



VARIANCE AMENDMENT 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

List information for the original Variances (s) and what the amendment to the Variance (s) includes. Attach additional documentation as necessary.

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:	10	Setback required:	
Square footage provided:		Setback provided:	4	Setback provided:	
Relief requested:		Relief requested:	6	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/Loading		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:	
Loading required:		Other Variances			
Loading provided:		Relief requested:			
Relief requested:		Zoning Ordinance Article & Section:			
Signs		Requirement:			
Area permitted:		Provided:			
Area provided:		<p align="center">Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.</p>			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 22 Enid Street
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).
2. Is this property known by any other address: No.
3. **OWNER OF RECORD:** Juliana B. Danquah
(The owner of record is the person or entity who owns title to the property as of today's date)
4. Address (es) of owner of record is /are 21 Blackthorn Drive, Worcester, MA 01609
5. Worcester District Registry of Deeds (WDRD) Book(s) 69449, Page(s) 204
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)
6. City of Worcester Assessor's Office Map 38 Block 012 Lot 000134
(List MBL number for the subject property as listed at Assessor's Office)
7. **NAME OF APPLICANT(S):** Juliana B. Danquah
8. Address of Applicant: 21 Blackthorn Drive, Worcester, MA 01609
9. Telephone: (508) 335-5339
10. Email: jdانquah@xsellhome.com
11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, 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.)
12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
BI-1.0
13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
Three bedroom split level single family dwelling under construction.
14. The applicant seeks to (Describe what you are amending from the original approval in as much detail as possible):
Secure additional relief from the front yard setback requirement to provide necessary head clearance for front stairs to account for the second story split level overhang which extends two feet out from the front building facade.
15. 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):
Article II Section 6A3.

16. 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):

Prior Variance (ZB-2022-050) for rear yard setback relief granted on 8/22/22. Decision recorded in Worcester Registry of Deeds Book 68243, Page 364. Variance & Variance Amendment (ZB-2024-011) for front yard setback and reduction of rear yard setback relief granted 3/25/24. Decision recorded in Worcester Registry of Deeds Book _____, Page _____. Copies attached.

17. 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)? If so, explain:

Building permit sought and issued.

18. List any additional information relevant to the Variance (s):

Previous relief obtained for front stairs proved to be inadequate due to a failure to account for the effect of the second story overhang which reduces the usable width of the front stairs which run parallel to the front building facade.

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision 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 Zoning Ordinance would preclude the use of the front door due to the building placement and the stair access required for entry and would necessitate the creation of an alternative entry point to the structure all at great expense to the Applicant.

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 hardship in this case is based on the design and placement of the building on the lot which requires modified stair access to account for the second story overhang. Said hardships do not generally effect other lots lying within the zoning district in a manner which requires zoning relief.

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:

Requested relief will allow for the completion of the building presently under construction with no signification expansion of the relief previously granted and no detriment to the public good nor derogation 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:

Requested relief is the minimum required to provide and safe access to the building on the property.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: [Signature] AHJ For
(Signature of Applicant or Applicant's Agent)

If more than one applicant, all applicants must fill out information.

Juliana B. Danquah

(Name of Applicant)

21 Blackthorn Drive, Worcester, MA

(Address)

(508) 335-5339

(Contact Phone Number)

jdانquah@xsellhome.com

(Email)

May 23, 2024

(Date)

By: [Signature] AHJ For
(Signature of Property Owner or Owner's Agent)

If more than one property owner, all owners must fill out information.

Juliana B. Danquah

(Name of Property Owner)

21 Blackthorn Drive, Worcester, MA

(Address)

(508) 335-5339

(Contact Phone Number)

jdانquah@xsellhome.com

(Email)

May 23, 2024

(Date)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

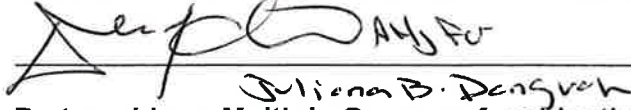
Name of Owner Juliana B. Danquah

Business Address _____

Home Address 21 Blackthorn Drive, Worcester, MA 01609

Business Phone _____ Home Phone (508) 355-5339

Signature of owner (certifying payment of all municipal charges):


Juliana B. Danquah

Date: 5/24/24

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names

Addresses

_____	_____
_____	_____
_____	_____

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

FINAL AS BUILT



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 22 ENID ST
 WORCESTER, MA

OWNER: WARKY CHAN
 DATE: 02-15-24
 ZONE: BL-1.0
 SCALE: 1"=20'
 COMP'D: JT
 CAD: JT

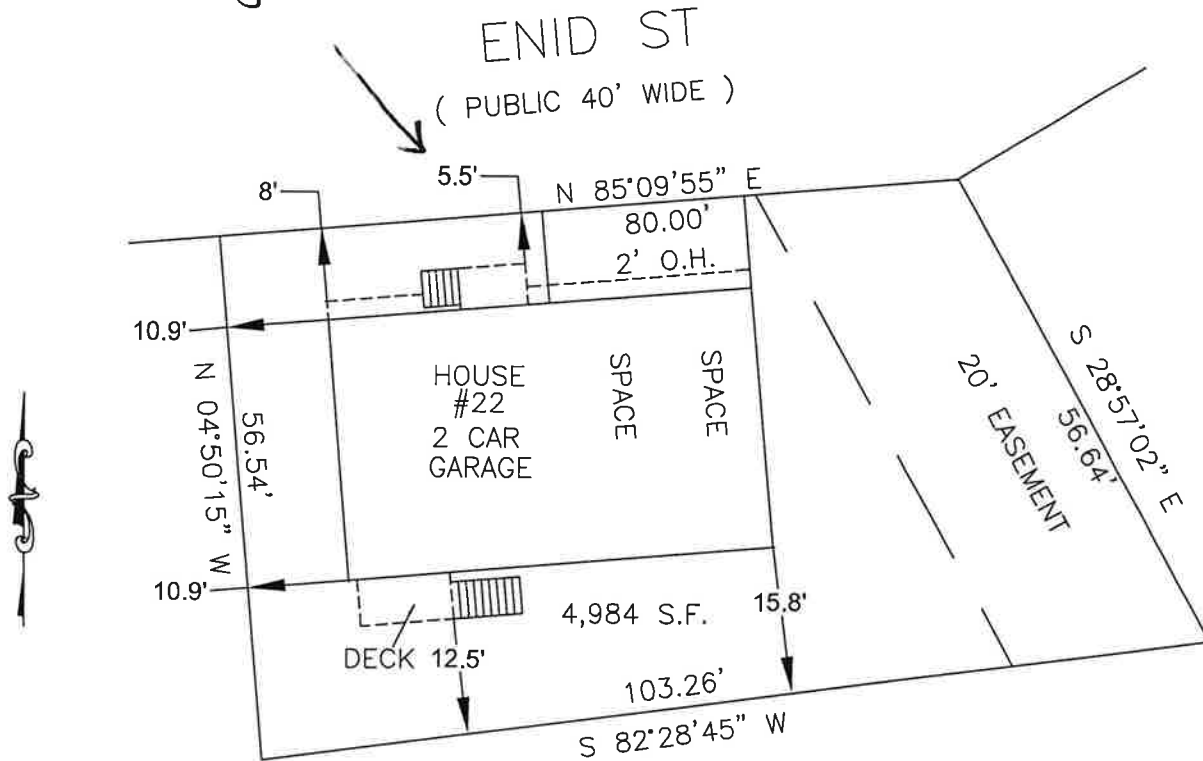
DEED: 67209-386
 PLAN: 830-10
 MBL: 38-012-00134
 FLD. BK: 664-114
 JOB #: 7471
 FILE: ENID22FINAL

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

NOTE: VARIANCE WAS GRANTED FOR S.F. AND SETBACKS SEE BOOK 68243/365



*Revised Plan to Follow
 Change to 4'*





VARIANCE & VARIANCE AMMENDMENT – FINDINGS OF FACT AND DECISION

22 Enid Street (MBL 38-012-00134)

(ZB-2024-011)

The Zoning Board of Appeals scheduled a hybrid public hearing on March 4, 2024, at 5:30 PM in the Worcester City Hall, 455 Main Street, Esther Howland Chamber, on the petition of Juliana B. Danquah, seeking zoning relief for property located at 22 Enid Street, Worcester, Massachusetts.

Due notice of the public hearing to be held on March 4, 2024, was sent to the individuals listed on the City of Worcester Certified Abutter's list for the subject property.

On February 19, 2024 & February 26, 2024, notice of the hearing was duly advertised in the Worcester Telegram & Gazette.

On March 4, 2024, the hybrid meeting was called to order by Jordan Berg Powers, Vice Chair. Board members physically present for the hearing at Worcester City Hall, 455 Main Street, Esther Howland Chamber were Jordan Berg Powers, George Cortes, Shannon Campaniello, and Nathan Sabo. Board members Anthony Dell'Aera and Eric Torkonoo participated remotely. Board member Russell Karlstad was absent. Remote participation was facilitated for attendees via phone at call-in number, 844-621-3956 (Access Code: 2630 362 4924) and via WebEx link (<https://cityofworchester.webex.com/meet/zoningboardofappealswebex>).

