

RECEIVED
WORCESTER CITY CLERK

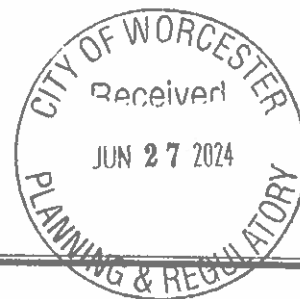


2024 JUN 27 PM 1:17

SPECIAL PERMIT 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



TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and answer only the associated supplementary questions on page 8-12)

1. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
2. Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
3. Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
4. Non-Residential Use allowed only by Special Permit – Self Storage Facility (Article IV, Section 2, Table 4.1)
5. Residential Conversion (Article IV, Section 9)
6. Placement of Fill/Earth Excavation (Article IV, Section 5)
7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)
8. Other Special Permit (Describe Special Permit sought):

1. Property Information

a. **2 Sachem Avenue**

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

b. **MBL 36-024-00087**

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

c. **Worcester District Registry of Deeds, Book 69371**

Page **4**

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

d. **Luciano Begnami and Debora E. Ferreira-Begnami**

Zoning District and all Zoning Overlay Districts (if any)

RS-7

New single family wood frame dwelling constructed, after permits were sought and issued, on the foundation for the previous structure on the property that was demolished by the Applicant.

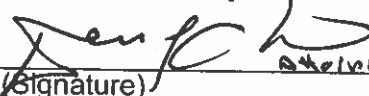
e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):

- f. Previous structure had 2 bedrooms. New structure has 3 bedrooms with an option for a 4th.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Luciano Begnami and Debora E. Ferreira-Begnami
Name(s)
- b. 251 Davis Street, Northborough, MA 01532
Mailing Address(es)
- c. begnami@gmail.com/ (508) 733-8004
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 Special Permit as described below

 Attorney for Luciano a. Debora Begnami
 (Signature)

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

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- d. _____
Email and Phone Number

4. Representative Information

- a. Donald J. O'Neil, Esq.
Name(s)
- b. 
Signature(s)
- c. 688 Pleasant Street, Worcester, MA 01602
Mailing Address(es)
- d. djo@oneilbarrister.com/ (508) 755-5655
Email and Phone Number
- e. Lawyer
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I, [Signature] Attorney for Luciano, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 36 Block 024 Lot(s) 00087, do hereby authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 20th day of June, 2024.

6. Proposal (attach a separate narrative if necessary)

Applicant seeks retroactive approval for volume expansion of a pre-existing non-conforming structure situated on a 6,765 square foot lot in a zoning district with a minimum lot size of 7,000 square feet. The new structure was built upon the same foundation but was expanded upwards.

a. The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
Article XVI, Section 4

b. 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.)
Unknown.

c. 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)
Building Permit issued # B-23-3497. Copy attached.

d. 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)?
Subject parcel is a corner lot with 138.04 feet of frontage on Sachem Avenue and an additional 50.30 feet of frontage on Clark Street. Lot square footage is short 238 square feet which triggers the need for the requested relief.

e. List any additional information relevant to the Special Permit (s)

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below 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)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

1. Social, economic or community needs that are served by the proposal:

This proposal will upgrade and improve the City's existing housing stock by rebuilding upon the foundation of the previous structure on the premises and in so doing help meet the need for additional new housing that exists in the City.

2. Traffic flow and safety, including access, parking and loading areas:

No change to traffic flow, safety, access nor parking is proposed. Existing driveway to remain.

3. Adequacy of utilities and other public services:

Existing utility connections to remain in place with no expansion or extension of same being required.

4. Neighborhood character and social structure:

The new structure will benefit the neighborhood through the replacement of the previous structure on the property which was unfit for habitation. No change to existing property lines or uses are proposed. The proposed use is an allowed use and is in keeping with the neighborhood social structure.

5. Impacts on the natural environment:

No adverse impacts are associated with this proposal which entails reconstruction on an existing developed parcel and replacement of an old compromised structure with a new energy efficient dwelling.

6. Potential fiscal impact, including city services needed, tax base, and employment:

Proposal will increase the City's tax revenue with no additional infrastructure expense incurred and will support construction employment for local trades

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS

Complete the requested information for the Special Permit requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit (s) you are applying for.

