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(For office use only: Project Number: ZB-20 -)

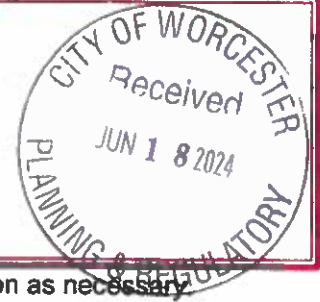
WORCESTER CITY CLERK

2024 JUN 18 PM 3: 23



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: 1125 Pleasant Street

Parcel ID or MBL: 40-020-00001

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

Table with sections: Lot Area, Front Yard Setback, Rear Yard Setback, Frontage, Side Yard Setback, Exterior Side Yard Setback, Off-street Parking, Height, Accessory Structure 5-foot Setback, Off-street Loading, Other Variances. Includes fields for required/provided/relief and specific measurements like 10', 8.4', 1.6'.

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. **1125 Pleasant Street**

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

b. **40-020-00001**

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

c. **Worcester District Registry of Deeds, Book 69531** Page **305**

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

d. **BL-1.0**

Zoning District and all Zoning Overlay Districts (if any)

e. **An existing, vacant bank building with accessory parking and a drive-thru service area.**

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

f.

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

2. **Applicant Information**

a. **Cornerstone Bank**

Name(s)

b. **253 Main Street, Southbridge, MA 01550**

Mailing Address(es)

c. **TTallman@cornerstonebank.com; tel: 800.939-9103, ext. 71063**

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 as Applicant)**

Name(s)

b.

Mailing Address(es)

c.

Email and Phone Number

4. Representative Information

a. Stephen Madaus

Name(s)

b.  Signature(s)

c. 110 Front Street, Worcester, MA 01608

Mailing Address(es)


d. smadaus@mirickoconnell.com; tel: (508) 929-1630

Email and Phone Number

e. Attorney

Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I, , Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 40 Block 020 Lot(s) 01, do hereby authorize Stephen Madaus to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 23 day of May, 2024.

6. Proposal Description

The Applicant seeks to complete improvements to modernize an existing bank building which was originally constructed in 1973. A literal enforcement of the front-yard setback requirement would greatly diminish the proposed improvements to the building and deprive the new owner of its signature architectural feature for its brand, thereby harrng its economic competitiveness in the marketplace.

- a. The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
- b. No - but owner/applicant filed a Notice of Intent with the Conservation Commission on or about May 20, 2024.
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. The area of the requested relief is along Pleasant Street, where the new proposed entrance "tower" will be constructed.
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:

The Applicant seeks to complete improvements to modernize an existing bank building which was originally constructed in 1973. A literal enforcement of the front-yard setback requirement would greatly diminish the proposed improvements to the building and deprive the new owner of its signature architectural feature for its brand, thereby harming its economic competitiveness in the marketplace.

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 shape of the lot and the shape of the existing building/structure limit the extent of improvements that may be made to the building. The lot is almost triangular in shape and the building is located in one corner of the triangle, up against the setback lines in the BL-1 Zoning District. The shape of the lot and the shape of the existing building are unique to and especially affecting this property and do not generally affect the BL-1 Zoning District.

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:

As shown on the plan and sketches submitted with this application, the proposed intrusion into the required front-yard setback, of 1.6' (1 foot, 7.2 inches) will be relatively de minimis. The proposed new signature entrance for the bank building will not obstruct the sidewalk area, nor will it be incompatible with the street scale of existing commercial buildings in the surrounding neighborhood of Tatnuck Square.

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 proposed dimensional variance will not create any additional floor space or provide for additional occupancy of the existing bank building. Accordingly, the dimensional variance is the minimum necessary to provide the requested relief, to enable the new owner to modernize the facade and entrance way of the existing building, originally constructed in 1973. The property conforms to all other requirements of the Worcester Zoning Ordinance.

