRO	06-010-00001	PO BOX 545	WORCESTER, MA 01613
LIBERATORE,LISA J TRUSTEE	06-010-00050	0762 HARRINGTON LAKE DR N	VENICE, FL 34293
KOTSEAS,HARRY TRUSTEE	06-010-0006A	94 HIGHLAND STREET	WORCESTER, MA 01609
DELIA,GEG +	06-010-00052	0039 CRESWELL RD	WORCESTER, MA 01602
GIANNOPOULOS,SPIRO E	06-010-00045	PO BOX 545	WORCESTER, MA 01613-0545
SHOU,JANE	11-027-00151	0005 COOMBS RD	WORCESTER, MA 01602-2710
LANDIS,ELIZABETH + MCGINN,DANIEL	14-043-00148	0064 COOLIDGE RD	WORCESTER, MA 01602
ROSA,JOSUE	06-010-00049	574 PLEASANT STREET	WORCESTER, MA 01602
LIBERATORE,LISA J TRUSTEE	06-010-00051	0762 HARRINGTON LAKE DR N	VENICE, FL 34293
ROMAN CATHOLIC BISHOP OF WORCESTER	11-031-00002	0551 PLEASANT ST	WORCESTER, MA 01602
CITY OF WORCESTER	11-027-00002	455 MAIN ST, PARKS DEPT	WORCESTER, MA 01608

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 11-027-00009 as cited above.

Certified by:



Signature

10/29/2024  
Date

**NOTES:**

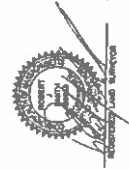
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.  
 LOCATION OF ALL LANDSCAPING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES AND UTILITIES. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES, ETC. AND COMPARE INFORMATION FROM PLANS SUPPLIED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL CONTRACTORS SHOULD NOTIFY BY WRITING ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY WORK IS BEING PERFORMED. CALL 800-SAFE AT 1-800-544-7343. ANY DISCREPANCY HEREON OR PROPOSED ACCESSORY DWELLING UNIT REPLACING EXISTING ACCESSORY STRUCTURE.

**REFERENCES:**  
 DEED BOOK 8808 PAGE 208  
 PLAN BOOK THE PLAN BE  
 ACCESSORY RESTRICTIONS: 11-027-00009

**ZONING:**  
 R0-5

ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTER OF DEEDS.