1a. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure (Article XVI, Section 4)

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)
Lot nonconformity is due to lot size which is 238 square feet smaller than the minimum 7,000 square foot requirement. In some cases the building setbacks are also non-conforming but no change to the foundation of the structure is required or proposed.
2. Indicate how long the nonconforming aspects of the structure have been in existence:
Lot size relates back to the original subdivision of the area prior to the adoption of current lots size requirements. Lot size is consistent with surrounding properties.
3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)
The Applicant assumes that previous structure on the property conformed to applicable zoning requirements at the time of construction.
4. Describe the proposed extension, alteration or change:
Applicant increased the living area by changing the dwelling style from a traditional cape to a gambrel cape through the use of dormers and an increase in the height of the building. Said increased height being well within the 35 foot height limitation allowed by the Zoning Ordinance.
5. Indicate the total square footage of any physical expansion:
No increase in the building foot print has occurred. Expansion relates to a volume expansion utilizing the same foot print to create more usable living area.
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
No change to parking is proposed. Two spaces are required and are provided.
7. Explain how the structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:
The new structure replaces a structure that was uninhabitable and detrimental to the neighborhood with a new structure that is built upon the same foundation and in compliance with height limits.

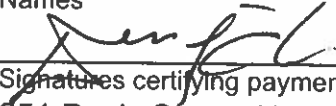
TAX CERTIFICATION

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. Luciano Begnami and Debora E. Ferreira-Begnami
Names
- f.  Luciano Begnami Debora E. Ferreira-Begnami
Signatures certifying payment of all municipal charges
- g. 251 Davis Street, Northborough, MA 01532
Mailing Address
- h. begnami@gmail.com/(508) 733-8004
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



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: 54

2 SACHEM AVE

Parcel Address:

Assessor's Map-Block-Lot(s):

36-024-00087

Owner:

BENGNAMI, LUCIANO

DEBORA E FERREIRA

251 DAVIS ST

Owner Mailing:

NORTHBOROUGH, MA 01532

Petitioner (if other than owner):

DONALD J ONEIL

Petitioner Mailing Address:

688 PLEASANT ST

WORCESTER, MA 01602

508-755-5655

Planning:

Zoning: X

Liquor License:

ConComm:

Historical:

Cannabis:

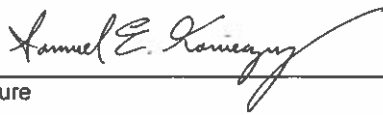
Other:

SHAMLIAN, JANET A	36-008-00061	0121 CLARK ST	WORCESTER, MA 01606-1763
RODRIGUEZ, MARILYN R +	36-025-00108	0017 SACHEM AVE	WORCESTER, MA 01606
DUPUIS, ANNA LACEY	36-024-00092	0014 SACHEM AVE	WORCESTER, MA 01606
MCGRIF, STANLEY + LISA	36-008-64+65	0011 WHEELER RD	NORTH GRAFTON, MA 01536
HERMANCE, NICOLE M	36-009-00121	0004 ROWENA ST	WORCESTER, MA 01606
FISHER, BRENT + JILL A	36-009-00125	0133 CLARK ST	WORCESTER, MA 01606-1754
BARIBEAULT, JEFFREY P	36-008-62+63	0007 ROWENA ST	WORCESTER, MA 01606
SCHULTZ, HANNAH M + NATHAN DANIEL	36-008-00054	0020 PURCHASE ST	WORCESTER, MA 01604
SMITH, JANICE B	36-009-00124	0129 CLARK ST	WORCESTER, MA 01606
STEVENS, GREGORY J JR + JENNIFER J	36-008-57+58	0107 CLARK ST	WORCESTER, MA 01606-1763
PICHAZACA, OLGA V	36-008-00004	0015 PURCHASE ST	WORCESTER, MA 01606
MCCANN, ROBERT R + KATHLEEN S	36-025-00117	126 CLARK STREET	WORCESTER, MA 01606-1760
BRIDDON, SCOTT A + KRISTIN A	36-008-76+77	0008 BRANDON RD	WORCESTER, MA 01606-1610
HELIAS, LAWRENCE E	36-025-00116	0007 ROWENA ST	WORCESTER, MA 01606
SOUCY, PAUL J + DONNA M	36-008-00003	0001 PURCHASE ST	WORCESTER, MA 01606-1603
CORBETT, JOHN	36-025-00115	0118 CLARK ST	WORCESTER, MA 01606
SVIKLAS, CHRISTIN A	36-025-00114	114 CLARK ST	WORCESTER, MA 01606