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. _____
Cornerstone Bank
Full Legal Name
- k. _____ MA _____ 253 Main St., Southbridge, MA 01550
State of Incorporation Principal Place of Business
- l. _____
253 Main St., Southbridge, MA 01550
Mailing Address or Place of Business in Massachusetts
- m. Jedd M. Tallman _____
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



CITY OF WORCESTER
ADMINISTRATION & FINANCE

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 49

Parcel Address: 1125 PLEASANT ST
WORCESTER, MA 01602
Assessor's Map-Block-Lot(s): 40-020-00001

Owner: CORNERSTONE BANK
253 MAIN ST
SOUTHBRIDGE, MA 01550

Owner Mailing: _____

Petitioner (if other than owner): STEPHEN MADDAUS
Petitioner Mailing Address: 100 FRONT STREET
WORCESTER, MA 01608
508-929-1630

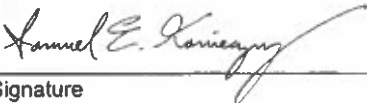
Planning: _____ Zoning: X Liquor License: _____ ConComm: _____
Historical: _____ Cannabis: _____ Other: _____

40-022-00039	SLEDZIK STANISLAW + ALICJA	0015 RICH ST	WORCESTER MA 01602
40-022-33+34	HEDGE SHRUTI +CHANDRASHEKHARAN	0045 RICH ST	WORCESTER MA 01602
40-022-06+07	WOWK-APOSHIAN JILLIE + AHNA	0032 MOWER ST	WORCESTER MA 01602
40-021-00013	CITY OF WORCESTER WATER DEPT	18 EAST WORCESTER ST	WORCESTER MA 01604
40-025-47+48	POYSER ULISES G + WENDY	20 RICH STREET	WORCESTER MA 01602
40-022-00009	DUNN PETER P	0002 TORY FORT LN	WORCESTER MA 01602
40-020-00204	NANSUKUSA ROSE	0045 MOWER ST	WORCESTER MA 01602
40-022-8+36B	PAPPAS LISA M + JAMES W	0036 MOWER ST	WORCESTER MA 01602
40-020-00203	CARTIER AMBER P + METZKES	0041 MOWER ST	WORCESTER MA 01602
40-020-00202	DENISON PERRIE M + DAY	0035 MOWER ST	WORCESTER MA 01602
40-022-00040	EPSTEIN MATTHEW J	0009 RICH ST	WORCESTER MA 01602
40-022-00005	JONES ALLYN H TRUSTEE	0001 M+T PLAZA-CORP RE-18TH FLOOR	BUFFALO NY 14203
40-022-00041	MULHEARN AMY	0005 RICH ST	WORCESTER MA 01602
40-022-01-04	JONES ALLYN H TRUSTEE	0001 M+T PLAZA-CORP RE-18TH FLOOR	BUFFALO NY 14203
40-020-00200	TRAN KEVIN HOA + LE	0031 MOWER ST	WORCESTER MA 01602
40-020-00210	SEAVER DENNIS P + LORI A	1145 PLEASANT ST	WORCESTER MA 01602
40-020-00001	CORNERSTONE BANK	0253 MAIN ST	WORCESTER MA 01550

