

July 2, 2024

BY HAND DELIVERY AND E-MAIL – planning@worcesterma.gov

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608
Attn: Michelle M. Smith, Assistant Chief Development Officer

Re: *Polar Views LLC – Application for Special Permits and Variances for Multifamily Eligible Development Project at 10 Grosvenor Street, Worcester, Massachusetts*

Dear Ms. Smith:

This firm represents Polar Views LLC in its application to the City of Worcester Zoning Board of Appeals (the "Board") for grant of special permits and variances from minimum parking, front and side yard setbacks, minimum lot area and minimum frontage requirements, as more particularly described herein, in connection with the razing and removal of an existing building, and the construction and development of a 4-story approximately 19,052 square foot multifamily Eligible Development building (the "New Building") with 12 units, 2 of which will be affordable rate units (i.e., 1 unit at 80% AMI, 1 unit at 60% AMI), and will contain 10 parking spaces and other related site improvements (the "Project"). The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new sidewalks and walkways, curb cuts, landscaped open spaces and amenity areas (e.g., grab & go lounge, community room, solarium and roof deck), electric vehicle (EV) charging stations, interior bicycle storage areas and other site features. The New Building will be located entirely within the RG-5 zoning district.

We hereby submit the following items for filing with the Board:

1. ZBA Special Permit and Variance Application with Statement in Support;
2. Zoning determination form (to be provided);
3. Plan set;
4. Renderings, floor plans and elevations;
5. Traffic impact statement (to be provided); and
6. Certified List of Abutters.

RECEIVED
WORCESTER CITY CLERK
2024 JUL 17 PM 3:25

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk, and schedule this Application to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **August 5, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,



Joshua Lee Smith

JLS

Enclosures

cc: Project team



VARIANCE & 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

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:	11,262.5 w/ IZ Density Bonus	Setback required:	7.67 ft.	Setback required:	
Square footage provided:	9,283 SF	Setback provided:	1.3+/- ft.	Setback provided:	
Relief requested:	1,979.5+/- SF	Relief requested:	6.37+/- ft.	Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	96 w/ IZ Density Bonus	Setback required:	10 ft.	Setback required:	10 ft.
Frontage provided:	81.4+/- ft.	Setback provided:	2.7+/- ft.	Setback provided:	1.1+/- ft.
Relief requested:	14.6+/- ft.	Relief requested:	7.3+/- ft.	Relief requested:	8.9+/- ft.
Off-street Parking/Loading		Height		Accessory Structure 5-foot Setback	
Parking required:	12 (w/ PB Special Permit)	Height permitted:		Type of structure:	
Parking provided:	10	Height provided:		Square footage of structure:	
Relief requested:	2	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:					

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and describe what you are requesting)

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-Accessory Sign (Article IV, Section 6)
5. Residential Conversion (Article IV, Section 9)
6. Placement of Fill/Earth Excavation (Article IV, Section 5)
7. Modification of Parking/Loading Requirements (Article IV, Section 7)
8. Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
9. Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 10 Grosvenor 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:** Daniel Yarnie
(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 89 West Main Street, Unit 101, Northborough, MA 01532

5. Worcester District Registry of Deeds (WDRD) Book(s) 69833, Page(s) 270
(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 05 Block 014 Lot 0046A
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Polar Views LLC

8. Address of Applicant: 89 West Main Street, Unit 101, Northborough, MA 01532

9. Telephone: (508)-926-3464

10. Email: jsmith@bowditch.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.)
Developer

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

RG-5.0 & BG-3.0

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

The property is an approximately 9,283 square foot lot with an approximately 2,264 square foot multi-family residential building and vacant space.

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

The applicant proposes to construct a 4-story approximately 19,052 square foot multi-family residential building with 12 units, 2 of which will be affordable (1 unit at 80% AMI, 1 unit at 60% AMI). The property will also contain 10 parking spaces and other related site improvements.

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):

Article IV, Section 2, Table 4.1(10) - Multi-family dwelling, high rise. Permitted by right.

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) and Special Permit (s):

Please see Statement in Support.

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:

Please see Statement in Support.

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:

Please see Statement in Support.

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:

Please see Statement in Support.

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:

Please see Statement in Support.

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:

Please see Statement in Support.

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

Please see Statement in Support.

3. Adequacy of utilities and other public services:

Please see Statement in Support.

4. Neighborhood character and social structure:

Please see Statement in Support.

5. Impacts on the natural environment:

Please see Statement in Support.

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

Please see Statement in Support.

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

Polar Views LLC
By: [Signature], Daniel Yarnie, Its Manager
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Polar Views LLC
(Name of Applicant)

89 West Main Street, Unit 101, Northborough, MA 01532
(Address)

(508)-926-3464
(Contact Phone Number)

jsmith@bowditch.com
(Email)

June 28, 2024
(Date)

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

Daniel Yarnie
(Name of Property Owner)

89 West Main Street, Unit 101, Northborough, MA 01532
(Address)

(508)-926-3464
(Contact Phone Number)

jsmith@bowditch.com
(Email)

June 28, 2024
(Date)

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY

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.

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)

2. Indicate how long the nonconforming aspects of the structure have been in existence:

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)

4. Describe the proposed extension, alteration or change and the total square footage of any physical expansion:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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 structure as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.

7. Explain how the structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Use
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this use:

2. Indicate how long the nonconforming use has been in existence? What year did the use begin? (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)

3. At the time the use was initiated, was the use allowed under the then applicable Zoning Ordinance?

4. Describe the proposed extension, alteration or change of use and the total square footage to be utilized for the use:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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.

7. Explain how the use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing use:

**Residential Use allowed only by Special Permit in a particular zoning district
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed residential use:

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:

3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.

**Non-Residential Use allowed only by Special Permit
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed use (include description of business, proposed hours of operation, and number of employees)

2. Total square footage of proposed use:

3. Number of off-street parking spaces to be provided. Indicate location of those parking spaces: garage, parking lot, parking spaces on a different lot provided through the same ownership and/or leased spaces (a 5-year minimum lease with renewal options must be provided) within 1,000 feet of the use it will serve.

4. For a proposed animal hospital, animal clinic, pet shop or animal shelter, per Article IV, Section 2, Notes to Table 4.1, Note 4, indicate the location of any animal runs if a residential zoning district is within 200 feet of the subject property.

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.

8. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

9. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

10. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**Non-Accessory Sign
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure:

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**Residential Conversion
(Article IV, Section 9)**

1. Total number of existing units/Total number of proposed units:

2. Will the external appearance of the structure remain unchanged except for new doors, windows, fire escapes, and stairways?