REYES,ISMAEL MARTINEZ +	36-008-00002	0095 CLARK ST	WORCESTER, MA 01606
BENOIT,ALFRED D + JOAN E TRUSTEE	36-008-00078	0006 BRANDON RD	WORCESTER, MA 01606
AZADZOI,LISA	36-024-00057	0086 CLARK ST	WORCESTER, MA 01606
PETERS,MARK A + PATRICIA L	36-024-85+86	0102 CLARK ST	WORCESTER, MA 01606
MAHAN,KELLYN + HECOX,MARK	36-008-00080	0091 CLARK ST	WORCESTER, MA 01606
SPENCE,NANCY A	36-009-00123	0125 CLARK ST	WORCESTER, MA 01606-1709
PALMIERI,JOHN F JR	36-008-55+56	PO BOX 3533	WORCESTER, MA 01613
JOHNSON,PATRICE F + JESSLYN P	36-024-00093	0016 SACHEM AVE	WORCESTER, MA 01606
KELLEY,JAMES +	36-025-0116A	0004 POCASSET AVE	WORCESTER, MA 01606
RAMBARRAN,ROSALIE A	36-008-00001	0093 CLARK ST	WORCESTER, MA 01606
ISAKSON,MARGARET M	36-008-00079	PO BOX 79335	NORTH DARTMOUTH, MA 02747
LAWSON,ROBERT	36-024-00087	0002 SACHEM AVE	WORCESTER, MA 01606-1826
MCLAUGHLIN,SCOTT	36-025-00118	0006 POCASSET AVE	WORCESTER, MA 01606
CHASE,CHARLENE C	36-025-0114A	0001 SACHEM AVE	WORCESTER, MA 01606-1825
MANEY,BRIAN T + JANE S	36-025-00119	0008 POCASSET AVE	WORCESTER, MA 01606
CARLSON,JOHN + DONNA L BARNETT	36-025-00112	0007 SACHEM AVE	WORCESTER, MA 01606
SCARLETT,ALAN J +	36-025-00111	0011 SACHEM AVE	WORCESTER, MA 01606
BERRY,CHRISTI	36-024-00058	0088 CLARK ST	WORCESTER, MA 01606
MARGOSIAN,JAMES P	36-025-13+14	0039 HILTON AVE	WORCESTER, MA 01604
QUIST,ROBERT H + CAROL A	36-024-00090	12 SACHEM AVE	WORCESTER, MA 01606
DILLON,SEAN P + MICHELLE K	36-024-00081	0005 ACUSHNET AVE	WORCESTER, MA 01606
GILMORE,DAVID L(LIFE EST)+	36-024-59+60	0002 ACUSHNET AVE	WORCESTER, MA 01606
RAHMAN,ARMAN + ARIFUR + SAKIBUR	36-024-79+80	0009 ACUSHNET AVE	WORCESTER, MA 01606
DOHERTY,JAMES J + JANICE M	36-024-61+62	0008 ACUSHNET AVE	WORCESTER, MA 01606
DALY,WILLIAM P + CARON F	36-024-00078	0015 ACUSHNET AVE	WORCESTER, MA 01606-1817
BRZOWOSKI,KELLY C	36-024-00094	0018 SACHEM AVE	WORCESTER, MA 01606
THAYER,KELLY M	36-025-00120	0010 POCASSET AVE	WORCESTER, MA 01606
NAZLIAN,MICHAEL H	36-025-00110	0013 SACHEM AVE	WORCESTER, MA 01606
NELSON,SCOTT ALEXANDER	36-024-00056	0084 CLARK ST	WORCESTER, MA 01606
PICCOLO,JOHN M	36-025-11+12	0012 GOVERNORS ST	WORCESTER, MA 01606
CARRABINO,VICTORIA ROSE	36-025-00109	0015 SACHEM AVE	WORCESTER, MA 01606
LACOMFORA,PAUL G	36-024-00083	0003 ACUSHNET AVE	WORCESTER, MA 01606-1817
BERGER,MICHAEL J	36-008-00059	44501 SE 151ST PI	NORTH BEND, WA 98045
HALLIDAY,JOHN W + CORALEE A	36-024-00084	0001 ACUSHNET AVE	WORCESTER, MA 01606
NEWTON,SANDRA L	36-024-88+89	0008 SACHEM AVE	WORCESTER, MA 01606
DONOVAN,CAROLYN V	36-008-00006	0021 PURCHASE ST	WORCESTER, MA 01606
COONAN,WILLIAM J + PATRICIA M	36-008-00005	17 PURCHASE ST	WORCESTER, MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 36-024-00087 as cited above.