FINDINGS

The Worcester Zoning Board of Appeals (ZBA), having conducted a public hearing and reviewed all the submitted evidence, finds that:

1. Juliana B. Danquah, whose address is 21 Blackthorn Drive, Worcester, MA 01609, is the owner and applicant of certain land situated at 22 Enid Street in the City of Worcester, Massachusetts, and is more particularly described in a deed recorded with the Worcester District Registry of Deeds Book 69449, Page 204.
2. Said land is located in a zoning district classified under the City of Worcester Zoning Ordinance as BL-1.0 (Business, Limited) zoning district.
3. Presently on the premises is a single-family detached dwelling currently under construction.
4. The applicant seeks retroactive approval to allow a building overhang and porch in the front yard setback and to amend a variance for the rear yard setback.
5. To **amend the variance** for the rear-yard setback to reduce the amount of relief from 8.4 FT to 7.5 FT (deck) and 4.2 FT to the house.
6. A new **variance** for relief of **2 FT (roof overhang) and 4.5 ft (porch)** from the 10 FT minimum front-yard setback.
7. The following zoning relief is required and is being sought by the applicant:

Variance: For relief of **2 FT (20%)** from the minimum 10 FT front-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section

4, Table 4.2). The applicant proposes a front-yard setback of 8 FT where 10 FT is required by the Ordinance.

Amendment to Variance:

For relief of **7.5 FT (26.6%)** from the minimum 20 FT rear-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2). The original Variance granted relief of 8.4 FT for a rear-yard setback of 11.6 FT where 20 FT is required by the Ordinance. The applicant is requesting to amend the relief to 7.5 FT.

Findings of Fact – Variance:

8. Per Zoning Ordinance Article II, Section 6(A)(3), the ZBA, as Permit Granting Authority, may grant upon appeal or petition with respect to particular land or structures, a variance from the dimensional terms of the Zoning Ordinance.

a. 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:

Applicant seeks limited relief for building overhang which extends two feet into the front yard setback and the front stairs which exceed the allowed stair encroachment by six inches. In the absence of zoning relief, the building would need to be at least partially demolished at great expense to bring it into compliance and would require the removal of the front facade which would destroy the appearance of the building and result in a substantial financial hardship for the owner.

b. 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 lot in question is only 56.64 feet deep which makes setback compliance challenging to say the least. In addition, the split-level design of the structure under construction has a built-in overhang on the second story which extends 2 feet beyond the foundation. The size and configuration of the lot and the design of the building thereon represent hardships not generally affecting of lots within the BL-1.0 zone.

c. 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 Applicant has substantially completed construction of an attractive dwelling the foundation of which meets the front yard setback requirement. The building overhang is an integral element of the architectural design and improves the overall appearance of the structure. The forced removal of the same would seriously compromise the appearance of the building to the detriment of the owner and the neighborhood generally. The requested relief is modest and necessary and may be granted with to detriment to the public good.

d. 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 is the minimum required to cure the overhang and front stair encroachments on the front yard setback.

DECISION

At a meeting of the Board on March 4, 2024, and on motion duly made and seconded, it was voted 5-0, with Board members Jordan Berg Powers, George Cortes, Nathan Sabo, Anthony Dell'Aera, and Eric Torkornoo to approve the following requested relief:

- Variance:** For relief of **2 FT** from the minimum 10 FT front-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2).
- Amendment to Variance:** For relief of **7.5 FT** from the minimum 20 FT rear-yard setback dimensional requirement in the BL-1.0 (Business, Limited) zoning district (Article IV, Section 4, Table 4.2).

With the following **conditions of approval**:

Perpetual:

1. The dumpster shall be screened with a solid style, non-chain-link, enclosure.
2. The project shall be constructed, and the building shall be used, in substantial accordance with the findings of fact and all final revised plans and documents on file with the City of Worcester and in accordance with all applicable governmental codes.

The Board also voted unanimously to approve **waivers** of the following plan requirements:

1. North arrow.
2. Zoning District.
3. Owners' names of abutting properties.
4. Percentage of the lot covered by principal and accessory buildings.
5. Entrances & exits pertinent to granting of the Special Permit.

This decision shall not take effect until the applicant records, at their own expense, a certified copy thereof with the Worcester District Registry of Deeds, pursuant to Massachusetts General Laws, Chapter 40A, Section 11, as amended.

Appeals of this decision shall be made pursuant to M.G.L. c. 40A § 17 and shall be filed within twenty days after the filing of this decision in the office of the City Clerk. If litigated, all time periods for recording and commencement shall toll and not commence until a final, favorable decision of the Honorable Court is rendered.

It was **ORDERED** by the Board that persons notified of the hearing be notified of the foregoing decision.

The names typed below represent the intent to sign the foregoing document in accordance with MGL Chapter 110G §9. Duly authorized by Ch. 110G and recorded at Worcester Registry of Deeds in Book 62537, Page 327.

ADJOURNED

JORDAN BERG POWERS

DATE _____



DATE 3/25/24

NATHAN SABO



DATE 3/25/24

GEORGE CORTES

ERIC TORKORNOO

DATE _____

ANTHONY DELL'AERA

DATE _____

REMINDERS

Special Permit Time Limitations: If the activity authorized by a Special Permit granted by the ZBA is not initiated within one (1) year of the date of grant (one year from date Special Permit is received by the City Clerk) and/or the activity is not completed within two (2) years, then the Special Permit shall lapse unless the Director of Code Enforcement makes a determination that the failure to complete was for good cause. City of Worcester Zoning Ordinance, Article II, Section 9.D.5.

Variance Time Limitations: If the rights authorized by a Variance are not exercised within one (1) year of the date of grant of such Variance they shall lapse. City of Worcester Zoning Ordinance, Article II, Section 9.D.7.

Landscaping Requirements: Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles or snow storage in areas used for screening and buffering. Per Article V, Section 5, C. iv of the City of Worcester Zoning Ordinance.

Construction Noise: No person shall operate any powered construction equipment or build, erect construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturday, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays. Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.

RECEIVED
Worcester City Clerk
2024 MAR 26 PM 12:01

City of Worcester, MA

April 24, 2024

I certify that twenty days have elapsed after the attached Decision for **22 Enid Street** has been filed with the City Clerk Department as of **March 26, 2024** and that no appeal has been filed.

A handwritten signature in black ink, appearing to read 'Stephen AJ Pottle', written over a horizontal line.

Stephen AJ Pottle
Deputy City Clerk I



VARIANCE AMENDMENT 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

List information for the original Variances (s) and what the amendment to the Variance (s) includes. Attach additional documentation as necessary.

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:	10	Setback required:	20
Square footage provided:		Setback provided:	8	Setback provided:	12.5
Relief requested:		Relief requested:	2	Relief requested:	7.5
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/Loading		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:	
Loading required:		Other Variances			
Loading provided:		Relief requested:			
Relief requested:		Zoning Ordinance Article & Section:			
Signs		Requirement:			
Area permitted:		Provided:			
Area provided:		Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 22 Enid Street

(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: No.

3. **OWNER OF RECORD:** Juliana B. Danquah

(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 21 Blackthorn Drive, Worcester, MA 01609

5. Worcester District Registry of Deeds (WDRD) Book(s) 69449, Page(s) 204

(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 38 Block 012 Lot 000134

(List

MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Juliana B. Danquah

8. Address of Applicant: 21 Blackthorn Drive, Worcester, MA 01609

9. Telephone: (508) 335-5339

10. Email: jdانquah@xsellhome.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, 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.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
BL-1.0

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
Three bedroom split level single family dwelling under construction.

14. The applicant seeks to (Describe what you are amending from the original approval in as much detail as possible):

Applicant seeks required relief necessary for building set back compliance to account for failure to factor in the two foot wide second story building overhang when the building foundation was poured. In addition in seeking the prior relief obtained there was a failure to account for the minor encroachment of the front steps into the front yard setback. Said encroachment of 4.5 feet exceeds the 4 foot exception provided for the front stairs under Article XVI Section 3F by .5 feet.

15. 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):

Article II Section 6A3.

16. 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):

Prior Variance (ZB-2022-050) for rear yard setback relief of 8.2 feet. granted on 8/22/22. Decision recorded in Worcester District Registry of Deeds Book 68243, Page 364. Copy attached.

17. 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)? If so, explain:

Building permit sought and issued with construction being substantially completed at this point. Setback problem disclosed in connection with the preparation of as build plan by Applicant.

18. List any additional information relevant to the Variance (s):

The Applicant's request for front yard setback relief for the second story overhang and the 6 inch encroachment of the front stairs is modest when one considers the fact that the the foundation of the building actually meets the 10 foot front yard set back requirement.

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

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

Applicant seeks limited relief for building overhang which extends two feet into the front yard setback and the front stairs which exceed the allowed stair encroachment by six inches. In the absence of zoning relief the building would need to be at least partially demolished at great expense to bring it into compliance and would require the removal of the front facade which would destroy the appearance of the building and result in a substantial financial hardship for the owner.

