3.0   Project Narrative

Existing Conditions

The subject properties are located at 91 and 93 Alvarado Avenue which is shown on assessors parcel 17-020-32+34 and 17-020-00036. The parcel at 91 Alvarado Avenue contains a 9-unit multi-family structure, a vacant garage, and a paved parking area. 91 Alvarado Ave contains 14,505 square feet of land area and 102.72 feet of frontage. The parcel at 93 Alvarado Avenue is currently vacant and contains approximately 9,930 square feet of land and 87.89 feet of frontage. Both parcels are located within the RL-7 Zoning District. Given that both parcels are owned by the same entity, the two parcels are considered merged for zoning purposes. Without the land area and frontage from 93 Alvarado Ave, the existing multi-family building at 91 Alvarado is non-conforming with respect to lot frontage, land area, front yard zoning setback, and side yard zoning setback.

Municipal sewer and water exist within Alvarado Avenue and a catch basin exists along the frontage of the property in the street gutter line. A bituminous sidewalk falls between the property and the edge of the street gutter, with a vegetated strip between the sidewalk and the road pavement. The property consists primarily of lawn area, with a brush line along the southern property line and several mature trees along the southern & eastern property line. The topography of the site slopes gradually away (<15% slopes) from Alvarado Ave and towards the rear of the property.

Proposed Conditions

No alterations or modifications to the existing commercial building on 91 Alvardo Avenue are proposed. However, the Planning Department has informed the applicant that prior to the development of 93 Alvardo Avenue, a variance must be granted by the Board of Appeals to address the new non-conformities that will be created on 91 Alvarado Avenue (Lot area, frontage, side yard zoning setback) as well as the existing non-conformities (front yard zoning setback). As such, this application includes a variance request to vary the requirements described in Article IV, Section 4, Table 4.2.

The applicant is proposing to construct a single-family, attached building consisting of three (3) residential units on the vacant parcel of 93 Alvarado Avenue. The proposed building will be accessed via a paved driveway which will require a new curb cut on Alvarado Ave. Each unit will contain a drive under garage space and the driveway will be orientated such that each unit will have an additional external parking space (6 spaces total). The proposed structure will meet all zoning setback requirements set forth in the Worcester Zoning Ordinance.

Stormwater from the proposed roof area will be captured via a gutter system and routed to one of four rain barrels behind the proposed structure. Stormwater runoff associated with the proposed driveway will be captured via a deep-sump hooded catch basin and routed to a subsurface infiltration system which has been designed to capture and infiltrate stormwater runoff up to and

including the 100-year storm event. For significant rainfall events, excess stormwater will be routed via an outlet culvert

Per Article IV, Section 2, Table 4.1 of the Zoning Ordinance, single-family attached dwellings are allowed by Special Permit in the RL-7 Zoning District. A single-family attached dwelling is defined as: "*A building consisting of not less than three (3) dwelling units, each of which is separated from the other by a vertical party wall or double wall, and each of which has a separate ground floor entrance; includes townhouse.*"

The proposed project will consist of three (3) dwelling units separated by a double wall, each of which will have a separate ground floor entrance.

The property is bisected by a previously existing railroad right-of-way. As seen within the former curved right-of-way (see image below), there are several existing structures (driveways, dwellings, accessory structures) that exist within this former right-of-way and the right-of-way terminates at the Eastview Apartment complex.

4.0   Certified Abutters List