3. Number of off-street parking spaces to be provided (If new parking is being created, the applicant(s) may need to seek a Special Permit for extension, alteration or change of a pre-existing, nonconforming structure if existing structure does not meet current zoning dimensional requirements. If additional parking cannot be provided for new dwelling unit(s), the proposed conversion may also require a Variance or Special Permit from off-street parking requirements):

4. Which dimensional requirements/setbacks are you seeking relief by the Special Permit?

**Placement of Fill/Earth Excavation
(Article IV, Section 5)**

1. Indicate whether the Special Permit is for Placement of Fill or Earth Excavation:
2. Attach documentation showing proposed measures to protect pedestrians and vehicles.
3. Provide a proposed timeline for completion of placement of fill.
4. Attach documentation from the Director of Public Health and the Conservation Commission as outlined in the City of Worcester Zoning Ordinance Article IV, Section 5.
5. Attach a site plan with all required information in support of the application per the City of Worcester Zoning Ordinance Article IV, Section 5.

**Modification of Parking/Loading Requirements
(Article IV, Section 7)**

1. Indicate what relief is being sought under the Special Permit:

Please see Statement in Support.

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:

Please see Statement in Support.

2. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:

Please see Statement in Support.

Other Special Permits

1. Describe Special Permit sought and provide relevant details on the plan of land and rendering. Provide square footage and height of any structures and indicate percentage of lot structure will occupy:

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 Daniel Yarnie

Business Address 89 West Main Street, Unit 101, Northborough, MA 01532

Home Address 89 West Main Street, Unit 101, Northborough, MA 01532

Business Phone _____ Home Phone (508)-926-3464

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

 Date: 6/28/2024
By: Daniel Yarnie

(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: _____

(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
_____	_____
_____	_____
_____	_____

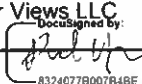
Printed Names of Beneficiaries:	Address
_____	_____
_____	_____
_____	_____

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: Polar Views LLC

Signature of Applicant: By:  , Daniel Yarnie Date: 6/28/2024
DocuSigned By: 83240778007848E
 Its Manager

Statement in Support of Polar Views LLC
Applications to City of Worcester Zoning Board of Appeals for Grant of
Special Permit and Variances for Multifamily Eligible Development Project at
10 Grosvenor Street, Worcester, Massachusetts

I. Background and Project Scope.

Polar Views LLC (“Polar Views”) is proposing to develop the property known and numbered as 10 Grosvenor Street, Worcester, Massachusetts,¹ which currently contains approximately 9,283 square feet of land with an approximately 2,264 square foot former church building located at the corners of Lamartine Street and Grosvenor Street (the “Property”).

The Property is split-zoned, being located within the Business, General 3.0 (“BG-3.0”) zoning district and the Residence, General 5 (“RG-5”), and is bounded by Lamartine Street to the north, Grosvenor Street to the east, the Worcester Inspectional Services Department building and residential properties to the south, and vacant properties and a parking area to the west.

Polar Views is seeking the grant of special permits and variances from minimum parking, front and side yard setbacks, minimum lot area and minimum frontage requirements from the Worcester Zoning Board of Appeals (the “Board”), as more particularly described herein, in connection with the razing and removal of the existing building and construction and development of a 4-story approximately 19,052 square foot multifamily Eligible Development building (the “New Building”) with 12 units, 2 of which will be affordable rate units (i.e., 1 unit at 80% AMI, 1 unit at 60% AMI), and will contain 10 parking spaces and other related site improvements (the “Project”). The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new sidewalks and walkways (i.e., existing sidewalks will be replaced and/or repaired as needed, new walkways will be provided on-lot to provide access to entry doors), curb cuts (along Lamartine Street and Grosvenor Street), landscaped open spaces and amenity areas (e.g., grab & go lounge, community room, solarium and roof deck), electric vehicle (EV) charging stations,² interior bicycle storage areas³ and other site features. The New Building will be located entirely within the RG-5 zoning district.

¹ 10 Grosvenor Street has a parcel identification of 05-014-0046A.

² 2 EV “ready” charging (i.e., conduit run) spaces will be designated for future electric vehicle parking.

³ A secure interior bicycle storage room will be provided that will accommodate 16 bikes.

II. Requirement for Special Permit and Variances.

A special permit is required to be granted by the Board pursuant to Article IV, Section 7.A.2⁴ for, to the extent applicable, modification of the parking area landscaping requirements. Specifically, Article IV, Section 7, Table 4.4, Note 5(a)(ii) provides that parking facilities are required to be set back a minimum of 5 feet from all boundary lines to provide a buffer area from abutting lots which shall be landscaped in accordance with Article V, Section 5.C. There are certain site improvements including a staircase that preclude the buffer from being a continuous buffer landscaped in accordance with Article V, Section 5.C. To the extent the proposed buffer areas do not comply with Article IV, Section 7, Table 4.4, Note 5(a)(ii) and/or Article V, Section 5.C, Polar Views requires relief to modify the parking landscaping requirements by special permit pursuant to Article IV, Section 7.A.2.

A variance is required to be granted by the Board pursuant to Article II, Section 6.A.3 for noncompliance with the minimum parking requirement. Article IV, Section 7, Table 4.4 requires 2 parking spaces per dwelling unit. The Project will provide 12 dwelling units, requiring 24 parking spaces as a baseline requirement. However, Article VII, Section 6.A.i of the Zoning Ordinance provides that “Eligible Developments”⁵ are entitled to an increase in the maximum number of units permitted in the zoning district of an additional percentage equal to the percentage of affordable units plus five percent (5%) up to a maximum 15% in the RG-5. Further, Article VII, Section 6.A.ii.a entitle Eligible Developments to an additional “twenty-five percent (25%) bonus from the minimum parking requirements of this Ordinance provided that the applicant submits a Transportation Management Program (TMP) to the Planning Board and the TMP is maintained in accordance with any conditions imposed by the Planning Board, as a requirement of any Definitive Site Plan Approval”. With the 15% RG-5 entitlement the parking requirement is reduced to 21 parking spaces, and with the 25% reduction afforded to Eligible Developments, the parking requirement is further reduced to 16 parking spaces. Polar Views is applying for an Eligible Development special permit under Article VII, Section 6.A.ii.c for up to a 50% reduction of the 24-space baseline requirement which, if granted, would result in 12 parking spaces being required for the Project. Based on the foregoing and the 10 parking spaces proposed, Polar Views is requesting relief from the Board for 2 parking spaces by virtue of a grant of a variance.

In addition, the following dimensional variances are required to be granted by the Board:

⁴ The Board is the special permit granting authority pursuant to Article IV, Section 7.A.2 for any special permits with respect to Note 5 of Table 4.4 and pursuant to Article II, Section 6.A.3 for variances.

⁵ An Eligible Development is defined in the Zoning Ordinance as “developments that include at least five percent (5%) of the units for the overall project with income restrictions at the sixty percent (60%) AMI limit.” The Project will have at least 5% of the units for the overall project with income restrictions at the 60% AMI limit, and, therefore, constitutes an Eligible Development.