40-022-0044B	JONES ELIZABETH A	1110 PLEASANT ST C/O ALLYN JONES	WORCESTER MA 01602
40-020-00215	LEE HANNAH + MAURER	1133 PLEASANT ST	WORCESTER MA 01602
40-010-12+13	1130 PLEASANT STREET LLC	0038 UPLAND RD	ASHLAND MA 01721
40-010-0014C	STEIGER ROD A + CINDY L	0007 BROOKSIDE AVE	WORCESTER MA 01602
40-022-44+45	GERARDI BRUCE J	1123 PLEASANT ST	WORCESTER MA 01602
40-007-00001	W H Y M E INC	1152 PLEASANT ST	WORCESTER MA 01602
40-022-0044A	JONES ALLYN H	1110 PLEASANT ST	WORCESTER MA 01602
40-010-00010	KMSPE THOMAS LLC	1128 PLEASANT ST	WORCESTER MA 01602
40-010-00001	THIENEL JOYCE + BUTLER	0002 LAUF ST	WORCESTER MA 01602
40-010-0014A	KORMAH AUGUSTUS +	0001 BROOKSIDE AVE	WORCESTER MA 01602
30-001-00001	MARSHALL COMMERCIAL PROPERTIES LLC	0001 TURNER RIDGE RD	MARLBOROUGH MA 01752
30-001-1A+2A	1122 LAKE HOUSE LLC	0100 FRONT ST 16TH FLOOR	WORCESTER MA 01608
30-001-00008	SGS REALTY MANAGEMENT LLC	78 BROWNELL ST	WORCESTER MA 01602
40-010-00002	CHAD DONALD G + BARBARA A TRUSTEES	0004 LAUF ST	WORCESTER MA 01602
40-007-0003A	ATC BROOKSIDE LLC	0034 CHILTERN HILL DR	WORCESTER MA 01602
40-010-00003	ZHIDRO ALEKS + VASILE	00010 LAUF ST	WORCESTER MA 01602
30-001-003+4	PROKO S EDWARD + ELIZABETH A TRUSTE	2 HOLDEN ST	WORCESTER MA 01605
40-007-0002C	MARINO JAIME LYNN + VINCENT J	0004 BROOKSIDE AVE	WORCESTER MA 01602
40-010-0004B	MINUS TERESA	0018 LAUF ST	WORCESTER MA 01602
40-006-00001	ARROWPOINT TATNUCK OWNER LLC	0290 MERRIMACK ST SUITE 210	LAWRENCE MA 01843
40-020-00209	SWARTZ CONRAD M +	0390 MAIN ST	WORCESTER MA 01608
40-020-00201	LIN XIAO TUO + XIAO TONG	0301 PARK AVE	WORCESTER MA 01602
40-020-0002A	LIKAJ KLEVIS + REDONA	0044 MOWER ST	WORCESTER MA 01602
40-022-00035	DOS REIS KAREN C + ROSARIO	0021 RICH ST	WORCESTER MA 01602
40-022-00037	SALMON NANCY L	0019 RICH ST	WORCESTER MA 01602
40-010-00008	BRANDED REALTY GROUP II LLC	0072 SHREWSBURY ST SUITE 7	WORCESTER MA 01604
40-007-00003	FROGGATT RICHARD	PO BOX 111	STERLING MA 01564
40-010-0004A	MARRERO FRANCISCO + NURYS	0014 LAUF ST	WORCESTER MA 01602
40-010-0014D	CHABAN KATHLEEN A + YOSEF Z	0005 BROOKSIDE AVE	WORCESTER MA 01602
40-022-00010	MCGUIGGAN JANE M	0004 TORY FORT LN	WORCESTER MA 01602
40-022-00043	BROWN CAROL A + WILLIAM T +	0001 RICH ST	WORCESTER MA 01602
40-020-00214	GLEASON DAVID E + LOUISE W	1135 PLEASANT ST	WORCESTER MA 01602

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 40-020-00001 as cited above.

Certified by:



 Signature

05/28/2024
 Date

Edward M. Augustus, Jr.
CITY MANAGER



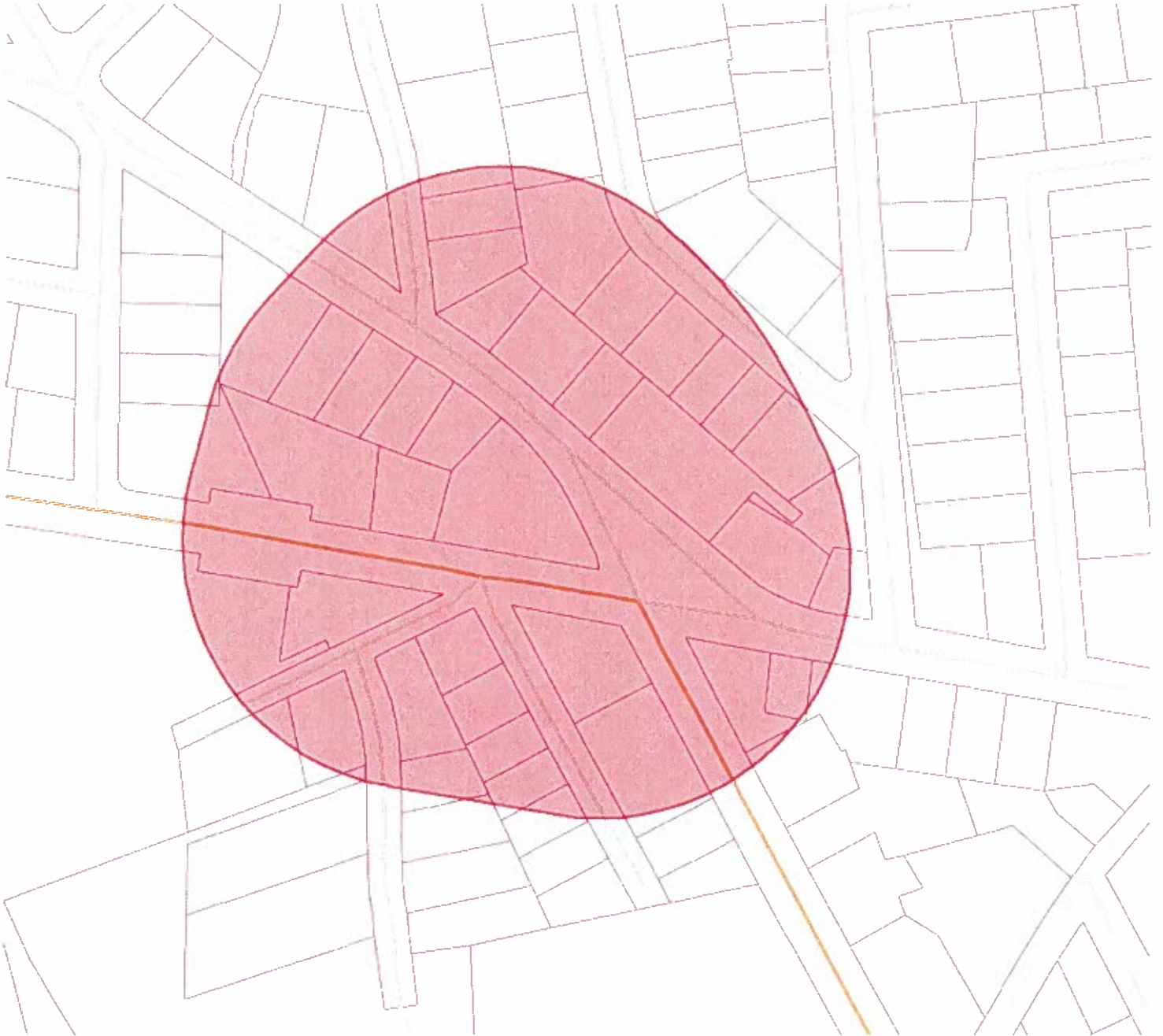
Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Abutters Map



**City of Worcester
Department of Inspectional Services
Zoning Determination Form**

To obtain a building permit, you are required to file the following Board application(s):

Property Address:
1125 Pleasant Street

Zoning District: BL-1

Planning Board (Indicate all that apply)

Site Plan (circle all that apply):

Preliminary Definitive

Trigger(s) ¹: (circle all that apply)

15% Slope Lodging Historical
WRP # of Units GFA
Subdivision Flood Plain¹
Special Permit related

Parking Plan:

of Spaces _____

Special Permits (circle all that apply)¹

AROD FPOD CCRC
WRP MU Cluster CCOD
Common Drive AHDB AOD

Other Filings (either Board)

- Amendment _____
- Administrative Appeal
- Extension of Time
- Comprehensive Permit
- Other _____

Zoning Board of Appeals (Indicate all that apply)

Variance(s) (indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front	10'	8.4' 1.6'
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			

Parking (spaces)			
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: 11
Section: 6
Paragraph: 3 - Variances