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 lot in question is only 56.64 feet deep which makes setback compliance challenging to say the least. In addition the split level design of the structure under construction has a built in overhang on the second story which extends 2 feet beyond the foundation. The size and configuration of the lot and the design of the building thereon represent hardships not generally affecting of lots within the BL-1.0 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 Applicant has substantially completed construction of an attractive dwelling the foundation of which meets the front yard setback requirement. The building overhang is an integral element of the architectural design and improves the overall appearance of the structure. The forced removal of the same would seriously compromise the appearance of the building to the detriment of the owner and the neighborhood generally. The requested relief is modest and necessary and may be granted with to 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 relief is the minimum required to cure the overhang and front stair encroachments on the front yard setback.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: 
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Juliana B. Danquah

(Name of Applicant)

21 Blackthorn Drive, Worcester, MA 01609

(Address)

(508) 335- 5339

(Contact Phone Number)

jdانquah@xsellhome.com

(Email)

February 8, 2024

(Date)

By: 
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

Julian B. Danquah

(Name of Property Owner)

21 Blackthorn Drive, Worcester, MA 01609

(Address)

(508) 335-5339

(Contact Phone Number)

jdانquah@xsellhome.com

(Email)

February 8, 2024

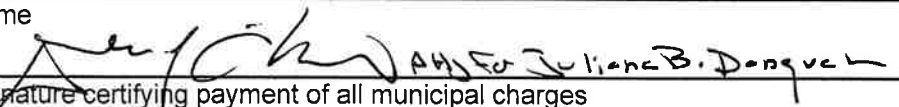
(Date)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

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. Juliana B. Danquah
Name
- b. 
Signature certifying payment of all municipal charges
- c. 21 Blackthorn Drive, Worcester, MA 01609
Mailing Address
- d. jdacquah@xsellhome.com (508) 335-5339
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: 46

Parcel Address: 22 ENID ST
 Assessor's Map-Block-Lot(s): 38-012-00134

Owner: DANQUAH, JULIANNA B

Owner Mailing: 21 BLACKTHORN DR
WORCESTER, MA 01609

Petitioner (if other than owner): DONALD J O'NEIL
 Petitioner Mailing Address: 699 PLEASANT ST
WORCESTER, MA 01602

Petitioner Phone: 508-755-5655

Planning: _____ Zoning: X License Commission: _____ Conservation Commission: _____

Historical: _____ Cannabis: _____ Other: _____

38-012-00151	IANNOTTI JAMES R +	0140 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00006	SINGLETON FLORENCE A	0006 ANGELO ST	WORCESTER MA 01604
38-012-0006A	TALABI TOLULOPE OMOLOLA	0031 JOSEPH ST	WORCESTER MA 01604
38-012-0006B	ANTWI VIDA	0029 JOSEPH ST	WORCESTER MA 01604
38-012-142D1	WARIEBI BETTY E	GENERAL DELIVERY	WORCESTER MA 01613
38-012-142B1	STEARNS NANCY A TRUSTEE	0069 RELAXED CIR	HYPOLUXO FL 33462
38-012-0142B	ARJOMANDHEJAD MOTAHAREH +	0014 PHOENIX ST	WORCESTER MA 01604
38-012-00140	ARMONDESMVALDEMAR PAULO	0022 BREWSTER RD	FRAMINGHAM MA 01702
38-012-0005B	CURLL JAMES + PAULA	0025 JOSEPH ST	WORCESTER MA 01604
38-013-00159	TANGNEY JOHN A + LIZA	0013 PHOENIX ST	WORCESTER MA 01604
38-012-0142D	BYRNES DEANNA	0026 JOSEPH ST	WORCESTER MA 01604
38-025-00503	MACHARIA ANTHONY +	0013 JENNINGS ST	WORCESTER MA 01604
38-012-1252B	PIPER CATHERINE	0131 CORTLAND CIRCLE	LEOMINSTER MA 01453

The City of Worcester
Administration & Finance

38-012-00155	HEALY MICHAEL P	0146 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00495	ASIEDU KINGSLEY + CYNTHIA SARPONG	139B COMMONWEALTH AVE	WORCESTER MA 01604
38-012-0005A	PETRINI DAVID J	0027 JOSEPH ST	WORCESTER MA 01604
38-012-00158	MIFTARI XHELAL	0547 SCHOOL ST	WEBSTER MA 01570
38-012-142C1	PERALTA SASHA D	0021 ENID ST	WORCESTER MA 01604
38-012-142A1	CAPSTONE HOLDINGS LLC	0903 MAIN ST	HANSON MA 02341
38-012-0142C	HANNA WADE + RIMA	0038 MEADOW LN	NORTH GRAFTON MA 01536
38-012-0142A	NEWTON STEPHANIE DEENA	0015 ENID ST	WORCESTER MA 01604
38-012-00163	MAGNUSON STEVEN + LINDA TRUSTEE	0134 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-00134	DANQUAH JULIANA B	0021 BLACKTHORN DR	WORCESTER MA 01609
38-012-00166	RIGGIERI CHRISTINA MCBRIDE	0154 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-1252A	AIDOO REBECCA + JOSEPH	0014 ENID ST	WORCESTER MA 01604
38-012-1251B	LABELLE EMELIA K +	0012 ENID ST	WORCESTER MA 01604
38-025-0460B	NUNEZ DIONICIO A + MONICA M	0022 JENNINGS ST	WORCESTER MA 01604
38-012-00168	PEREZ CALUDIA ELIZABETH	0156 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00460	GARCIA JOSEPH + LILIA	0143 COMMONWEALTH AVE	WORCESTER MA 01604
38-036-00170	BARTON BARBARA A	0160 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-1253A	DANKWA FRED	0018 ENID ST	WORCESTER MA 01609
38-012-1253B	CHAPDELAINE RANDY J +	0020 ENID ST	WORCESTER MA 01604
38-036-00173	SUBSEA INVESTMENTS INC	60 SHREWSBURY ST	WORCESTER MA 01604
38-012-1254A	CHATEAU EVELINE	0026 ENID ST	WORCESTER MA 01604
38-012-1254B	NGO DUY M	0028 ENID ST	WORCESTER MA 01604
38-036-1732R	MONTES JUAN B +	0164 COMMONWEALTH AVE	WORCESTER MA 01604
38-014-285-2	AGYEI KWABENA ANDREWS	0005 ANGELO ST	WORCESTER MA 01604
38-014-00285	REZALLA MICHAEL + KAREN	0141 COMMONWEALTH AVE	WORCESTER MA 01604
38-036-0017A	799-803 GRAFTON STREET LLC	PO BOX 504	SOUTH GLASTONBURY CT 06073
38-036-17A-1	KL REALTY TRUST	0809 GRAFTON ST	WORCESTER MA 01604
38-025-495-1	KEOWN STACY A	0135 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00008	WONG WARREN S	008 ANGELO ST	WORCESTER MA 01604
38-025-510-3	ABOAGYE MAVIS + PRISCILLA	017A JENNINGS ST	WORCESTER MA 01604
38-025-495-6	RAJARAM RAJENDRAN + VASUHI R	137B COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00510	BAIDOO NAOMI	0210 PROVIDENCE ST	WORCESTER MA 01607
38-025-495-5	HAMILTON LAURIE A	137D COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4954B	DOE SIEDEE N	139A COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4955B	SMITH TAYLA C + SHANNON P	137C COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4956B	ANTWI MILLICENT OWUSU	137A COMMONWEALTH AVE	WORCESTER MA 01604

This is to certify that the above is a list of abutters to Assessor's Map--Block-Lot's 10-024-00031 as cited above.