<u>Dimensional Variances</u>			
	<u>Required</u>	<u>Provided</u>	<u>Relief Requested</u>
Min. Lot Area (s.f.)	11,262.5 ⁶	9,283+/-	1,979.5+/-
Min. Frontage (ft.)	96 ⁷	81.4+/-	14.6+/-
Min. Front Yard (ft.)	7.67 ⁸	1.3+/-	6.37+/-
Min. Exterior Side Yard (ft.)	10	1.1+/-	8.9+/-
Min. Side Yard (ft.)	10	2.7+/-	7.3+/-

III. Reasons for Approval of Special Permit.

The Project satisfies the special permit criteria as set forth in Article II, Section 6.A.2 of the Zoning Ordinance for the reasons stated herein:

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

The Project will provide much-needed and in demand housing at affordable rate levels as low as 60% of area median income in support of the City’s critical housing stock, which will promote the economic vitality of the neighborhood and the City. The Project will dramatically modernize, enhance and improve the Property, and will improve the safety, efficiency and aesthetic appeal of the site, landscaping and parking areas. The Project will not be detrimental to adjoining premises, but, rather, complement the existing mix of multifamily properties and businesses in the area.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage the most appropriate use of the land in a manner that protects natural resources as

⁶ Eligible Developments are entitled to a 15% density bonus in the RG-5 zoning district. The Project will contain 12 multifamily high rise units. Based on the 15% density bonus, the minimum lot area for the Project is calculated as follows: (5,000 first unit plus (750 * 11 multifamily high rise units))(.85) = 11,262.5 square feet.

⁷ The Property lot is a corner lot, and Polar Views has designated Grosvenor Street as the front lot line. With the Eligible Development Density Bonus (15%), required frontage based on a 15% reduction of the total number of dwelling units is 96 Feet. (12 DU x 0.85) = 10.2 DU. 50' + (9.2 DU x 5') = 96'.

⁸ The required front yard setback is based on Note 6 of Table 4.2 which provides that the average front yard setback of the existing buildings fronting on the same street and block within 150 feet shall be the required front yard setback. (12 Grosvenor St. = 5.75'; 16 Grosvenor St. = 3.75'; 20 Grosvenor Street = 13.5'; Average front yard setback = 7.67').

well as the architectural, scenic and aesthetic qualities of the community, and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

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

The proposed parking area will serve the occupants of the New Building, and will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic both within the site and at all access points. The Project will utilize curb-cuts on Lamartine Street and Grosvenor Street. The proposed parking spaces and setbacks, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property or line of sight hazards along streets. The proposed drive aisles will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles and delivery trucks. Emergency vehicles that need access to the New Building can park on either Lamartine Street or Grosvenor Street. The proposed on-site loading space will be in close proximity to the New Building.

Polar Views does not anticipate that the Project will result in a substantial increase in trip generation levels to and from the Property. The proposed use of the New Building will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property. Traffic generated, and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. The majority of the proposed parking spaces will be enclosed within the New Building, and will provide a safe and efficient means of access to and from the New Building.

The proposed parking will adequately serve the Property and all occupants of the New Building. As discussed above, as an Eligible Development, Polar Views is requesting relief from the Board for 2 parking spaces by virtue of a grant of a variance. The 10 spaces to 12 units results in an off-street parking space to dwelling unit ratio of approximately 0.83, which ratio is high as compared to many other large-scale multifamily projects that have been approved in the area. Proximity of the Project to public transit services (e.g., WRTA bus, MBTA commuter rail and Amtrak) and interior and exterior bicycle accommodations are expected to promote less reliance on automobiles as compared to other residential developments in the City in less transit-friendly locations. The Project will not result in a substantial increase in trip generation levels to and from the Property, and the minor traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. Peak hour traffic capacity analysis indicates that the estimated site generated traffic represents a very small percentage of the existing future traffic volumes in the area, and, therefore, the development would have negligible impact of area traffic operations.

3. Adequacy of utilities and other public services.

Adequate, existing facilities are available for the New Building and other Project improvements with respect to sewerage, water, gas, electricity and other utilities.

4. Neighborhood character and social structure; buildings, noise, glare, lighting and signs

The Project is functionally and aesthetically compatible with the surrounding residential and commercial properties in the neighborhood, which include a mix of multifamily buildings, municipal, retail and commercial uses. The Property is highly underutilized with significant vacant, developable land. The New Building will improve the aesthetic appeal and design quality of the neighborhood, and will provide much needed affordable rate housing that will promote the overall economic vitality of the area. The New Building and improvements to the site will not have a negative impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith will fit into the present character of the neighborhood, and granting this relief will promote an appropriate use of the site.

The kind, size, height and nature of the New Building and the proposed site improvements for the Property are consistent with buildings in other neighborhoods within the City that have been developed for high rise multifamily use. The New Building will provide architecturally appealing features and massing, including decorative windows, doors and roof lines and changes in tones and textures of exterior walls that will be visible from surrounding streets. The New Building will comply with height and floor to area ratio requirements and other dimensional requirements set forth in the Zoning Ordinance, except as otherwise provided herein.

The Project will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will not create any nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed outdoor lighting will be adequate for safe and secure access to and from the New Building. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets, and will not have a deleterious effect on neighboring properties. All signage, if any, will comply with the Zoning Ordinance.

5. Impacts on the natural environment.

The Project will result in the planting of new tree(s) and shrubs along the boundaries of the parking areas and the Property, which will substantially improve the natural condition of the site.

There are minimal natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas at the Property. There will not be any negative impacts to the groundwater.

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

The Project will sustain and create new construction jobs and will generate additional tax revenues and fees for the City. The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will rely on ad support businesses and services in and around the neighborhood.

IV. Reasons for Approval of Variances.

The Project satisfies the variance criteria as set forth in Article II, Section 6.A.3 of the Zoning Ordinance for the reasons stated herein:

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.

Polar Views would suffer substantial hardship if literal enforcement of the minimum parking space requirements, front and side yard setbacks and minimum frontage and lot area were to be enforced. Compliance with the foregoing requirements would require Polar Views to: (i) reduce the number of dwelling units, including potentially eliminating the affordable units; (ii) acquire title to adjoining land; and/or (iii) lease parking spaces within the neighborhood. The proposed number of units for the New Building is critical to make the Project financially viable for Polar Views and to obtain necessary financing. There are no adjoining sites that are available to be acquired, and, even if a reasonable site became available, it would be cost prohibitive to perform due diligence on, acquire rights to and design and construct facilities at such site. Any additional onsite parking would not be necessary given the high parking space to unit ratio and the transit-oriented nature of the neighborhood, thus resulting in unnecessary costs incurred and resources consumed for additional parking that would not benefit the Project, the residents or the neighborhood. Alternatively, in order to comply with the required parking, Polar Views would have to construct a cost prohibitive subterranean garage or inefficient and costly above-grade structured parking levels (thereby increasing the building height) where housing is currently programmed and/or acquire rights to an entirely new adjoining property in which to construct surface lot parking.