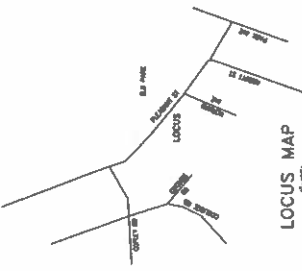
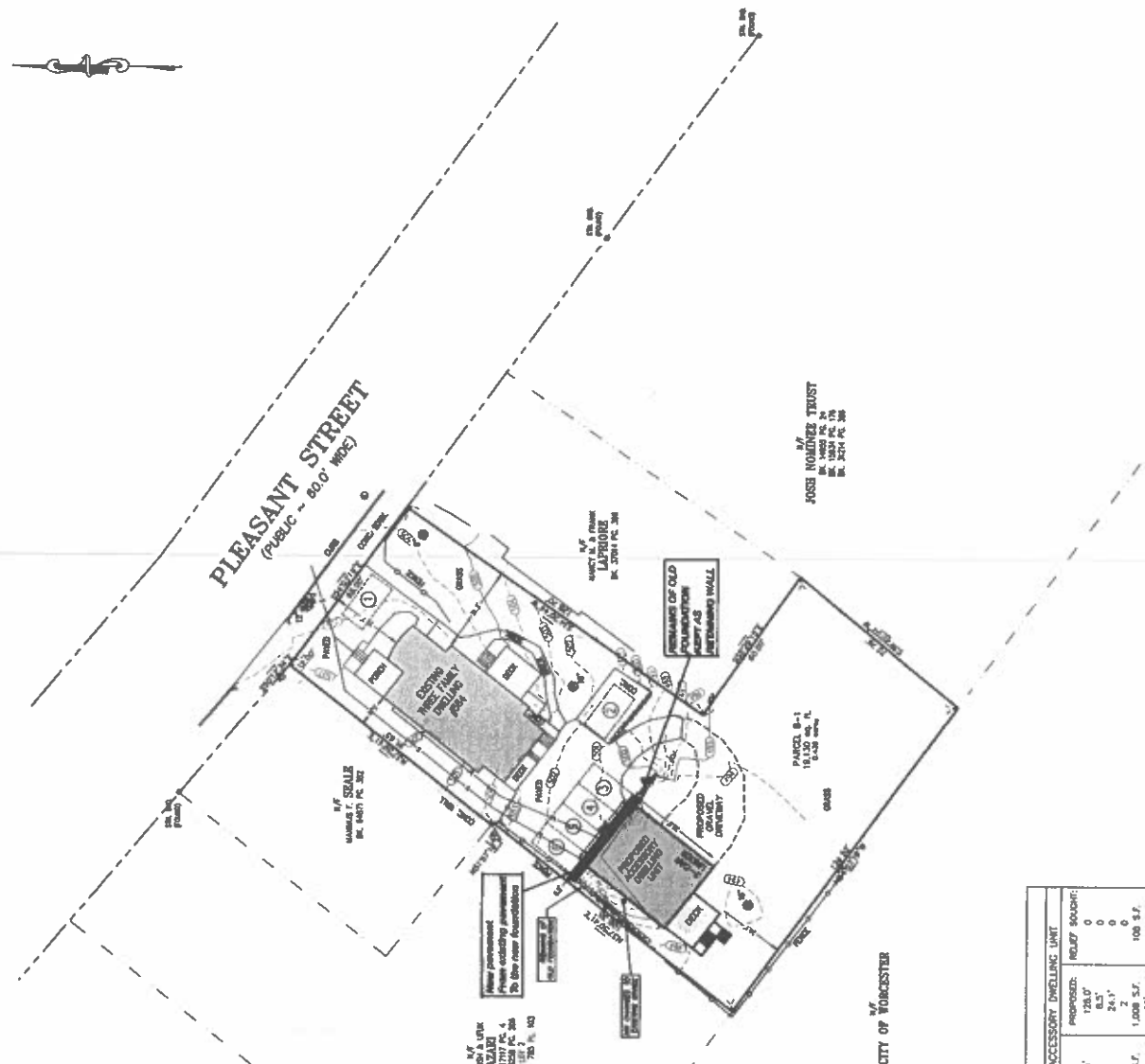
GRAPHIC SCALE  
 1"=20'



**B&R SURVEY, INC.**  
 100 GROVE STREET  
 WORCESTER, MA 01605  
 TEL: 508-756-0378  
 FAX: 508-421-4797

PLAN FOR SPECIAL PERMIT  
 LANDOWNED BY  
**RSN REALTY, LLC**  
 584 PLEASANT STREET  
 WORCESTER, MASSACHUSETTS

SCALE: 1"=20'  
 REV. 11/13/24  
 DATE: OCTOBER 31, 2024  
 FIELD: RAS  
 CALC: RPB  
 CHECK: RAS  
 JOB #24-216  
 SHEET 1 OF 1



**ZONE: RC-5**

EXISTING THREE FAMILY USE		PROPOSED ACCESSORY DWELLING UNIT	
REQUIRED:	EXISTING:	REQUIRED:	PROPOSED:
MIN. AREA: 7,000 S.F.	19,130 S.F.	MIN. AREA:	128.0' x 60.0' = 7,680 S.F.
MIN. FRONTAGE: 60'	70.00'	FRONT SETBACK:	15'
MIN. SIDE SETBACK: 5'	21.5'	SIDE SETBACK: F	0.5'
MIN. REAR SETBACK: 5'	107.9'	REAR SETBACK: D	24.1'
MIN. FLOOR AREA: 1,000 S.F.	107.9'	FLOOR AREA: 1,000 S.F.	1,008 S.F.
MIN. PARKING SPACES: 6	0	MAX. HEIGHT: 20'	20'