Certified by:

Samuel E. Koniczny 01/26/2024

Signature

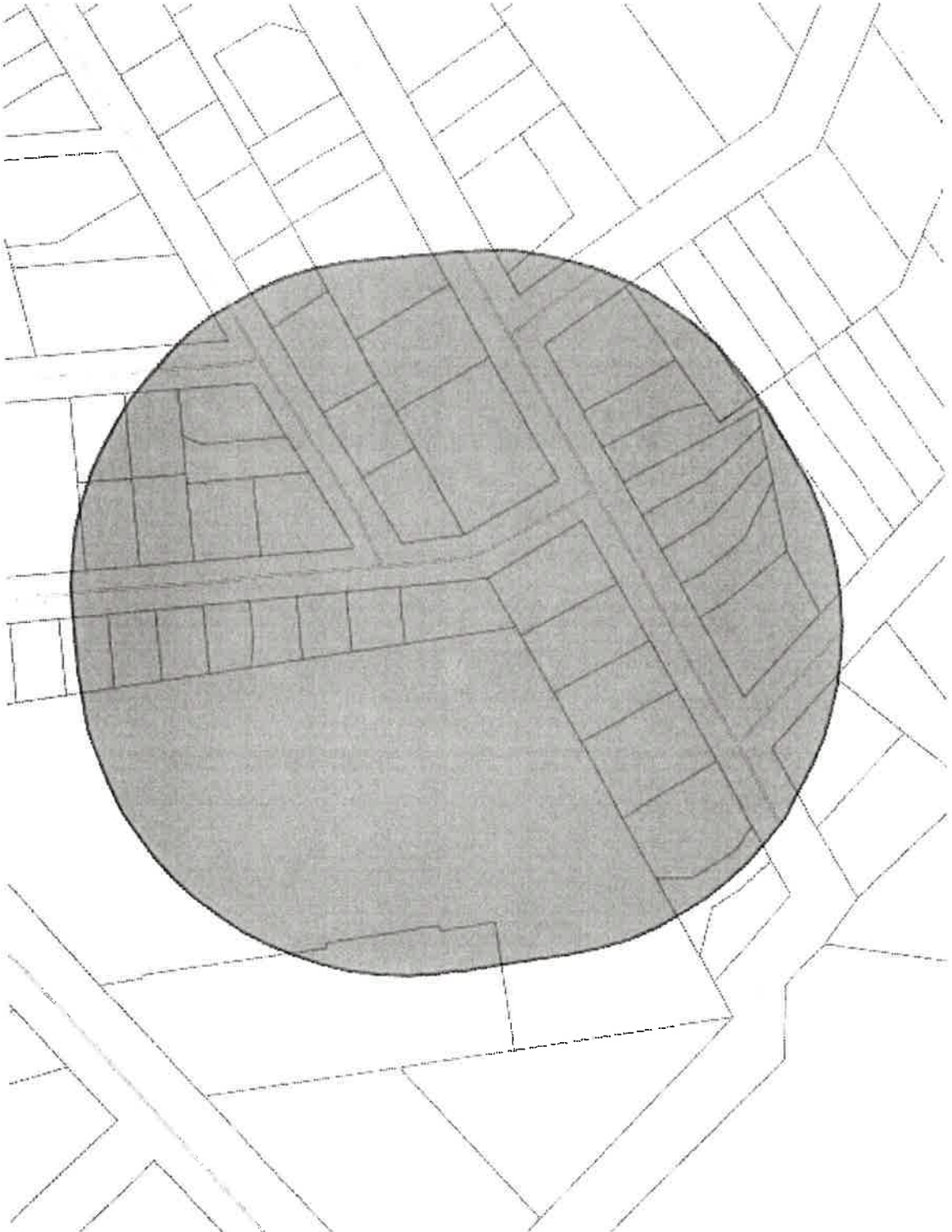
Date



The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



CERTIFIED PLOT PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 22 ENID ST
 WORCESTER, MA

OWNER: WARKY CHAN

DATE: 01-23-24

ZONE: BL-1.0

SCALE: 1"=20'

COMP'D: JT

CAD: JT

DEED: 67209-386

PLAN: 830-10

MBL: 38-012-00134

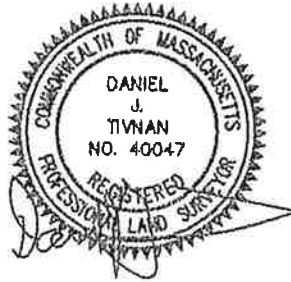
FLD. BK: 664-114

JOB #: 7471

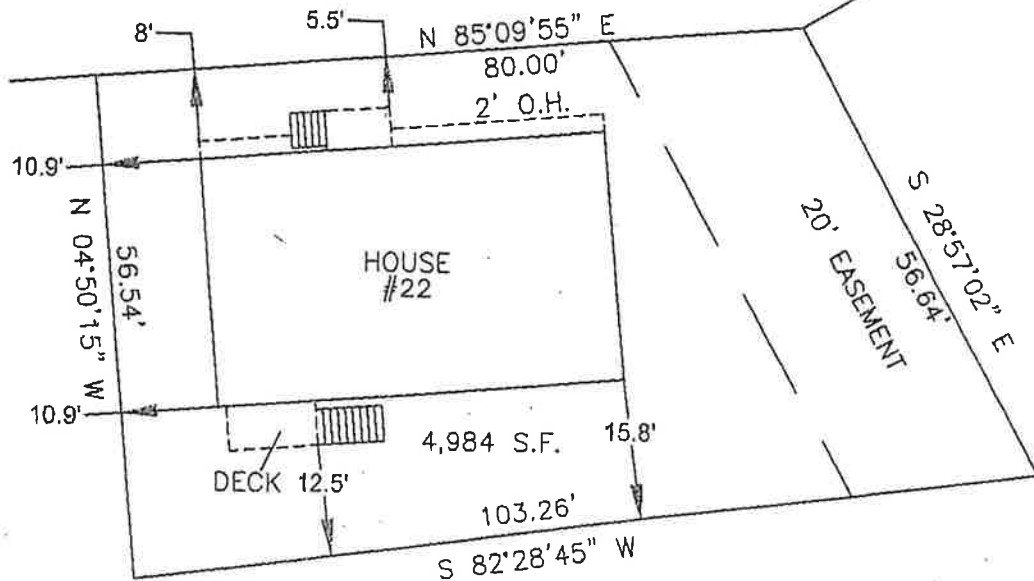
FILE: ENID22BLT2

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

NOTE: VARIANCE WAS GRANTED FOR S.F. AND SETBACKS
 SEE BOOK 68243/365



ENID ST
 (PUBLIC 40' WIDE)



REVISIONS		
REV	DESCRIPTION	DATE

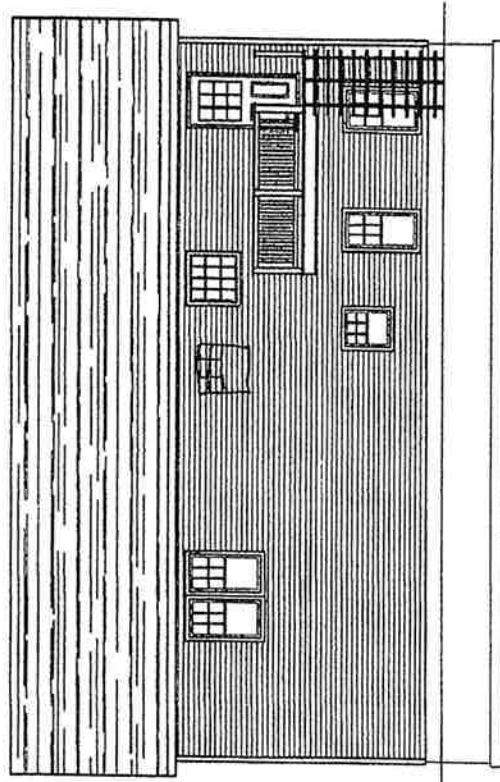


FRONT ELEVATION

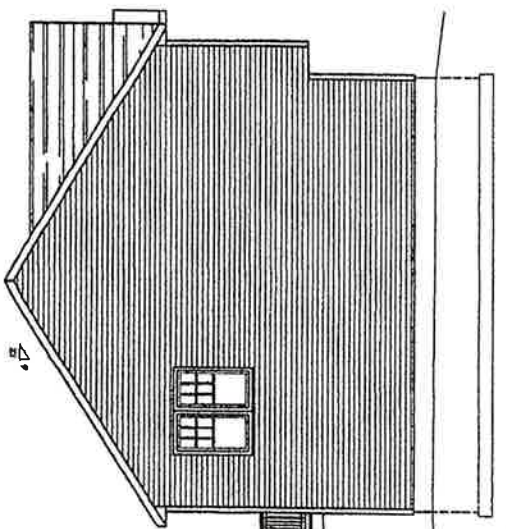
3/16" = 1'-0"

28' X 46' SPLIT LEVEL		
ELEVATION PLAN		
DATE: 9/19/14	DWG NO: 0014	SHEET: 01
SCALE: AS NOTED		DWN BY: R.F.J.