Polar Views would also likely need to seek a zoning map amendment that would change the underlying zoning district BG-3.0 and the Commercial Corridors Overlay District - Downtown Subarea. However, even if such an amendment were successful, the Project would still not fully comply with dimensional requirements. It would be an extreme hardship for Polar Views to have to pursue a very time-consuming acquisition of other land and/or re-zoning of the Property.

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.

There exist circumstances relating to shape of the lot that especially affect the Property, but do not affect generally properties in the RG-5 and BG-3.0 zoning district. Unlike other neighboring properties in the district that are more rectangular in shape, the Property lot is a uniquely shaped corner lot that is split-zoned lot, which imposes constraints on the areas in which parking, structures, loading, buffers and other site improvements can be developed. Although the aggregation of the lot lines along the surrounding two streets would otherwise comply with the minimum frontage requirement, the Zoning Ordinance, unlike many other communities, does not allow such aggregation, and, therefore, the Property cannot comply with the minimum frontage requirement without acquiring additional land. Likewise, the Property cannot comply with the minimum lot area or off-street parking requirement without acquiring additional land.

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 requested variances may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance. The New Building and other Project improvements will be compatible and in harmony with the neighborhood's character and abutting properties as described above. The Project will modernize and substantially improve the aesthetic appeal, design and quality of the Property. The Project will promote economic vitality to the neighborhood and the City and provide much needed affordable rate housing at levels as low as 60% of the area median income. The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage the most appropriate use of the land in a manner that protects natural resources as well as the architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

Moreover, the relief being requested is an amount that aligns with Polar Views' evaluation of the existing underutilized parking at the site and the market demand for parking for a project of this nature. The neighborhood and the New Building are transit-oriented, with multiple nearby alternative means of transit and is a walkable location given its proximity to other neighborhoods. The requested relief would not be detrimental to the public good, but rather, allow for more sustainable housing production, with future residents patronizing local businesses and economic centers. Additionally, the nearby residential properties to the south are located within the front yard setback in close proximity to Grosvenor Street so the Project would share a similar alignment with those properties.

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 variances as requested herein are no greater than the minimum necessary to provide relief from the statutory hardship, and in order to accommodate the number of units to make the Project financially viable. The size of the building and amount of parking being provided is in line with the size and amount of parking needed for a project of this nature and to sufficiently serve its residents.

Sign Summary

MUTCD Number	Specification	Width	Height	Dist.
811	STOP	18"	18"	
85.1	STOP	18"	18"	
87.1	STOP	12"	18"	
87.8	STOP	12"	18"	
87	STOP	12"	6"	
DP8-118	STOP	12"	18"	
87	STOP	12"	6"	

Zoning Summary Chart

Zoning District	Regulation	Required (R.G.S.)	Legible Distinction	Provided
Residence General (R-G-S)	11.04.01	11.04.01	11.04.01	11.04.01
Residence General (R-G-S)	11.04.02	11.04.02	11.04.02	11.04.02
Residence General (R-G-S)	11.04.03	11.04.03	11.04.03	11.04.03
Residence General (R-G-S)	11.04.04	11.04.04	11.04.04	11.04.04
Residence General (R-G-S)	11.04.05	11.04.05	11.04.05	11.04.05
Residence General (R-G-S)	11.04.06	11.04.06	11.04.06	11.04.06
Residence General (R-G-S)	11.04.07	11.04.07	11.04.07	11.04.07
Residence General (R-G-S)	11.04.08	11.04.08	11.04.08	11.04.08
Residence General (R-G-S)	11.04.09	11.04.09	11.04.09	11.04.09
Residence General (R-G-S)	11.04.10	11.04.10	11.04.10	11.04.10
Residence General (R-G-S)	11.04.11	11.04.11	11.04.11	11.04.11
Residence General (R-G-S)	11.04.12	11.04.12	11.04.12	11.04.12
Residence General (R-G-S)	11.04.13	11.04.13	11.04.13	11.04.13
Residence General (R-G-S)	11.04.14	11.04.14	11.04.14	11.04.14
Residence General (R-G-S)	11.04.15	11.04.15	11.04.15	11.04.15
Residence General (R-G-S)	11.04.16	11.04.16	11.04.16	11.04.16
Residence General (R-G-S)	11.04.17	11.04.17	11.04.17	11.04.17
Residence General (R-G-S)	11.04.18	11.04.18	11.04.18	11.04.18
Residence General (R-G-S)	11.04.19	11.04.19	11.04.19	11.04.19
Residence General (R-G-S)	11.04.20	11.04.20	11.04.20	11.04.20
Residence General (R-G-S)	11.04.21	11.04.21	11.04.21	11.04.21
Residence General (R-G-S)	11.04.22	11.04.22	11.04.22	11.04.22
Residence General (R-G-S)	11.04.23	11.04.23	11.04.23	11.04.23
Residence General (R-G-S)	11.04.24	11.04.24	11.04.24	11.04.24
Residence General (R-G-S)	11.04.25	11.04.25	11.04.25	11.04.25
Residence General (R-G-S)	11.04.26	11.04.26	11.04.26	11.04.26
Residence General (R-G-S)	11.04.27	11.04.27	11.04.27	11.04.27
Residence General (R-G-S)	11.04.28	11.04.28	11.04.28	11.04.28
Residence General (R-G-S)	11.04.29	11.04.29	11.04.29	11.04.29
Residence General (R-G-S)	11.04.30	11.04.30	11.04.30	11.04.30

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
Handicapped (2%)	1	1	1	1
Standard (8%)	8	8	8	8
Total	9	9	9	9

Parking Requirements:
 The proposed development is located on a lot that is zoned R-G-S. The zoning code requires a minimum of 8% of the total lot area to be dedicated to parking. The proposed development provides 9 parking spaces, which exceeds the minimum requirement of 8%.

