



SPECIAL PERMIT 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

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and answer only the associated supplementary questions on page 8-12)

1. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
2. Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
3. Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
4. Non-Residential Use allowed only by Special Permit – Self Storage Facility (Article IV, Section 2, Table 4.1)
5. Residential Conversion (Article IV, Section 9)
6. Placement of Fill/Earth Excavation (Article IV, Section 5)
7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)
8. Other Special Permit (Describe Special Permit sought):

1. Property Information

a. **630 Grafton Street**

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

b. **34-006-00002**

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

c. **Worcester District Registry of Deeds, Book 68561**

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

d. **RG-5**

Zoning District and all Zoning Overlay Districts (if any)

Vacant parcel with paved driveway being used by abutter.

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):

f. No pre-existing bedrooms; nine proposed in total.

If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

a. Gold Star Builders, Inc.

Name(s)

b. 6 Jacques Street, Worcester, MA 01603

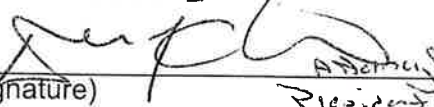
Mailing Address(es)

c. 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 Special Permit as described below

(Signature) 
 Anthony P. Tony D. Nguyen
 President & Treasurer of Gold Star Builders Inc

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

a. Name(s)

b. Mailing Address(es)

d. 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, Angela President & Treasurer of Gold Star Builders Inc, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 34 Block 006 Lot(s) 00002, 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 30th day of April, 2024.

6. Proposal (attach a separate narrative if necessary)

Applicant seeks to construct three units in a single-family attached dwelling. Relief required to allow the maintenance of a abutting property owner's driveway encroachment.

a. Article IV, Section 7
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

b. Application for Site Plan Approval from Planning Board pending.
Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property.

c. No.
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. Relief required to allow for two driveways on proposed Lot A and for exceeding pavement square footage limit.
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 Special Permit (s)

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:

Proposal will provide additional needed new housing while allowing the abutting property to maintain its off street parking.

2. Traffic flow and safety, including access, parking and loading areas:

No issues presented relating to traffic flow and safety. Plan seeks to provided required parking for proposed units without impacting abutter current off street parking.

3. Adequacy of utilities and other public services:

Existing utilities and public services available on site are adequate for the proposed use.

4. Neighborhood character and social structure:

Proposal is consistent with surrounding properties and is keeping with neighborhood character.

5. Impacts on the natural environment:

No adverse impacts on the environment are foreseen.

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

Proposal will expand the City's tax base, provide housing for residents, and provide construction jobs for local trades.

4. Attach documentation from the Director of Public Health and the Conservation Commission as outlined in the City of Worcester Zoning Ordinance Article IV, Section 5.
5. Attach a site plan with all required information in support of the application per the City of Worcester Zoning Ordinance Article IV, Section 5.

**7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for
Parking/Loading
(Article IV, Section 7)**

1. Indicate what relief is being sought under the Special Permit:
Approval to exceed 50% impervious front yard coverage limit on Lot A and for permission for two driveway curb cuts one for the existing driveway utilized by the abutter and another for the new unit.
2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:
Front yard impervious coverage for Lot A is at 56%, Lot B 37%, and Lot C 29%. Three lot coverage average being 40.67% which is well below allowed coverage.
3. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:
Existing driveway on property, which encroaches upon Applicants land, provides two off street parking spaces for 162 Warner Ave. Two additional off street parking spaces are proposed for proposed Lot A.

8. Other Special Permits

1. Describe Special Permit sought and provide relevant details on the plan of land and rendering. Provide square footage and height of any structures and indicate percentage of lot structure will occupy:

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. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
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. Gold Star Builders, Inc.
Full Legal Name
- k. Massachusetts Worcester
State of Incorporation Principal Place of Business
- l. 6 Jacques Street, Worcester, MA 01603
Mailing Address or Place of Business in Massachusetts
- m. Tony D. Nguyen Alex P. Waters for Tony D. Nguyen
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