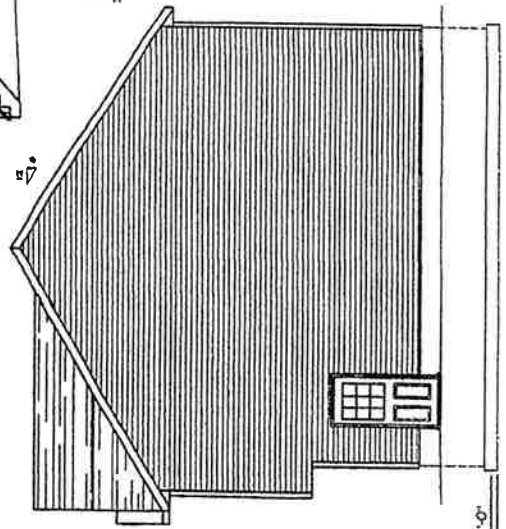
REV	DESCRIPTION	DATE



REAR ELEVATION 5/22'-1'-0"



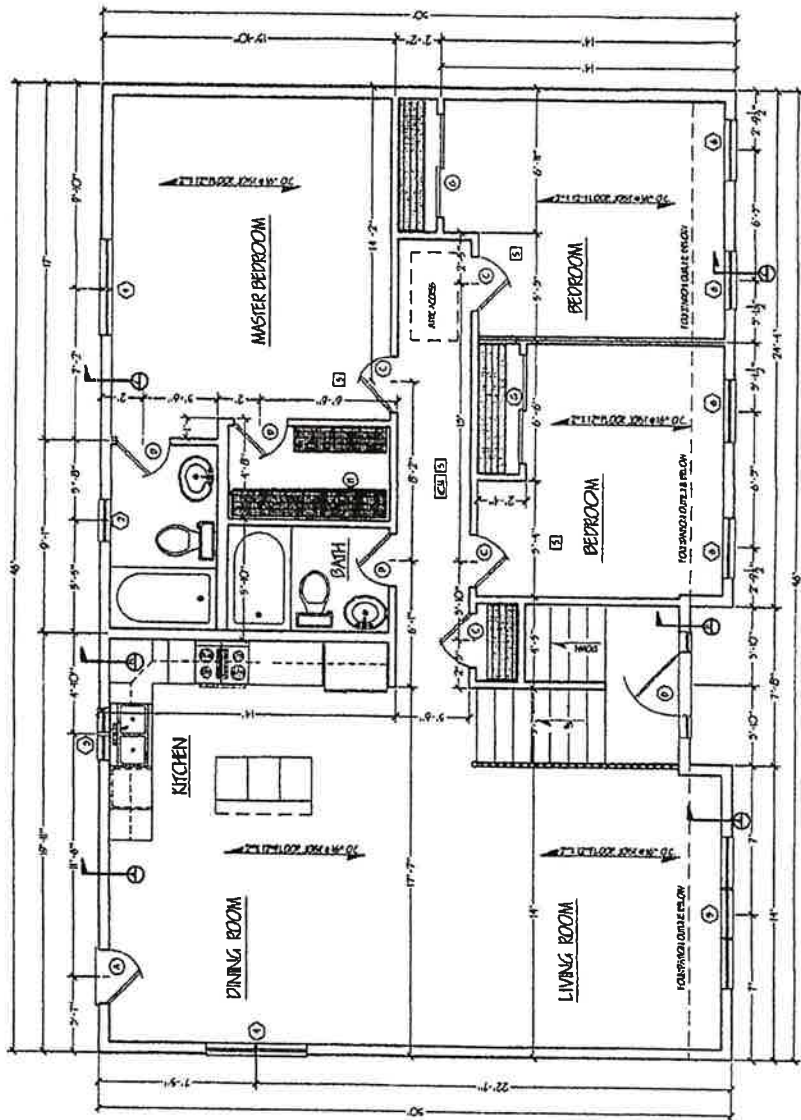
LEFT ELEVATION 5/22'-1'-0"



RIGHT ELEVATION 5/22'-1'-0"

28' X 46' SPLIT LEVEL	
ORDER:	ELEVATION PLAN
DATE: 5/15/14	DWG NO: 0014
SCALE: AS NOTED	SHEET: 02
DRN BY: RJ J.	

REV	DESCRIPTION	REVISIONS	DATE



WINDOW SCHEDULE

NO.	SIZE	TYPE	FINISH
1	2'-0" x 4'-0"	1/2"	
2	2'-0" x 2'-0"	1/2"	
3	2'-0" x 2'-0"	1/2"	
4	2'-0" x 2'-0"	1/2"	
5	2'-0" x 2'-0"	1/2"	
6	2'-0" x 2'-0"	1/2"	

DOOR SCHEDULE

NO.	TYPE	FINISH
1	6'-0" x 2'-0"	
2	6'-0" x 2'-0"	
3	6'-0" x 2'-0"	
4	6'-0" x 2'-0"	
5	6'-0" x 2'-0"	
6	6'-0" x 2'-0"	
7	6'-0" x 2'-0"	

FRONT FLOOR PLAN

5/16" = 1'-0"

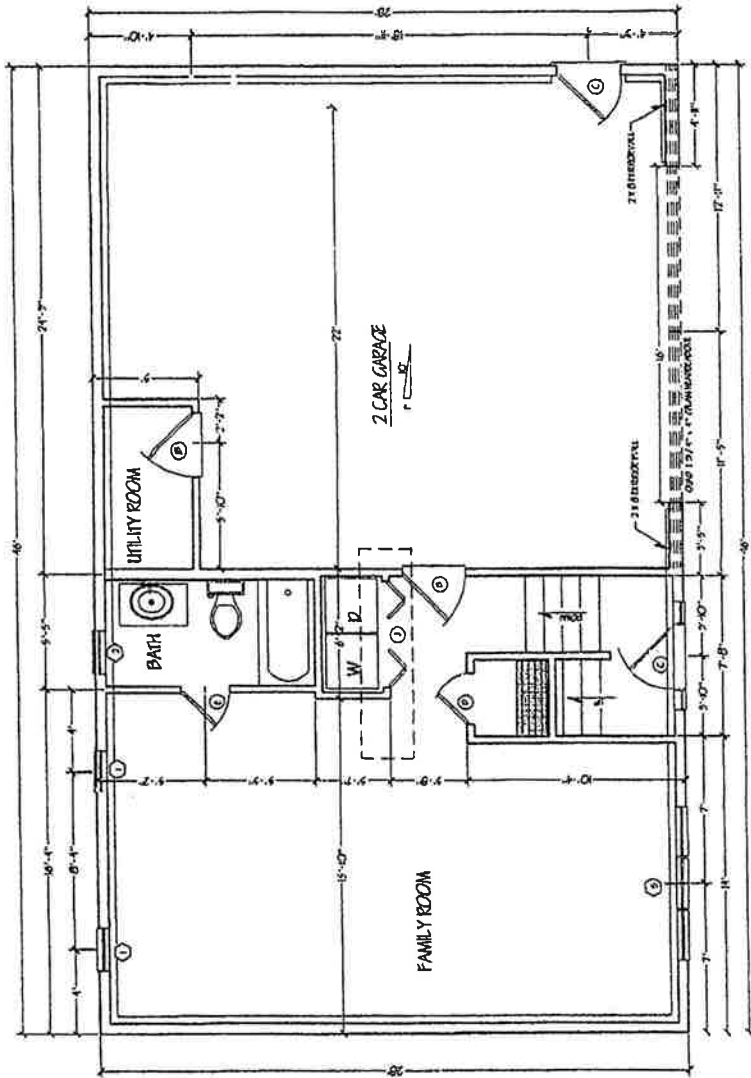
28' X 46' SPLIT LEVEL FLOOR PLAN

OWNER: DEAN BUILDERS

DATE: 5/15/14 DWG NO: 0014 SHEET: 03

SCALE: AS NOTED DRAW BY: RFL

REV	DESCRIPTION	REVISIONS	DATE



WINDOW SCHEDULE

NUMBER	UNIT	NO. OF LIGHTS	REMARKS	REVISIONS
1	2'-0" x 4'-0" (S)	1		
2	2'-0" x 4'-0" (L)	1		
3	2'-0" x 4'-0" (L)	1		
4	2'-0" x 4'-0" (L)	1		
5	2'-0" x 4'-0" (L)	1		
6	2'-0" x 4'-0" (L)	1		
7	2'-0" x 4'-0" (L)	1		
8	2'-0" x 4'-0" (L)	1		
9	2'-0" x 4'-0" (L)	1		
10	2'-0" x 4'-0" (L)	1		

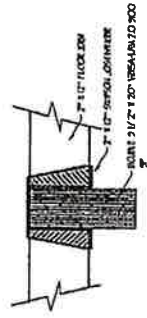
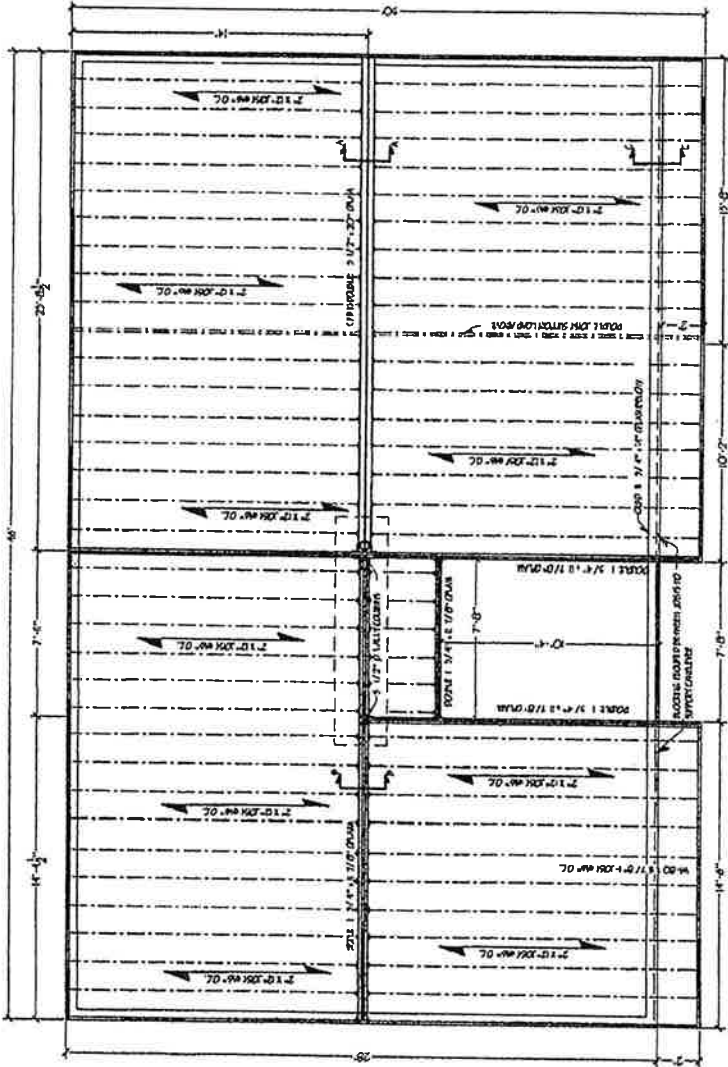
DOOR SCHEDULE