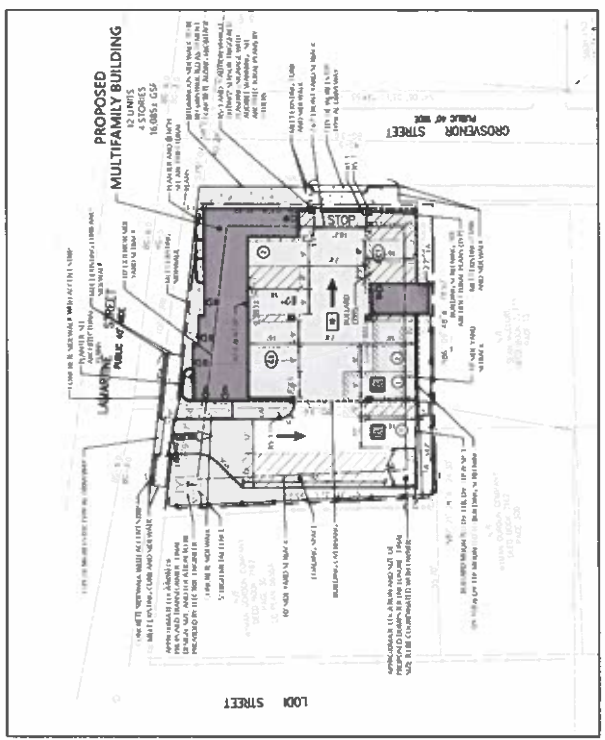


Multifamily Development
 19 Grosvenor Street
 Worcester, MA

Local Approvals
 July 2, 2014

Not Approved for Construction
 Site Plan

C1.00
 1 1
 16-006-00



Layout and Materials Plan

Zoning Summary Chart

Zoning District(s)	Residence, General (RG 5), or Business, General (BG 1-10)	Other District(s)	Language Description	Permitted
N/A				

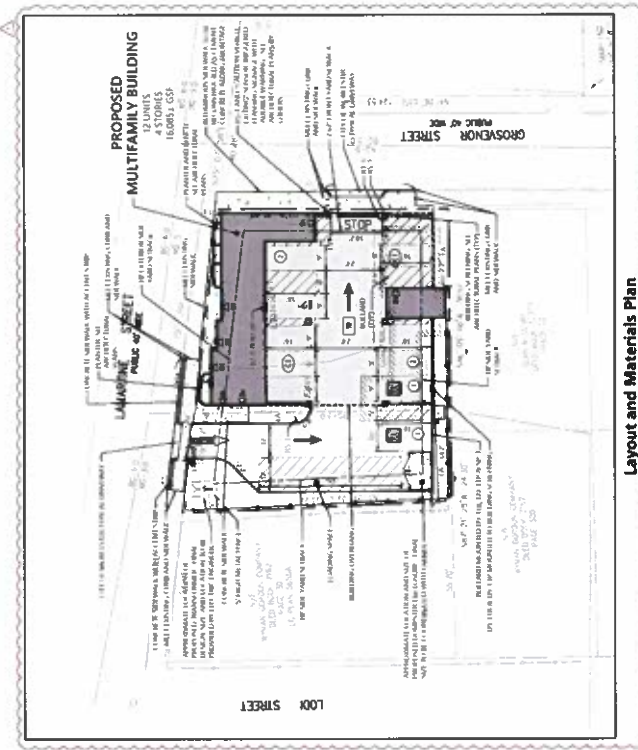
Parking Summary Chart

Description	Size	Required	Provided	Excessing	Required	Provided
STANDARD WORK	7,100	1	1	0	1	1
NONSTANDARD WORK	0	0	0	0	0	0
TOTAL WORK	7,100	1	1	0	1	1
STANDARD WORK	0	0	0	0	0	0
NONSTANDARD WORK	0	0	0	0	0	0
TOTAL WORK	0	0	0	0	0	0



Sign Summary

M.U./C.D. Number	Spec. Height	Spec. Width	Spec. Color
R-11	8'	36"	White with Red
R-12	8'	36"	White with Red
R-13	12'	36"	White with Red
R-14	12'	36"	White with Red
R-15	12'	36"	White with Red
R-16	12'	36"	White with Red
R-17	12'	36"	White with Red
R-18	12'	36"	White with Red
R-19	12'	36"	White with Red
R-20	12'	36"	White with Red



Layout and Materials Plan

Multifamily Development
 10 Grosvenor Street
 Worcester, MA

Local Approvals
 July 2, 2024

Not Approved for Construction
 Site Plan

C1.00

14406.00



Planting Plan

PLANT SCHEDULE					
SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	OP	1	Quercus pedunculata	Pine Oak	2' x 10' CAL
			Quercus pedunculata	Pine Oak	2' x 10' CAL
[Symbol]	SH	6	Malva crinita	Redbud	18' x 24' POT
			Malva crinita	Redbud	18' x 24' POT
[Symbol]	PB	18	Hemerocallis	Ruby Bernini	18" x 18"
			Hemerocallis	Ruby Bernini	18" x 18"
[Symbol]	CG	100	Centropogon	Centropogon	4" x 10"
			Centropogon	Centropogon	4" x 10"

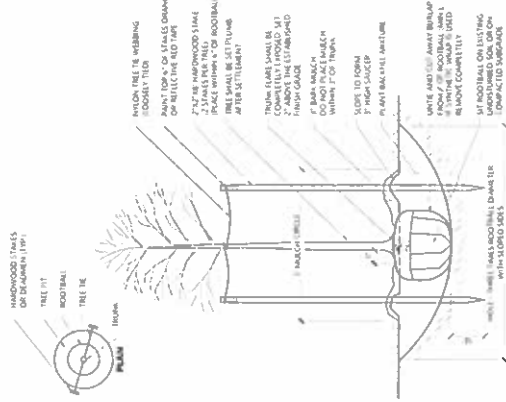
PLANT SCHEDULE					
SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	OP	1	Quercus pedunculata	Pine Oak	2' x 10' CAL
			Quercus pedunculata	Pine Oak	2' x 10' CAL
[Symbol]	SH	6	Malva crinita	Redbud	18' x 24' POT
			Malva crinita	Redbud	18' x 24' POT
[Symbol]	PB	18	Hemerocallis	Ruby Bernini	18" x 18"
			Hemerocallis	Ruby Bernini	18" x 18"
[Symbol]	CG	100	Centropogon	Centropogon	4" x 10"
			Centropogon	Centropogon	4" x 10"

Planting Notes

- ALL PROPOSED PLANTING SPECIFICATIONS SHALL BE SHOWN ON THE PLANS OR FIELD REVISED AND PRINTED ON THE CONTRACTOR'S ARCHITECTURAL DRAWINGS TO BE INSTALLED.
- CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS AND CONDITIONS ON THE PLANS AND FIELD REVISED BEFORE COMMENCING WORK.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE MAINTENANCE AREA. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE OF ANY CONSULTANT.
- ALL PLANT MATERIALS SHALL BE INSTALLED UNDER ALL FIELD AND AIRWAYS, AND IN ALL PRESENTATIVE AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.

Irrigation Notes

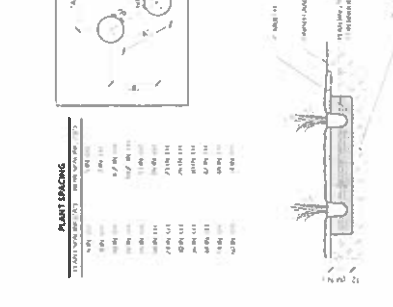
- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR ALL PLANTING AREAS. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.