Certified by:



Signature

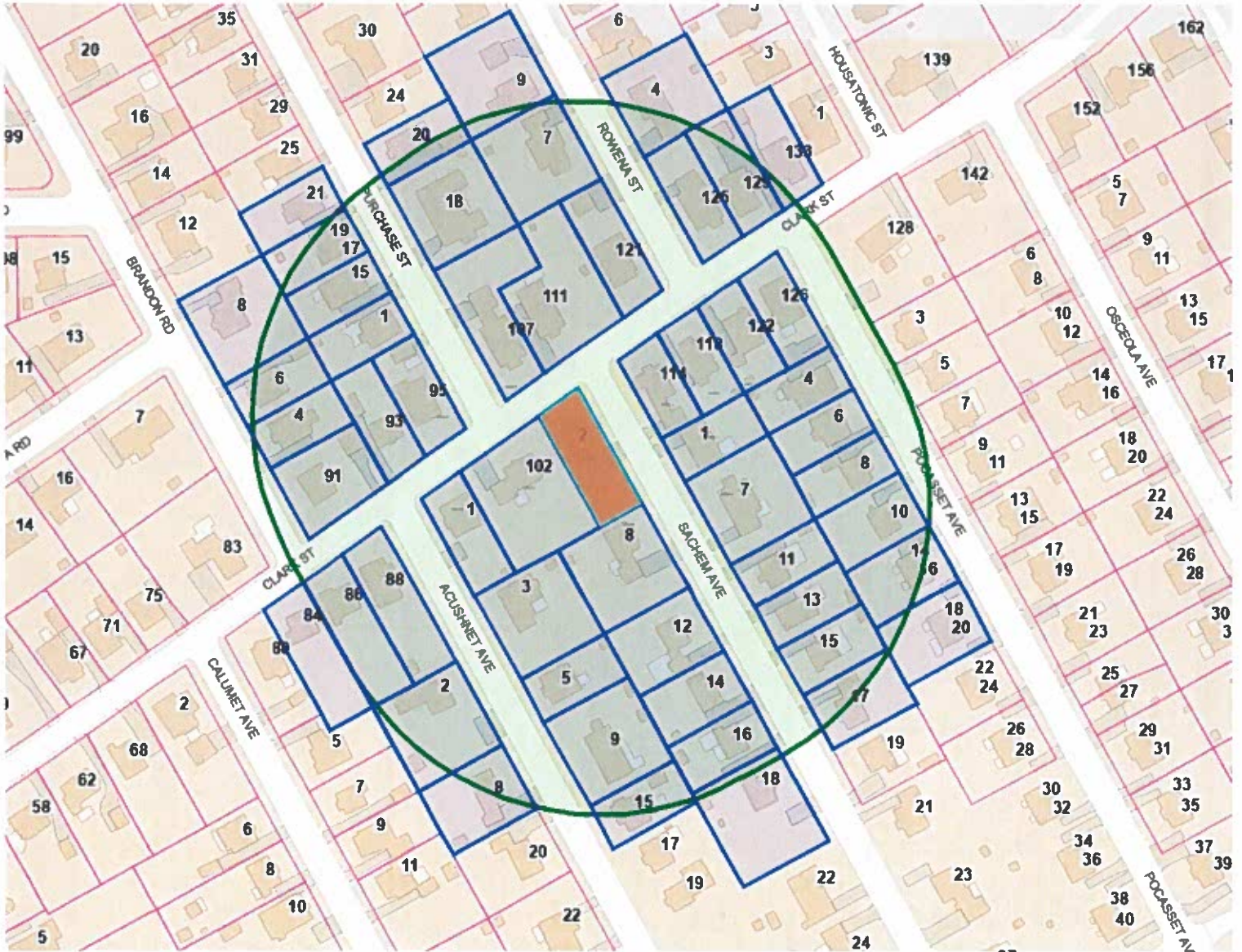
06/20/2024

Date



CITY OF WORCESTER
ADMINISTRATION & FINANCE

Abutters Map





Commonwealth of Massachusetts
City of Worcester



FEE PAID: \$1,020.00

DATE ISSUED: September 21, 2023

25 Meads Street Worcester, MA 01608 Phone: (508) 799-1206/1210

Permit # B-23-3497

PERMIT TO BUILD

Electrical

Underground
Rough
Final

Building Inspector

Excavation

Footings

Foundation

Finished As-Built

Submitted

Rough Frame

Replace

Insulation

Fire Department

Underground

Rough

Final

This Certifies that Luciano Begnami has permission to erect, alter, or demolish a building on: 2 SACHEM AVE as follows: Repair and renovate the entire house including upgrading the roof, siding and interior of the house

provided that the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, and to the provisions of ordinances relating to the Inspection, Alteration and Construction of Buildings in the City of Worcester.

NOTE: The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Regulations of the City of Worcester & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of building to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, side yard lines & required distances from all other zones & is located in a zone in which the building & its use is allowed. Additional conditions listed below.