LETTER	UNIT	NUMBER	REMARKS	REVISIONS
A	6'-0" x 8'-0" (S)	1		
B	6'-0" x 8'-0" (S)	1		
C	6'-0" x 8'-0" (S)	1		
D	6'-0" x 8'-0" (S)	1		
E	6'-0" x 8'-0" (S)	1		
F	6'-0" x 8'-0" (S)	1		
G	6'-0" x 8'-0" (S)	1		
H	6'-0" x 8'-0" (S)	1		
I	6'-0" x 8'-0" (S)	1		
J	6'-0" x 8'-0" (S)	1		

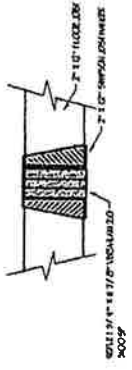
OWNER: DEAN BUILDERS
 DATE: 5/15/14
 DWG NO: 0014
 SCALE: AS NOTED
 SHEET: 04
 DRAWN BY: R.F.J.

LOWER FLOOR PLAN 3/16" = 1'-0"

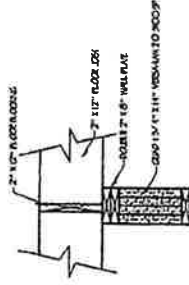
REV	DESCRIPTION	DATE



SECTION A-A
5/4" = 1'-0"



SECTION B-B
5/4" = 1'-0"



SECTION C-C
5/4" = 1'-0"

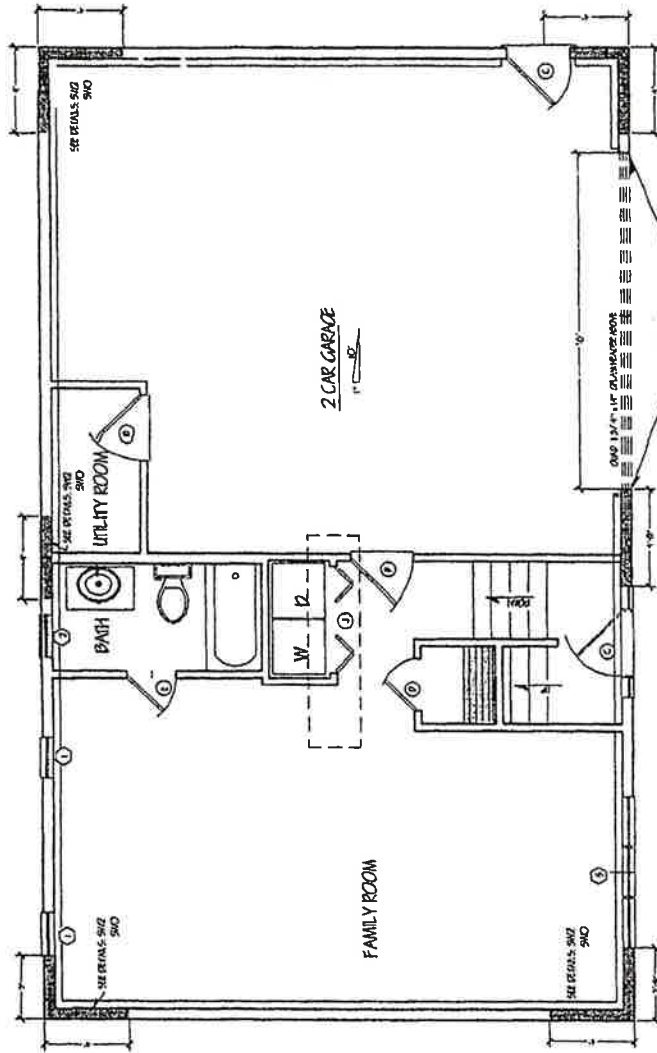
- NOTES
- ALL JOIST RAISES TO BE INDICATED
 - ALL FRAMES TO BE 2'-0" X 12'-0" UNLESS NOTED OTHERWISE
 - 2'-0" X 12'-0" WALLS
 - 2'-0" X 12'-0" BEAMS

FLOOR FRAME PLAN
5/16" = 1'-0"

OWNER: FLOOR FRAME PLAN
DATE: 5/15/14
SCALE: AS NOTED

OWNER: FLOOR FRAME PLAN	DATE: 5/15/14	SCALE: AS NOTED
DATE: 5/15/14	OWNER: OCA	DRN BY: R.F.J.
SCALE: AS NOTED	SHEET: 05	

REVISIONS		
REV	DESCRIPTION	DATE



OWNER: DEAN BUILDERS		DATE: 5/15/14		DWG NO: 0014		SHEET: 07	
28' X 46' SPLIT LEVEL SHEAR PANEL PLAN				SCALE: AS NOTED			
DRN BY: R.F.J.							

SHEAR PANEL PLAN 3/16" = 1'-0"

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 103554
Document Type	: DECN
Recorded Date	: September 21, 2022
Recorded Time	: 11:24:45 AM
Recorded Book and Page	: 68243 / 365
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1471629
Recording Fee	: \$105.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717



VARIANCE – FINDINGS OF FACT AND DECISION

22 Enid Street (MBL 38-012-00134)

ZB-2022-050

The Zoning Board of Appeals scheduled a hybrid public hearing on August 1, 2022 at 5:30 PM in the Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, on the petition of George Russell, seeking Variances for property located 22 Enid Street, Worcester, Massachusetts.

Due notice of the public hearing to be held August 1, 2022 was sent to the individuals listed on the City of Worcester Certified Abutter's list for the subject property.

On July 18 & July 25 2022, notice of the hearing was duly advertised in the Worcester Telegram & Gazette.

On August 1, 2022 the hybrid meeting was called to order by Russell Karlstad, Chair. Board members physically present for the hearing at Worcester City Hall, 455 Main Street, Levi Lincoln Chamber were Russell Karlstad, Shannon Campaniello, and George Cortes. Board members Anthony Dell'Aera, Jordan Berg Powers, Eric Torkomoo, and Nathan Sabo participated remotely. Remote participation was facilitated for attendees via phone at call-in number, 415-655-0001 (Access Code: 160 884 7670) and via Webex link (<https://cow.webex.com/join/zoningboardofappealswebex>).

FINDINGS

The Worcester Zoning Board of Appeals (ZBA), having viewed the site, conducted a public hearing and reviewed all the submitted evidence, finds that:

1. George and Nancy Russell, the owners, whose address is 1250 Grafton Street, Worcester MA 01604, are the petitioners of certain land situated at 22 Enid Street in the City of Worcester, Massachusetts, and is more particularly described in a deed recorded with the Worcester District Registry of Deeds Book 67209, Page 386.
2. Said land is located in a zoning district classified under the City of Worcester Zoning Ordinance as a BL-1.0 (Business, Limited) zoning district.
3. Presently on the premises is a vacant lot.
4. The applicant seeks to construct a single-family detached dwelling and conduct associated site work.
5. The petitioner seeks the following:

Variance: For relief from the minimum lot area dimensional requirement for a single-family detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear yard setback dimensional requirement for a single-family detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Findings of Fact – Variance

6. Per Article II, Section 6 (A)(3), the ZBA, as Permit Granting Authority, may grant upon appeal or petition with respect to particular land or structures, a variance from the dimensional terms of the Zoning Ordinance. The ZBA may grant a variance only when all statutory requirements are met, including the following findings:

- a. 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:
The property is in a BL-1.0 district but surrounded by mostly residential uses. Even though an office or personal service use is allowed by right a use as a single-family home better fits into the neighborhood. Single family home is the higher use.
- b. 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 area's slope and is configured in a way that most likely led to the lot size. It is also oddly shaped and accommodates an easement of the left side for sewers of the City of Worcester.
- c. 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 use of a single-family home will better conform to the neighborhood as opposed to the business uses that are allowed by right without any variances or special permits.
- d. 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 variance, if granted will be for a single-family home. It will have no more occupants than any single-family home. Allowed uses without a variance may actually have more people.

