

May 17, 2024

Zoning Board of Appeals
City of Worcester
455 Main Street, Room 404
Worcester MA 01608

Re: Brief to the Board
Variance Request - 4 Fairbanks Street

To the Zoning Board of Appeals:

On behalf of the Owner, Robert Pysk, Quinn Engineering, Inc. prepared this petition to the Zoning Board of Appeals for Variance, in relation to the property at 4 Fairbanks Street.

The property at 4 Fairbanks Street is proposed to be divided into two separate buildable lots. The submitted Variance requests approval of relief from required area; as can be seen on the submitted plan, Lot 2 is proposed with 5,309 square feet of area. In the RG-5 zoning district, the area required for lots which accommodate a three-family dwelling is 7,000 square feet.

In the past, a home existed on Lot 1. Subsequently, the home was demolished for unknown reasons. Subsequently, Lots 1 and 2 reverted to the single parcel of land which comprises 4 Fairbanks Street currently.

This Variance request is justified based on two separate considerations of hardship:

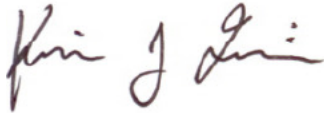
- **The land on which Lot 1 is now located was once a buildable parcel of land.** It is an asset of the Owner, who maintained the integrity of this land as a potentially separate parcel of land. Loss of this asset is a measurable hardship upon the Owner.

- **The need for new housing in Worcester has reached a crisis.** Denial of a legitimate request for relief creates a hardship upon the City itself, by preventing the development of new housing.

The requested relief will not create a property which is inconsistent with properties in the neighborhood. Within 200 feet of the subject property there are five lots smaller than the proposed lot. Of those five neighboring properties, three are multi-family dwellings.

Please don't hesitate to contact this office with questions you may have.

Respectfully Submitted,
QUINN ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Kevin J. Quinn". The signature is written in a cursive, flowing style.

Kevin J. Quinn, P.E.
President