Plan Review Comments:

Restrictions:

PASS
Brian DiBenedetto

September 21, 2023

Building Official

Date

To schedule an inspection please call (508) 799-1206

This Card Must Be Displayed in a Conspicuous Place on the Premises and Not Torn Down or Removed

Mechanical

Rough
Final
05/13/24 JB80

Plumbing
Underground
12-22-23
Rough
Final
4-12-24

Meter
12-22-23
Rough
Final
4-12-24

Meter
Household
Water
Sewer

CERTIFIED PLOT PLAN

2 SACHEM AVENUE
WORCESTER, MA

OWNER OF RECORD:
LUCIANO BEGNAMI & DEBORA E. FERREIRA
251 DAVIS STREET, NORTHBOROUGH, MA
DEED BOOK 69371 PAGE 4
PLAN BOOK 31 PLAN 21

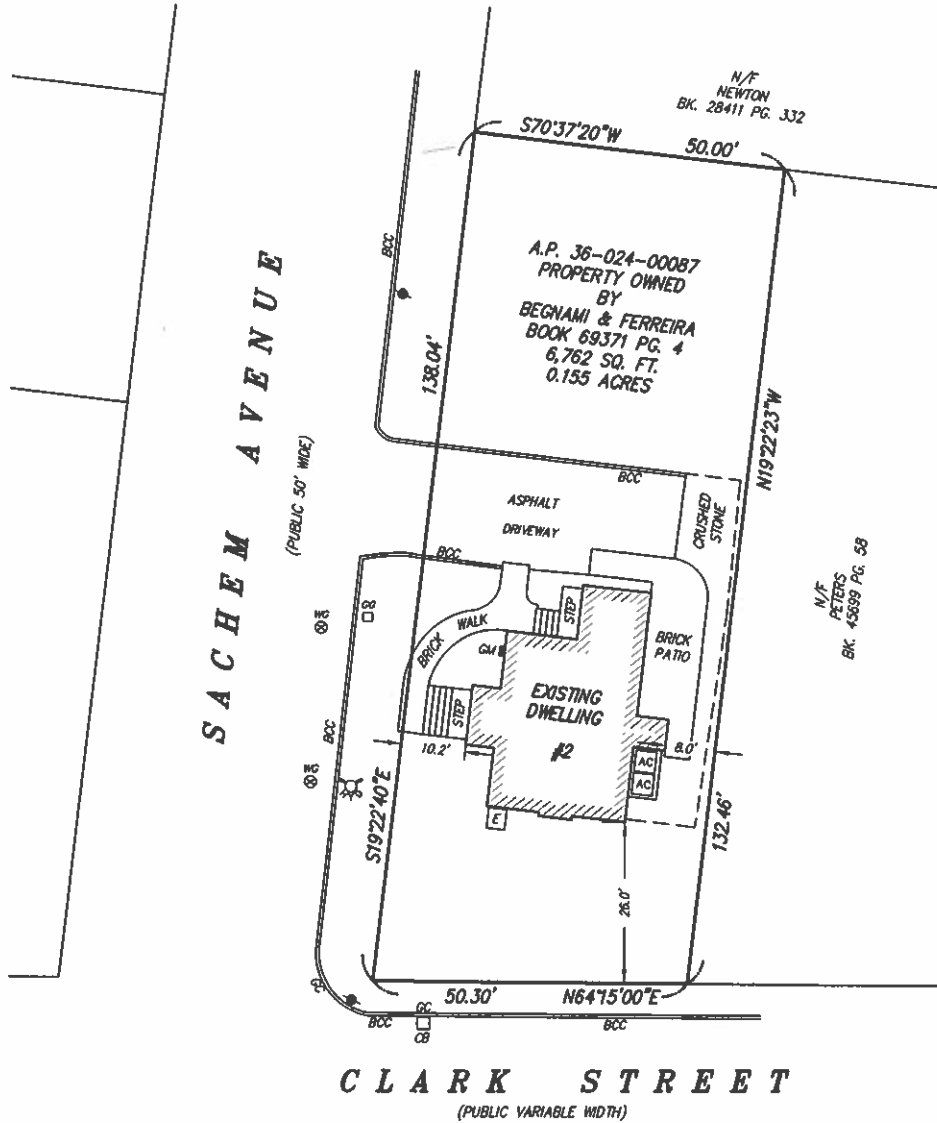


SCALE: 1 INCH = 20 FEET



ZONING DISTRICT: SINGLE FAMILY RESIDENCE (RS-7)

YARD SETBACKS:
FRONT: 20 FT.
SIDE: 8 FT.
REAR: 20 FT.