Tree Planting (For Trees Under 4" Caliper)

Source: VHB
10.602

Project	SC	Update	MT
Local Approvals		July 11, 2024	
Not Approved for Construction			



Shrub Bed Planting

Source: VHB
10.601

10 Grosvenor Street

Project Address:
10 Grosvenor Street
Worcester, MA 01610

Architects Project # 24045
Issue Date: July 11, 2024

Project Team:
Maugel Destefano Architects
200 Ayer Road
Harvard, MA
01451
tel: 978-458-2800

Client:
Rosa Views, LLC
600 North Street, Unit 101
Northborough, MA 01560

Site Plan Review

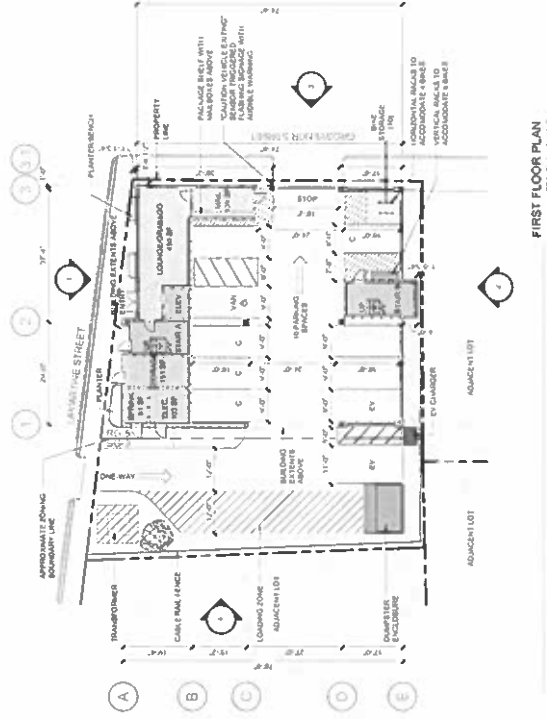
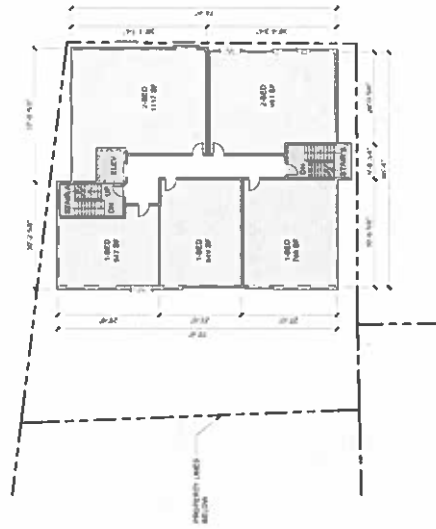
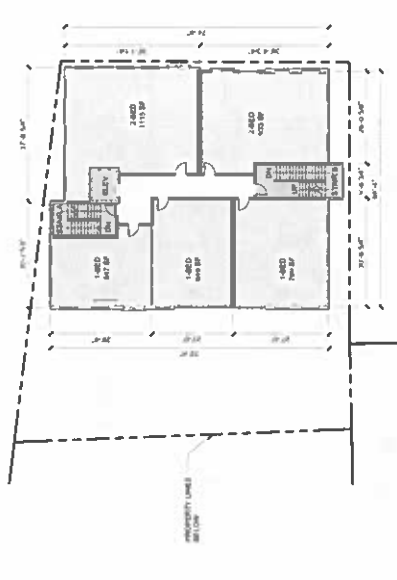
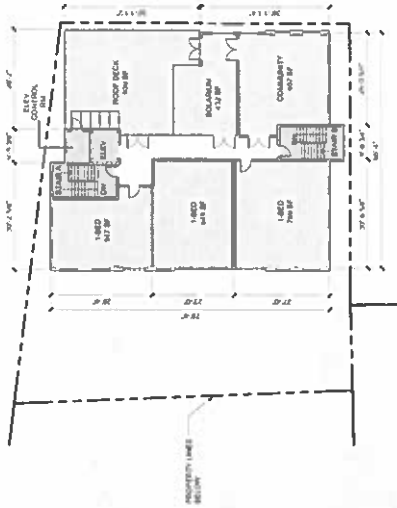




BUILDING BREAKDOWN:			
UNIT	NO.	SQ. FT.	TOTAL
1-BED	8	3	7
2-BED	2	1	3
TOTAL	10	4	10

PARKING BREAKDOWN:			
STANDARD	ADJ.	TOTAL	REQUIREMENT
1	0	1	1
2	0	0	0
TOTAL	0	1	1

BIKE BREAKDOWN:			
COVERED	UNCOVERED	TOTAL	REQUIREMENT
0	0	0	0
TOTAL	0	0	0



10 GROSVENOR STREET

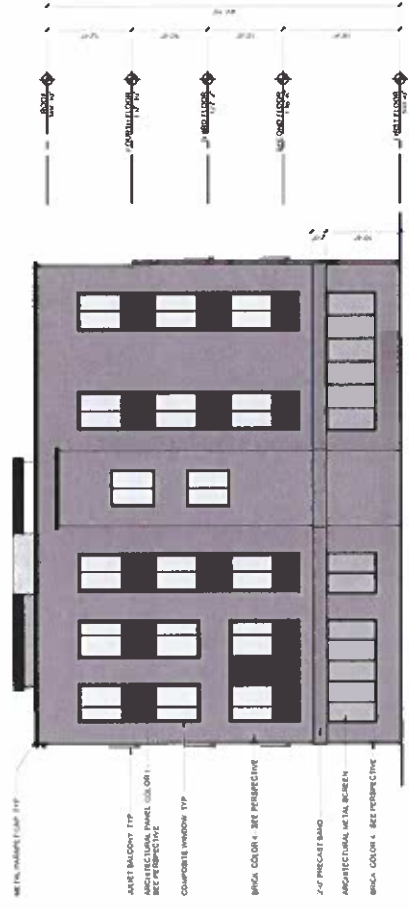
FLOOR PLANS

JULY 11, 2024





SD - WEST
SCALE: 1/8" = 1'-0"



SD - SOUTH
SCALE: 1/8" = 1'-0"



SD - EAST (GROSVENOR STREET)
SCALE: 1/8" = 1'-0"



SD - NORTH (LAMARTINE STREET)
SCALE: 1/8" = 1'-0"

