



## 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: 4 Fairbanks Street

Parcel ID or MBL: 10-007-09+36

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

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	7,000 sf	Setback required:	15 ft	Setback required:	15 ft
Square footage provided:	5,451 sf	Setback provided:	20 ft	Setback provided:	28.0 ft
Relief requested:	1.549 sf	Relief requested:	0	Relief requested:	0
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	60 ft	Setback required:	8 ft	Setback required:	10 ft
Frontage provided:	57.63 ft	Setback provided:	18.5 ft	Setback provided:	11.5 ft
Relief requested:	0 pre-existing	Relief requested:	0	Relief requested:	0
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:	6 sp	Height permitted:	35 ft	Type of structure:	NA
Parking provided:	1 sp	Height provided:	< 35 ft	Square footage of structure:	
Relief requested:	0 pre-existing	Relief requested:	0	Relief requested:	
Off-street Loading		Other Variances			
Loading required:	NA	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.**

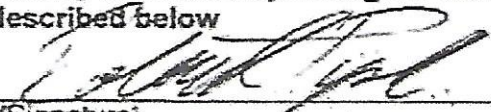
1. Property Information

- a. 4 Fairbanks Street  
Address(es) – please list all addresses the subject property is known by
- b. 10-007-09+36  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book PI Bk 22 PI 57 Page PI Bk 101 PI 12, PI Bk 844 PI 9  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RG-5  
Zoning District and all Zoning Overlay Districts (if any)
- e. One - three family dwelling  
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. 6 bedrooms existing and proposed  
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Robert Pysk  
Name(s)
- b. 14 Wagon Road, Bethel CT 06801  
Mailing Address(es)
- c. rpysk1@yahoo.com (508) 864-7925  
Email and Phone Number(s)
- d. Owner  
Interest in Property (e.g., Lessee, Purchaser, etc.)

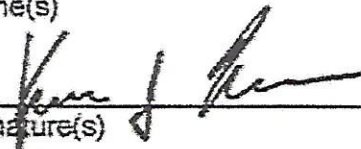
I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below

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

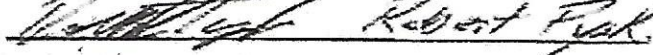
3. Owner of Record Information (if different from Applicant)

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

4. Representative Information

- a. Kevin J. Quinn, P.E., QUINN ENGINEERING, INC.  
Name(s)
- b.   
Signature(s)
- c. P.O. Box 107, Paxton MA 01612  
Mailing Address(es)
- d. KQuinn@QEICivil.com (774) 262-2674 cell (508) 753-7999 Ext 1 Office  
Email and Phone Number
- e. Engineer  
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I,  Robert Fook, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 10 Block 007 Lot(s) 09 + 38, do hereby authorize Kevin J. Quinn to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 16<sup>th</sup> day of May, 2024.

6. Proposal Description

Divide subject property into two buildable lots.

- a. The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
- b. 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. 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. See enclosed "Brief to the Board"  
List any additional information relevant to the Variance (s)

## 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 Ordinance would prevent creating a buildable lot, where one previously existed. The loss of this asset is a hardship for the Owner.**

**In addition, denial of the requested relief would prevent creating of two new dwelling units, at a time when the lack of available housing in Worcester is a critical need.**

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:

Previously, the subject property was the site of two buildable lots, with one house on each. Changes in zoning now preclude re-dividing the property into two buildable lots. The suitability of Lot 1 for construction of a home has been maintained throughout. The loss of a buildable lot occurred with no willful or intentional actions on the part of the Owner/Applicant.

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 requested relief, if granted, will permit the construction of a home on a parcel where one previously existed, consistent with existing homes in the neighborhood. The requested relief will in no way detract or derogate from the intent of the Zoning Ordinance.


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 relief will not create housing or development which is in any way inconsistent with the neighborhood, and will in fact permit restoring a new home on land where one previously existed.

**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. Robert Pysk  
Name \_\_\_\_\_
- b.   
Signature certifying payment of all municipal charges \_\_\_\_\_
- c. 14 Wagon Road, Bethel CT 06801  
Mailing Address \_\_\_\_\_
- d. rpysk1@yahoo.com (508) 864-7925  
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 \_\_\_\_\_