I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE CITY OF WORCESTER WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.

GLENN D. O'DONE JR.
MA REG. P.L.S. NO. 45068

DATE: JUNE 6, 2024



PREPARED BY:



**ODONE
SURVEY &
MAPPING**

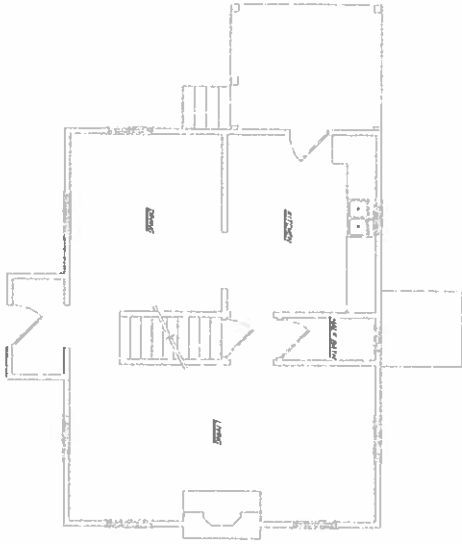
SURVEYING ~ MAPPING ~ PLANNING & CONSULTING

291 Main Street, Suite 5
Northborough, MA 01532
Tel.: 508-351-6022 Fax: 508-351-6633
web: www.osm-pc.com

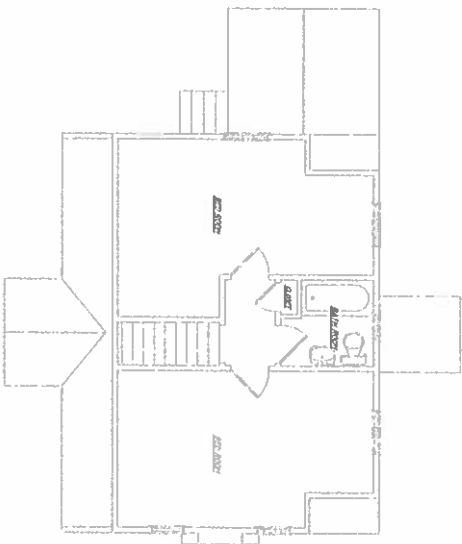
DWG FILE: 1798-01

JOB NO. 20241798

① EXISTING FIRST FLOOR PLAN



② EXISTING SECOND FLOOR PLAN

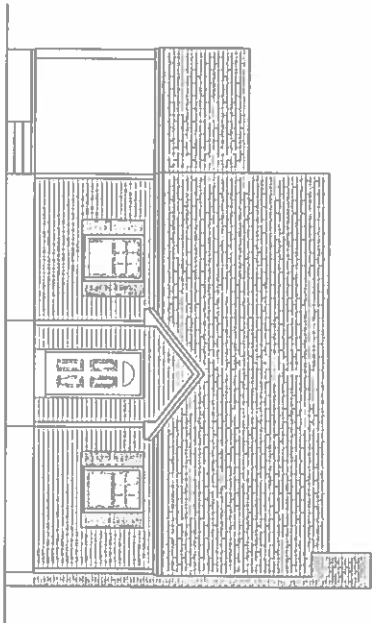



 R.A. ARCHITECTS & ENGINEERS, INC.
 1000 WASHINGTON STREET, SUITE 100
 WORCESTER, MASSACHUSETTS 01602
 TEL: 508-853-8888
 FAX: 508-853-8889
 WWW: WWW.RA-ARCHITECTS.COM

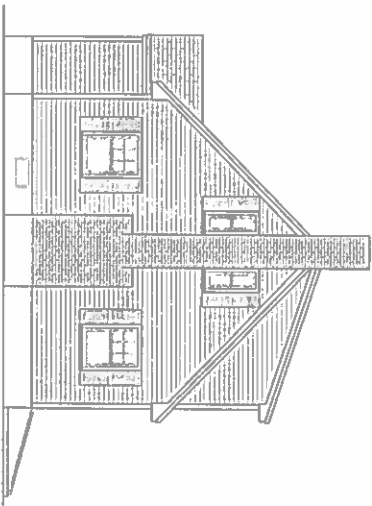
PROJECT: 23060
 DATE: 08/30/2023
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: AS SHOWN
 SHEET: 1 OF 1