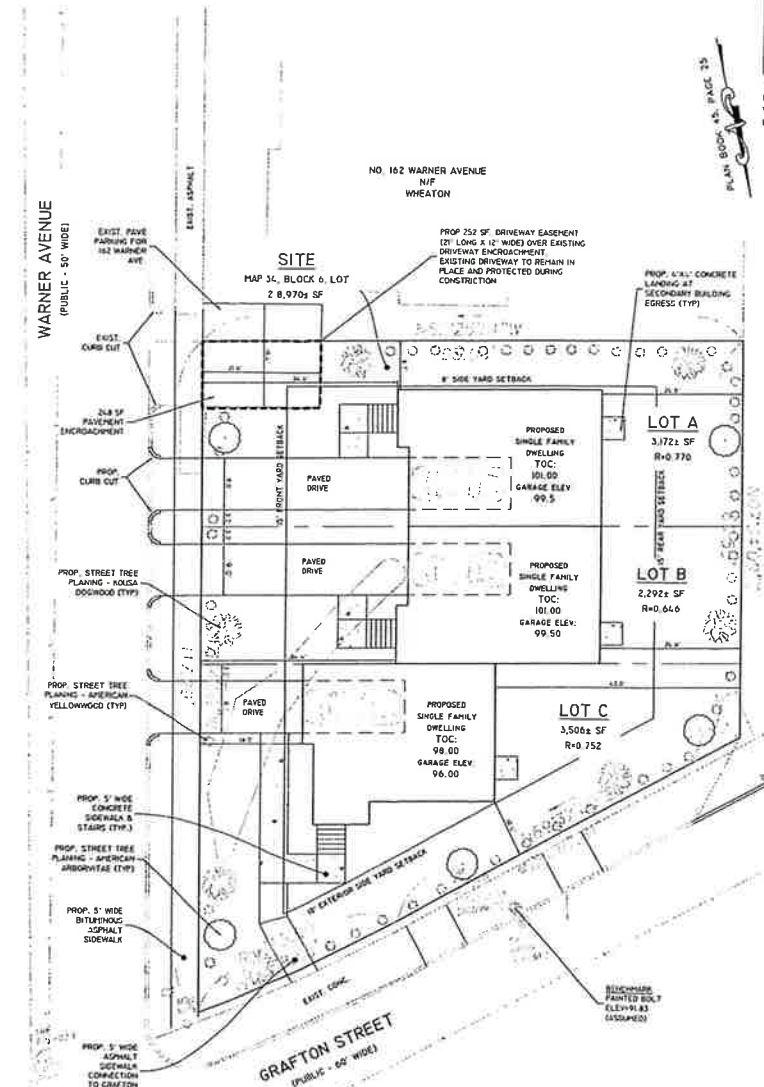
LANDSCAPING NOTES:

- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN HURDORY & LANDSCAPE ASSOCIATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
- THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
- ALL CONIFERS SHALL HAVE DORMANT BUOS AND SECONDARY NEEDLES.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
- PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE DESIGNER.
- ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
- LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 30% CANNON CHINESE FESCUE AND 35% SHALLOW PEGANUM PREGRESS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
- LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (ORAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000 LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
- PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
- THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADY. MOST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL, AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL NET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
- LANDSCAPE AREAS SHALL BE DEEP-TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

SITE LANDSCAPING LEGEND

PLANTING TABLE			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
○	7	CORNUS KOUSA	KOUSA DOGWOOD
○	5	CLADRACIUS HENRIKILIA	AMERICAN YELLOWWOOD
○	20	SHALIA OCCIDENTALIS	AMERICAN HORSETAIL

NOTE: ALL LANDSCAPING MATERIALS TO BE PLANTED ON SITE SHALL BE ASIAN LONGHORNEO BEETLE RESISTANT SPECIES.



ZONING ORDINANCE REQUIREMENTS				
ZONING DISTRICT: RG-5 (RESIDENTIAL)				
USE: SINGLE FAMILY ATTACHED				
	REQUIRED	LOT A	LOT B	LOT C
LOT AREA (SQUARE FEET) 2,200 SF / UNIT	2,100	3,172a	2,292a	3,506a
LOT FRONTAGE (FEET) 20' / UNIT	20	33.4a	24.2a	58.8a
FRONT YARD SETBACK (FEET)	15	34.4a	34.4a	18.8a
SIDE YARD SETBACK (FEET)	#	NA; 0' SETBACK CONDO LIMIT	NA; 0' SETBACK CONDO LIMIT	NA; 0' SETBACK CONDO LIMIT
REAR YARD SETBACK (FEET)	15	34.6a	24.8a	44.6a
BUILDING HEIGHT (FEET)	35	30a	30a	35a
BUILDING HEIGHT (STORIES)	3	3	3	3
MAX. ALLOWED IMPERVIOUS COVERAGE WITHIN FRONT AND SIDE YARD SETBACK	50%	50%*	37%	2%