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming Structure Use

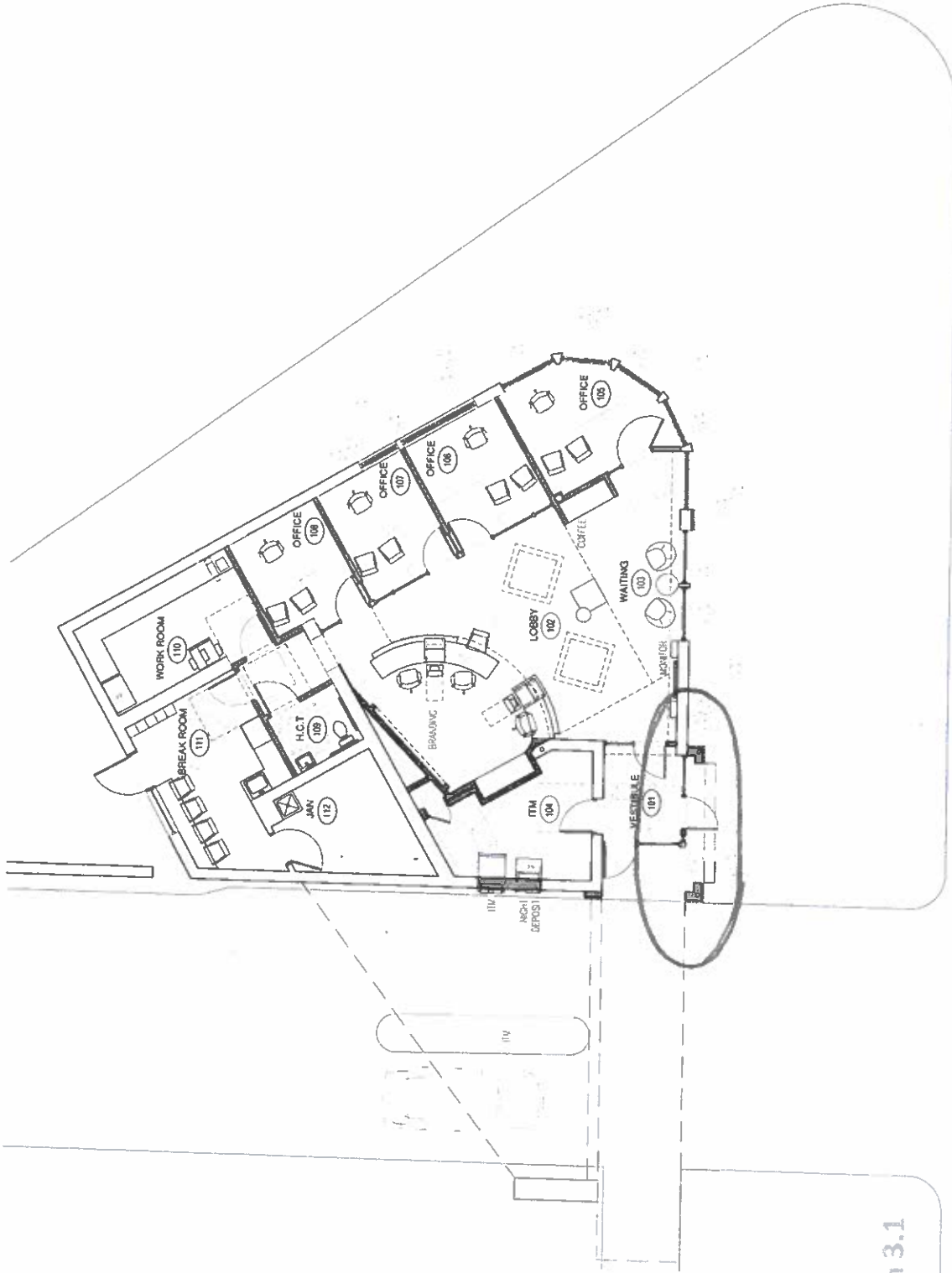
Non-Residential/Residential Conversion

Other Special Permit

Department of Inspectional Services
Authorized Signature Required TM DJH DC

Todd Miller

¹ AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.



↑
AREA OF
VARIANCE
REQUEST

Option 3.1



3D VIEW



MADIGAN









3D VIEW



MADIGAN