SHEET TITLE:
 EXISTING FLOOR PLAN

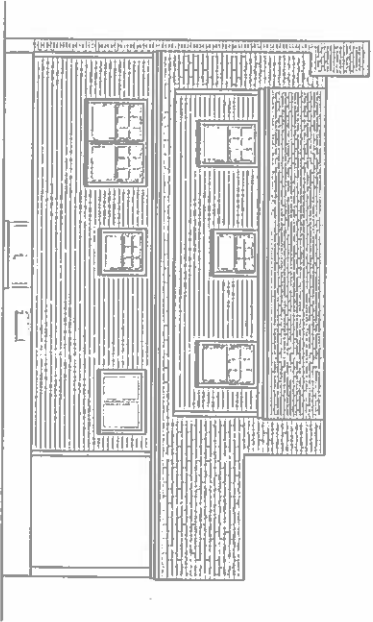
EXI



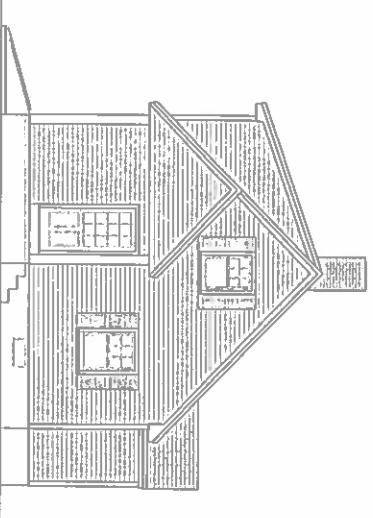
1 EXISTING FRONT ELEVATION



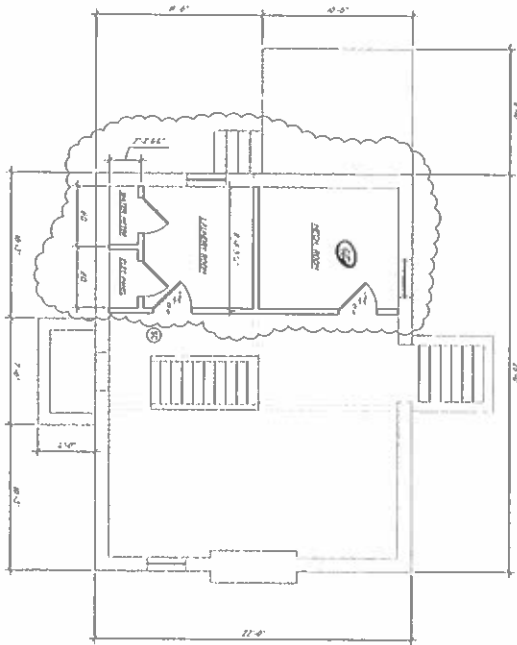
2 EXISTING RIGHT ELEVATION



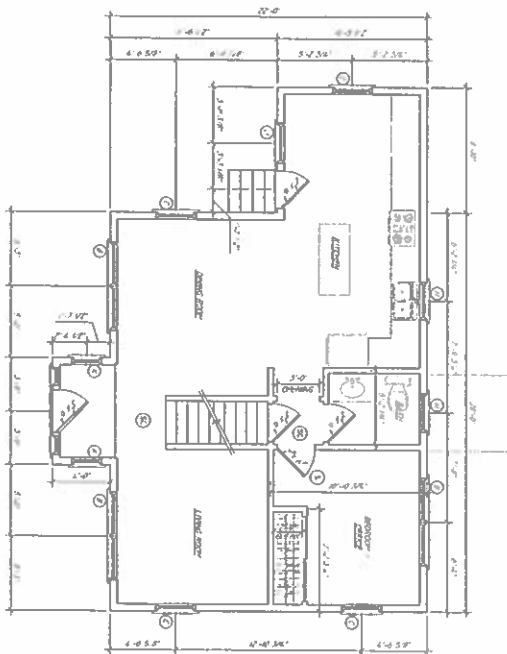
3 EXISTING REAR ELEVATION



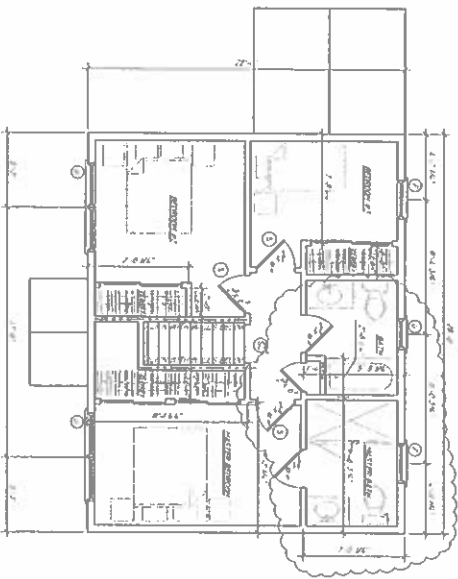
4 EXISTING LEFT ELEVATION



1 BASEMENT PLAN



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

- GENERAL NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- LEGEND:**
- 1. WALL
 - 2. DOOR
 - 3. WINDOW
 - 4. STAIR
 - 5. ELEVATOR
 - 6. RAMP
 - 7. BALCONY
 - 8. TERRACE
 - 9. PATIO
 - 10. PORCH
 - 11. GARAGE
 - 12. DRIVEWAY
 - 13. DRIVE
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THE ENGINEERING CENTER
 1100 S. 17th St.
 Springfield, Virginia 22154
 Phone: 703.534.1100
 Fax: 703.534.1101
 Website: www.the-engineering-center.com

NO.	DATE	REVISION
1	11/5/23	REVISION 1
2	4/5/24	REVISION 2