10 GROSVENOR STREET

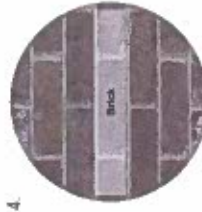
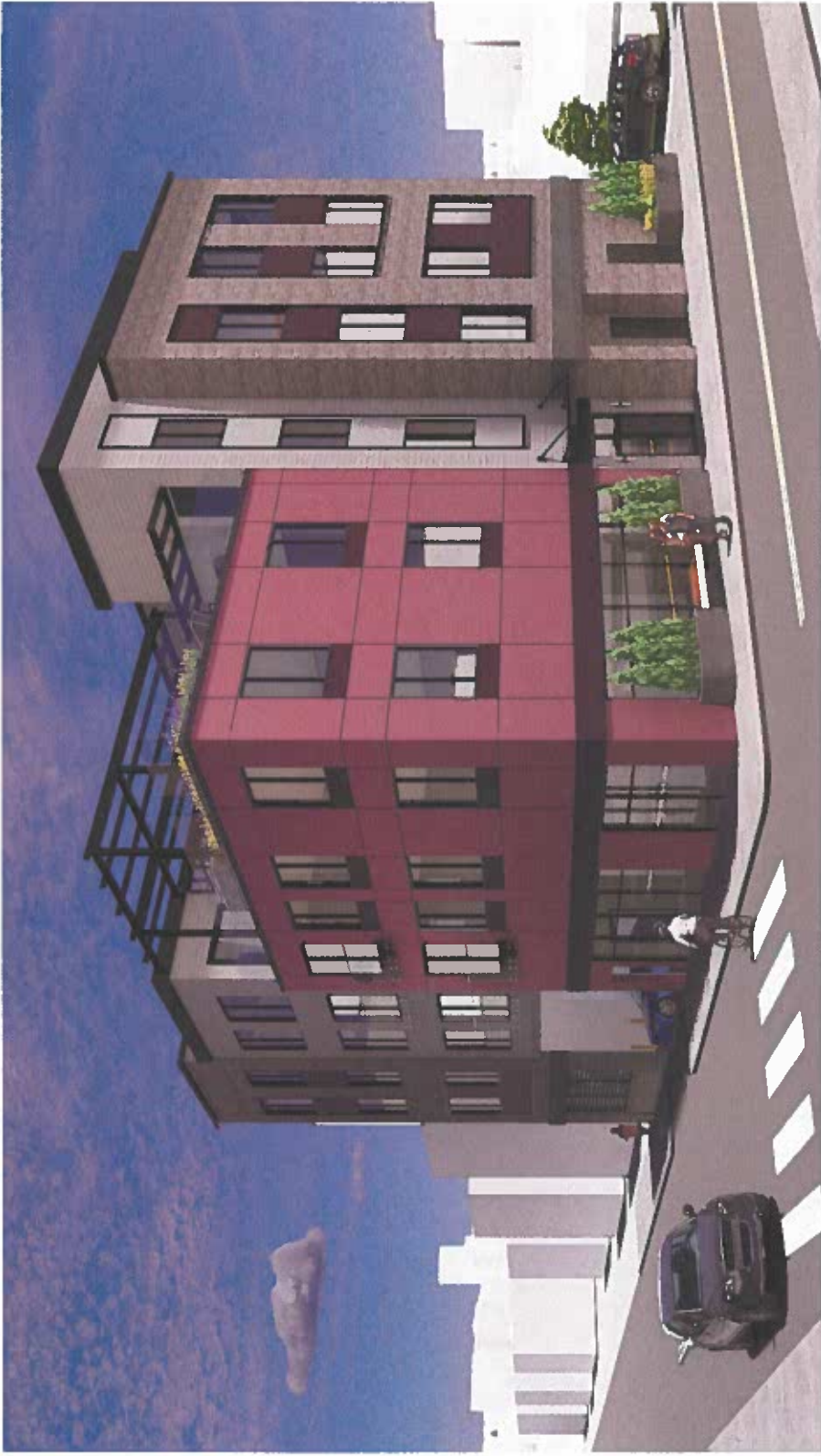
ELEVATIONS

JULY 11, 2024

Worcester, MA

Shapiro Inc. Architectural 2700 Airport Road, Worcester, MA 01605 Phone: 508.853.0000





10 GROSVENOR STREET
Worcester, MA

PERSPECTIVE

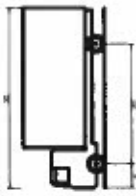
JULY 11, 2024

Shaping the Exceptional | 200 Ayer Road | Suite 200 | Harvard, MA 04537 | 978-456-2600



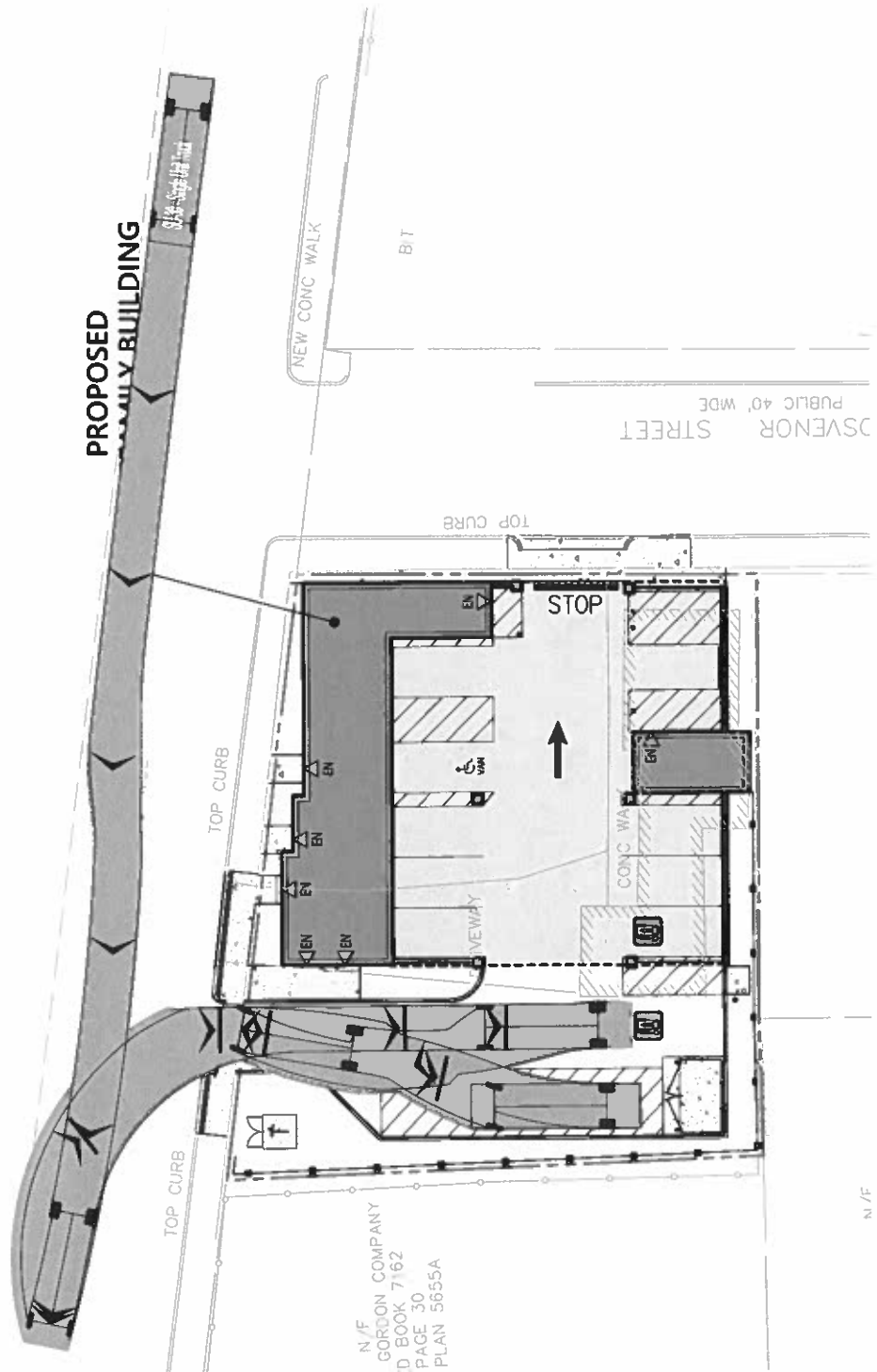
1024

\\vms\gld\paw\paw\users\kidd\01_Governor_Serv\Kidd\paw\paw\paw\Loading_Zone_Graphs\Loading_Zone_Graphs.dwg