DECISION

At a meeting of the Board on August 1, 2022, and on motion duly made and seconded, it was voted 5-0 by Board members Russell Karlstad, George Cortes, Eric Torkornoo, Jordan Berg Powers, and Anthony Dell'Aera to approve the following requested relief:

- Variance:** For relief of 16 SF from the minimum 5,000 SF lot area dimensional requirement for a single-family detached dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 8.4 FT from the 20 FT minimum rear yard setback dimensional requirement for a residential dwelling in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

With the following conditions of approval:

1. Prior to the issuance of a Building Permit provide one (1) to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services, reflecting the following:
 - a. Reflect a maximum 22 FT wide curb cut for the driveway.
2. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The Board also voted unanimously to approve waivers of the following plan requirements:

1. Distances from adjacent buildings
2. Percentage of the lot covered by the principal and accessory building

The Variances shall not take effect until the petitioner records, at his or her own expense, a copy thereof with the Worcester District Registry of Deeds, pursuant to Massachusetts General Laws, Chapter 40A, Section 11, as amended. The rights authorized by the Special Permits must commence no later than one year from the grant hereof. If the requested Special Permits are litigated, all time periods for recording and construction shall not commence to toll until a final, favorable decision of the Honorable Court is rendered.

Appeals of this decision shall be made pursuant to M.G.L. c. 40A § 17 and shall be filed within twenty days after the filing of this decision in the office of the City Clerk.

It was **ORDERED** by the Board that persons notified of the hearing be notified of the foregoing decision.

The names typed below represent the intent to sign the foregoing document in accordance with MGL Chapter 110G §9. Duly authorized by Ch. 110G and recorded at Worcester Registry of Deeds in Book 62537, Page 327.

ADJOURNED



RUSSELL KARLSTAD

DATE 8.22.22

JORDAN BERG-POWERS

DATE _____



GEORGE CORTES

DATE 8/22/22

ANTHONY DELL'AERA

DATE _____

ERIC TORKORNOO

DATE _____

REMINDERS

Time Limitations: If the activity authorized by a Special Permit granted by the ZBA is not initiated within one (1) year of the date of grant (one year from date Special Permit is received by the City Clerk) and/or the activity is not completed within two (2) years, then the Special Permit shall lapse unless the Director of Code Enforcement makes a determination that the failure to complete was for good cause. Per Article II, Section 9, D. 5. of the City of Worcester Zoning Ordinance.

Landscaping Requirements: Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles or snow storage in areas used for screening and buffering. Per Article V, Section 5, C. IV of the City of Worcester Zoning Ordinance.

Construction Noise: No person shall operate any powered construction equipment or build, erect construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturday, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays. Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.

City of Worcester, MA

September 14, 2022

I certify that twenty days have elapsed after the attached certificate of approval for **22 Enid Street** has been filed with the City Clerk Department on **August 23, 2022** and that no appeal has been filed.

A handwritten signature in black ink, appearing to read "Stephen A.J. Pottle", written over a horizontal line.

Stephen A.J. Pottle
Deputy City Clerk

ATTEST: WORC Kathryn A. Toomey, Register

VARIANCE PLAN



hs&t group, inc.

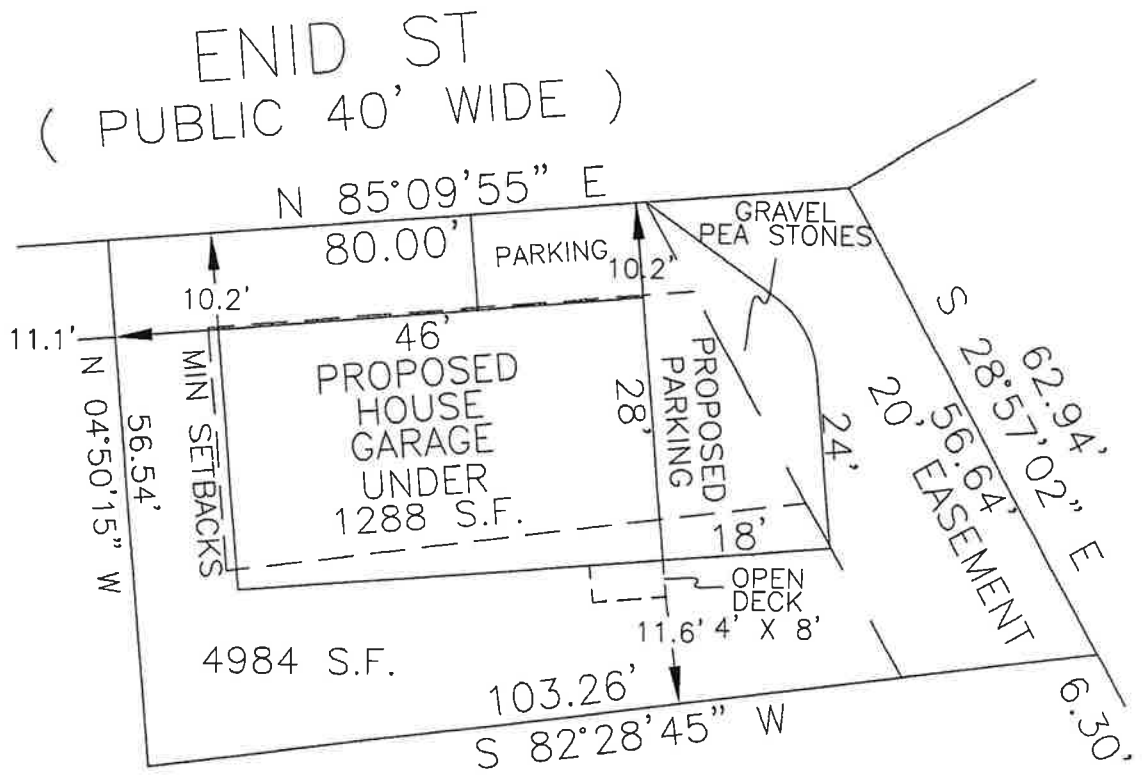
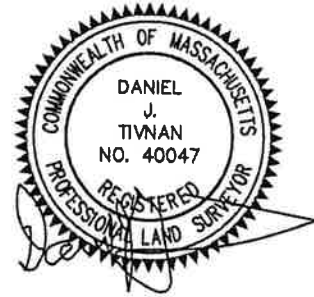
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 22 ENID ST
 WORCESTER MA
 OWNER: GEORGE RUSSELL
 DATE: 08-02-22 DEED: 67209-386
 ZONE: BL-1.0 PLAN: 830-10
 SCALE: 1"=20' MBL: 38-012-00134
 COMP'D: DJT FLD. BK: 664-114
 CAD: DJT JOB #: 7471
 FILE: ENID22PROP1

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

NOTE: PARKING AREA WILL BE GRAVEL PEA STONE AND NOT PAVED UNLESS MANDATED BY ZBA OR CONSERVATION BOARD.

CURB CUT TO BE NO LARGER THAN 22'



Received
Worcester City Clerk



VARIANCE APPLICATION

2022 JUL 27
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

WOC
received
8/2022

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

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	5000'	Setback required:	10'	Setback required:	20'
Square footage provided:	4984'	Setback provided:	10'	Setback provided:	11.6'
Relief requested:	16'	Relief requested:	—	Relief requested:	8.2'
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	40'	Setback required:	10	Setback required:	N/A
Frontage provided:	80'	Setback provided:	10	Setback provided:	
Relief requested:	—	Relief requested:	—	Relief requested:	X
Off-street Parking/Loading		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:	
Loading required:		Other Variances			
Loading provided:					
Relief requested:		Zoning Ordinance Article & Section:			
Signs		Requirement:			
Area permitted:		Provided:			
Area provided:		Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

22 Enid Street

1. Assessor's ADDRESS OF SUBJECT PROPERTY: 22 Enid Street
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address)

2. Is this property known by any other address: _____

3. OWNER OF RECORD: George Russell and Nancy Russell
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 1250 Grafton St Worcester MA 01604

5. Worcester District Registry of Deeds (WDRD) Book(s) 67209, Page(s) 386
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 38 Block 012 Lot 00134
(List MBL number for the subject property as listed at Assessor's Office)

7. NAME OF APPLICANT(S): George Russell

8. Address of Applicant: 1250 Grafton St Worcester MA 01604

9. Telephone: 508-277-8806

10. Email: george@georgerussellrealty.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):

BL1

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):

Empty lot

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):

Construct a single family Split entry style home.

15. 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 use of the property):

SEE TABLE OF DEMENTION

16. 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):

No

17. 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)? If so, explain:

No

18. List any additional information relevant to the Variance (s):

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

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

The property is in a BL1 district but surrounded by mostly residential uses. Even though an office or personal service use is allowed by right a use as a single family home better fits into the neighborhood. Single Family home is the higher use

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 areas slopes and is configured in a way that most likely let to the lot size. It is also shaped oddly and accommodates an easment on the left side for sewers of the City of Worcester

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 use of a single family home will better conform to the neighborhood as opposed to the business uses that are allowed by right without any variances or special permits

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 VARIANCE IF GRANTED WILL BE FOR A SINGLE FAMILY HOME. IT WILL HAVE NO MORE OCCUPANTS THAN ANY SINGLE FAMILY HOME. ALLOWED USES WITHOUT A VARIANCE MAY ACTUALLY HAVE MORE PEOPLE.