PROJECT: HOUSE RENOVATION
 2 SACHEM AVE
 WORCESTER, MA

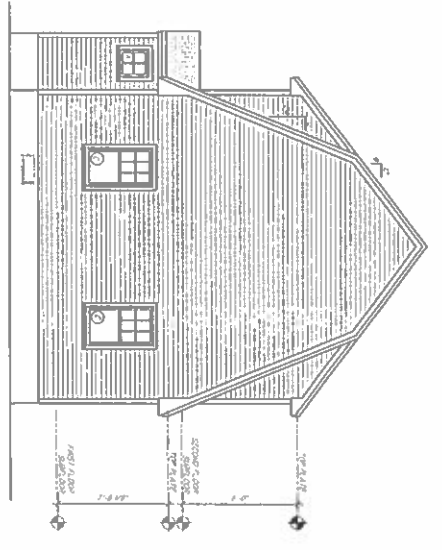
NO.	DATE	REVISION
1	11/5/23	REVISION 1
2	4/5/24	REVISION 2

PROJECT:	23060
DATE:	11/5/23
SCALE:	AS SHOWN
DESIGNER:	JD
CHECKER:	JD
DATE:	11/5/23
PROJECT:	23060

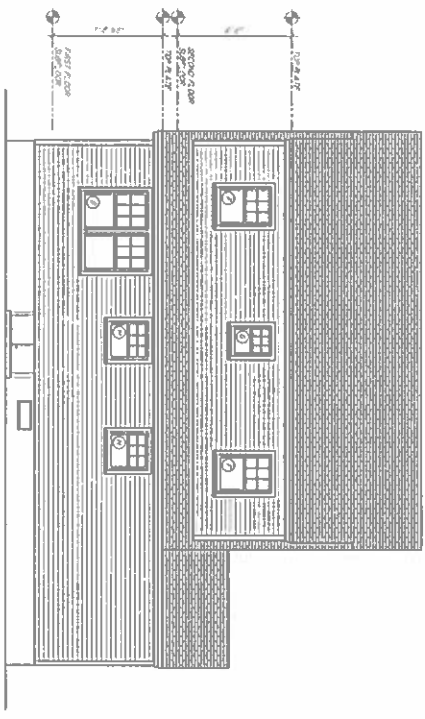
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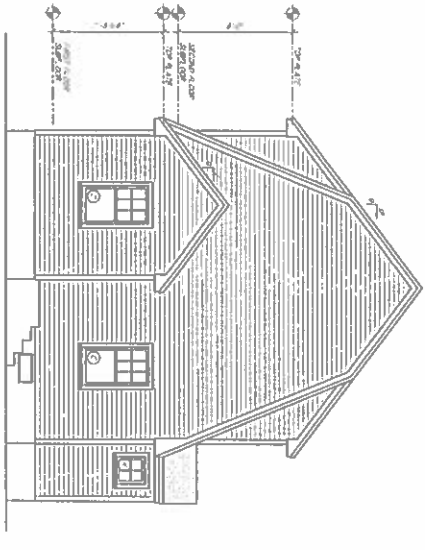
1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



WINDOW ELEVATIONS

NOTE: OWNER TO SELECT WINDOW MANUFACTURER AND FINISH

ATHORIZATION
ZONING BOARD OF APPEALS FILING

I, the undersigned, hereby confirm that I have authorized Attorney Donald J. O'Neil of Worcester, Massachusetts to prepare and file an Application for Special Permit, together with any and all supporting documents related thereto, with the Worcester Zoning Board of Appeals for the premises located at 2 Sachem Avenue, Worcester, MA.

Signed this 18th day of June, 2024


Luciano Begnami