*VARIANCE REQUEST FOR 6% INCREASE IN IMPERVIOUS COVERAGE PERCENTAGE FROM OFF STREET PARKING REQUIREMENTS - TABLE 4.4 NOTE 5(b)(ii)(c) IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE IV-SECTION 7A(2) MAX ALLOWED IMPERVIOUS COVERAGE IN FRONT AND SIDE YARDS IN RG-5 DISTRICT = 50%

PARKING SPACE REQUIREMENT			
USE	1 SPACE	PROPOSED	REQUIREMENT
MULTI-FAMILY (3 UNITS)	16 SPACES	16 SPACES	

PARKING SUMMARY TABLE			
NUMBER OF PARKING SPACES REQUIRED	NUMBER OF PARKING SPACES PROVIDED	NUMBER OF HANDICAP ACCESSIBLE	NUMBER OF HANDICAP ACCESSIBLE
16 TOTAL	16 TOTAL	0 TOTAL	0 TOTAL

- PLAN NOTES:**
- SEE SHEET C-1.0 FOR EXISTING CONDITIONS PLAN NOTES AND PLAN LEGEND.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
 - ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC. SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
 - ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
 - WATER AND ELECTRIC SERVICE TO BE COORDINATED WITH LOCAL SERVICE PROVIDERS FOR AVAILABILITY AND UTILITY CONFIGURATION WITHIN THE PROPOSED SITE.
 - ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE CITY OF WORCESTER, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

- LAYOUT NOTES:**
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE COORDINATED WITH THE OWNER, POLICE AND FIRE DEPARTMENTS ACCORDINGLY.
 - DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB/OUTTER LINE OR THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT, DIMENSIONS, ELEVATIONS AND STAIR CONFIGURATIONS.
 - THE PROPOSED DRIVEWAY AND PARKING LOT AREA FOR THE BUILDING SHALL BE PAVED WITH BITUMINOUS CONCRETE. SEE DETAIL SHEETS FOR PAVEMENT DETAIL.
 - THE PROPOSED CURBING SHALL BE 6" BITUMINOUS CURBING.
 - SEE GRADING AND UTILITY PLAN FOR WALL ELEVATIONS.
 - PROPOSED RETAINING WALLS IN EXCESS OF 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
 - PROPOSED PLANTINGS FOR THE SITE SHALL CONSIST OF A MIXTURE OF TREES AND SHRUBS. PLANTINGS SHALL CONFORM TO THE LANDSCAPING DESIGN STANDARDS FOR THE CITY OF WORCESTER. TREES TO BE PLANTED SHALL HAVE TRUNKS AT LEAST 3 INCHES IN DIAMETER WHEN MEASURED 6 INCHES ABOVE THE GROUND. RECOMMENDED TREE SPECIES MAY BE FOUND IN THE CITY OF WORCESTER ZONING ORDINANCE. SHRUBS SHALL BE PLANTED ALONG WITH THE TREES IN THE LANDSCAPING AREAS. SHRUBS MAY BE DECIDUOUS OR EVERGREEN OR A MIXTURE OF BOTH. SHRUBS SHALL BE GENSELY PLANTED AS TO PROVIDE A MATURE APPEARANCE WITHIN 3 YEARS. SHRUB HEIGHTS SHALL VARY. RECOMMENDED SHRUB SPECIES AND HEIGHTS MAY BE FOUND IN THE CITY OF WORCESTER ZONING ORDINANCE. ALL LANDSCAPING TREES AND SHRUBS SHALL BE ASIAN LONGHORNEO BEETLE RESISTANT.
 - ALL SNOW SHALL BE TRUCKED OFF SITE.
 - NO SNOW STORAGE SHALL BE PLACED IN REQUIRED PARKING SPACES.

DATE: MARCH 28, 2024
 DESIGNER: [Signature]
 SCALE: 1/4" = 1'-0"

630 GRAFTON STREET
 SITE PLAN REVIEW
 AM 34, BLOCK 6, PARCEL 2
 GRAFTON STREET/WARNER AVENUE
 WORCESTER, MASSACHUSETTS

LEVEL
 340 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL: (508) 821-1743 FAX: (508) 821-2719

VARIANCE PLAN
L-1.0
 SHEET 1 OF 1
2233.00