WHEREFORE, the applicant(s) requests that this Board grant the variance (s) as requested above.

By: *George Russell*
(Signature of Applicant or Applicant's Agent)
if more than one applicant, all applicants must fill out information.

George Russell
(Name of Applicant)
1250 Grafton St Worcester MA 01604
(Address)

508-277-8806
(Contact Phone Number)
George@georgerussellrealty.com
(Email)

6-14-22
(Date)

By: *George and Nancy Russell*
(Signature of Property Owner or Owner's Agent)
if more than one property owner, all owners must fill out information

George and Nancy Russell
(Name of Property Owner)
1250 Grafton St Worcester MA 01604
(Address)

508-277-8806
(Contact Phone Number)
George@georgerussellrealty.com
(Email)

6-14-22
(Date)

CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

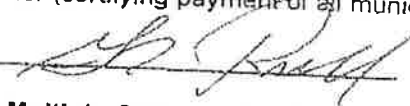
***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner George Russell
 Business Address 1250 Grafton St Worcester MA 01604
 Home Address 30 Dolly Drive Worcester MA 01604
 Business Phone 5087999997 Home Phone 508-277-8806

Signature of owner (certifying payment of all municipal charges):
 Date: 6-14-22

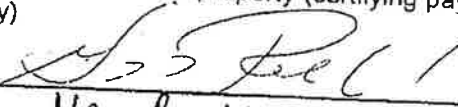
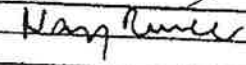
(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names	Addresses
<u>GEORGE RUSSELL</u>	<u>30 DOLLY DRIVE WORCESTER</u>
<u>NANCY RUSSELL</u>	<u>30 DOLLY DRIVE WORCESTER</u>
_____	_____
_____	_____

Business Address 1250 GRAFTON ST WORCESTER MA 01604
 Business Phone 508 799 9997

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

 Date: 6-14-22
 Date: 6-14-22
 _____ Date: _____
 _____ Date: _____

(3) If a Corporation:

Full Legal Name _____
State of Incorporation _____
Principal Places of Business _____
Place of Business in Massachusetts _____
Printed Names of Officers of Corporation: _____

_____	Title
_____	_____
_____	_____
_____	_____

Owners of Corporation:
Printed Names _____

_____	Address	% of stock
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

(4) If a Trust:

Name of Trust _____
Business Address _____
Printed Names of Trustees: _____

_____	Address
_____	_____
_____	_____
_____	_____

Printed Names of Beneficiaries: _____

_____	Address
_____	_____
_____	_____
_____	_____

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: George Russell **GEORGE RUSSELL**
Signature of Applicant: *George Russell* Date: 6-14-22
George Russell 6-14-22

Edward M. Augustus, Jr.
CITY MANAGER



CITY OF WORCESTER
ADMINISTRATION & FINANCE

Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

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: 49

Parcel Address: 22 ENID ST
 Assessor's Map-Block-Lot(s): 38-012-00134

Owner: RUSSELL, GEORGE + NANCY
 Owner Mailing: 30 DOLLY DR
WORCESTER, MA 01604

Petitioner (if other than owner): GEORGE RUSSELL
 Petitioner Mailing Address: 1250 GRAFTON ST

Petitioner Phone: 508-277-8806

Planning: X Zoning: X Liquor License: _____
 Historical: _____ Cannabis: _____ Other: _____ ConComm: _____

38-012-00151	IANNOTTI JAMES R +	0140 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00006	SINGLETON FLORENCE A	0006 ANGELO ST	WORCESTER MA 01604
38-012-0006A	RACICOT JAMES W JR	0031 JOSEPH ST	WORCESTER MA 01604
38-012-0006B	BING XINYANG	0029 JOSEPH ST	WORCESTER MA 01604
38-012-142DI	WARIEBI BETTY F	GENERAL DELIVERY	WORCESTER MA 01613
38-012-142BI	STEARNS NANCY A TRUSTEE	0069 RELAXED CIR	HYPOLUXO FL 33462
38-012-0142B	ARJOMANDHEJAD MOTAHAREH +	0014 PHOENIX ST	WORCESTER MA 01604
38-012-00140	ARMONDESMVALDENAR PAULO	0022 BREWSTER RD	FRAMINGHAM MA 01702
38-012-0005B	CURLL JAMES + PAULA	0025 JOSEPH ST	WORCESTER MA 01604
38-013-00159	TANGNEY JOHN A + LIZA	0013 PHOENIX ST	WORCESTER MA 01604
38-012-0142D	BYRNES DEANNA	0026 JOSEPH ST	WORCESTER MA 01604
38-025-00503	MACHARIA ANTHONY +	0013 JENNINGS ST	WORCESTER MA 01604
38-012-1252B	PIPER CATHERINE	0131 CORTLAND CIRCLE	LEOMINSTER MA 01453
38-012-00155	HEALY MICHAEL P	0146 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00495	ASIEDU KINGSLEY + CYNTHIA SARPONG	139B COMMONWEALTH AVE	WORCESTER MA 01604
38-012-0005A	PETRINI DAVID J	0027 JOSEPH ST	WORCESTER MA 01604
38-012-00158	MIFTARI XHELAL	0547 SCHOOL ST	WORCESTER MA 01604
38-012-142C1	PERALTA SASHA D	0021 ENID ST	WEBSTER MA 01570
38-012-142A1	CAPSTONE HOLDINGS LLC	0903 MAIN ST	WORCESTER MA 01604
38-012-0142C	HANNA WADE + RIMA	0038 MEADOW LN	HANSON MA 02341
			NORTH GRAFTON MA 01536

38-012-0142A	PATEL KETAN A	0015 ENID ST	WORCESTER MA 01604
38-012-00163	MAGNUSON STEVEN + LINDA	0134 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-00134	RUSSELL GEORGE + NANCY	0030 DOLLY DR	WORCESTER MA 01604
38-012-00166	RIGGIERI CHRISTINA MCBRIDE	0154 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-1252A	AIDOO REBECCA + JOSEPH	0014 ENID ST	WORCESTER MA 01604
38-012-1251B	LABELLE EMELIA K +	0012 ENID ST	WORCESTER MA 01604
38-025-0460B	NUNEZ DIONICIO A + MONICA M	0022 JENNINGS ST	WORCESTER MA 01604
38-012-00168	COZZOLINO LOUIS J LIFE EST+	0156 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00460	GARCIA JOSEPH + LILIA	0143 COMMONWEALTH AVE	WORCESTER MA 01604
38-036-00170	BARTON BARBARA A	0160 COMMONWEALTH AVE	WORCESTER MA 01604
38-012-1253A	DANKWA FRED	0018 ENID ST	WORCESTER MA 01609
38-012-1253B	CHAPDELAIN RANDY J +	0020 ENID ST	WORCESTER MA 01604
38-036-00173	SUBSEA INVESTMENTS INC	60 SHREWSBURY ST	WORCESTER MA 01604
38-012-1254A	CHATEAU EVELINE	0026 ENID ST	WORCESTER MA 01604
38-012-1254B	NGO DUY M	0028 ENID ST	WORCESTER MA 01604
38-036-1732R	MONTES JUAN B +	0164 COMMONWEALTH AVE	WORCESTER MA 01604
38-014-285-2	AGYEI KWABENA ANDREWS	0005 ANGELO ST	WORCESTER MA 01604
38-014-00285	REZALLA MICHAEL + KAREN	0141 COMMONWEALTH AVE	WORCESTER MA 01604
38-036-0017A	799-803 GRAFTON STREET LLC	PO BOX 504	WORCESTER MA 01604
38-036-17A-1	KL REALTY TRUST	0809 GRAFTON ST	SOUTH GLASTONBURY CT 06073
38-025-495-1	KEOWN STACY A	0135 COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00008	WONG WARREN S	008 ANGELO ST	WORCESTER MA 01604
38-025-510-3	YE HUAIREN	017A JENNINGS ST	WORCESTER MA 01604
38-025-495-6	RAJARAM RAJENDRAN + VASUHI R	137B COMMONWEALTH AVE	WORCESTER MA 01604
38-025-00510	SHEPHARD JORGE	0015 JENNINGS ST	WORCESTER MA 01604
38-025-495-5	HAMILTON LAURIE A	137D COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4954B	DOE SIEDEE N	139A COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4955B	SMITH TAYLA C + SHANNON P	137C COMMONWEALTH AVE	WORCESTER MA 01604
38-025-4956B	ANTWI MILLICENT OWUSU	137A COMMONWEALTH AVE	WORCESTER MA 01604

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lots 38-012-00134 as cited above.

Certified by: Samuel C. Konieczny
Signature

05/31/2022
Date

Edward M. Augustus, Jr
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER
Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER
ADMINISTRATION & FINANCE

Abutters Map