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Max Wheelbase 31.80ft
Max Steering Angle (Virtual)

30.000ft
13.500ft
1.367ft
8.000ft
31.80ft



N/F
WYMAN GORDON COMPANY
DEED BOOK 7162
PAGE 30
LC PLAN 5655A

Loading Zone Turning Movements

10 Grosvenor Street Worcester, MA

Source: VHB
Prepared for: Review
Date: July 2024



CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing



REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:

Please be advised that requested lists will typically be completed within ten (10) business days. Lists will be provided for a fee of \$20.00 paid at the time of request. Please state the reason for the abutters' list and indicate if the subject parcel has shared ownership with an adjoining parcel, this will ensure the provided list meets the appropriate regulations. Two sets of mailing labels will be included when required.

Our email address is: Assessing@worcesterma.gov and our fax number is (508) 799-1021.

Please contact our office with any questions.

ABUTTER'S LIST LABELS Yes No 1 SET 2 SETS
 MAP(S)

PROPERTY ADDRESS 10 Grosvenor Street

Worcester, MA

MBL No. 05/014/0046A

REASON: PLANNING
ZONING
LIQUOR LICENSE
CONSERVATION COMMISSION
HISTORICAL COMMISSION
OTHER-

Footage for radius 300

CONTACT: NAME: Stephanie Fleming
ADDRESS: 311 Main Street, Worcester
TELEPHONE: MA, 01608, 508-926-3346



June 27, 2024

VIA EMAIL - Assessing@worcesterma.gov

Assessor's Office
Worcester City Hall
455 Main Street
Worcester, MA 01608

Re: **Abutter's List Request for 10 Grosvenor Street**
MBL: ~~27/004/00081~~ 05/014/0046A

To Whom it May Concern:

Enclosed, please find a Request for an Abutter's List for the above-referenced property. I will have a check hand delivered to your office in the amount of \$20.00.

Please note we are requesting a 300-foot radius search for this list.

Kindly email the abutter's list and label sheets to sfleming@bowditch.com. Would you also please let me know once the originals are ready for pickup?

Thank you in advance for your assistance.

Sincerely,



Stephanie Fleming
Paralegal

Enclosures

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

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: 39

10 GROSVENOR ST

Parcel Address:

Assessor's Map-Block-Lot(s): 05-014-0046A

Owner:

YARNIE, DANIEL
10 GROSVENOR ST
WORCESTER, MA 01610-2703

Owner Mailing:

Petitioner (if other than owner):

STEPHANIE FLEMING

Petitioner Mailing Address:

311 MAIN ST
WORCESTER, MA 01608
508/926-3346

Planning: X

Zoning: X

Liquor License: _____

ConComm: _____

Historical: _____

Cannabis: _____

Other: _____

WYMAN GORDON COMPANY	05-014-00027	0080 HERMON STREET	WORCESTER, MA 01610
BERMEJO,LUZ A TRUSTEE	05-014-00029	0017 THORNDYKE RD	WORCESTER, MA 01606
TRAN,QUOC + HUYNH,PHO	05-014-00031	0657 GRAFTON ST	SHREWSBURY, MA 01545
BISHOP,ELVERTON S JR	05-014-00013	0031 GROSVENOR ST	WORCESTER, MA 01610-2702
CALLE,PATRICIO	05-014-00023	0030 GROSVENOR ST	WORCESTER, MA 01610
YARNIE,DANIEL	05-014-0046A	0010 GROSVENOR ST	WORCESTER, MA 01610
WORCESTER BEDWORKS INC	05-011-00012	183-16 JAMAICA AVE	HOLLIS, NY 11423
WYMAN GORDON COMPANY	05-013-36-41	0080 HERMON STREET	WORCESTER, MA 01610
JOHANSON,KEVIN R	05-014-00028	0721 BURNCOAT ST	WORCESTER, MA 01606
MADISON WG HOLDINGS LLC	05-009-00019	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
WOOGOLD LLC	05-011-00005	0107 AUDUBIN RD 2-301	WAKEFIELD, MA 01880
WERCZYNSKI,EVA(LIFE ESTATE)	05-013-00034	0016 LANGOON ST	WORCESTER, MA 01608
CAPSTONE BUILDERS INC	05-013-00042	0069 PARK AVE	WORCESTER, MA 01605
CITY OF WORCESTER HEALTH AND CODE	05-014-00001	20 IRVING ST	WORCESTER, MA 01609
POLAR VIEWS LLC	05-014-00008	0089 WEST MAIN ST UNIT 101	NOTHBOROUGH, MA 01532
MCCLURE,SEAN P	05-014-00019	15 HAWLEY ST	WORCESTER, MA 01609
CITY OF WORCESTER + CITY MANAGER	05-013-21+22	0455 MAIN ST ROOM 203	WORCESTER, MA 01608

CITY OF WORCESTER HEALTH AND CODE	05-014-0008A	0013 MEADE ST	WORCESTER, MA 01610
8-10 LANGDON STREET LLC	05-013-00032	0565 SHREWSBURY ST	HOLDEN, MA 01520
PHAM,DON	05-014-00020	40 VISTA CIRCLE	HOLDEN, MA 01520
CANAL DISTRICT PARKING LLC	05-013-00130	0001 KELLEY SQ	WORCESTER, MA 01610
CLAY,DAVID M	05-013-00053	0021 LODI ST	WORCESTER, MA 01608
TAYLOR,LESLIE L + JOYCE J	05-014-00021	0020 GROSVENOR ST	WORCESTER, MA 01610-2703
KATERJI,JHAD + SAADALLAH	05-013-00035	0018 MYRIAH RD	SHREWSBURY, MA 01545
DESOUZA,ROMAN	05-013-00055	1231 EDGELL RD	FRAMINGHAM, MA 01701
GAVAL,SHOHREH E + MANSOUR	05-014-00030	0091 STAFFORD ST SUITE 3	WORCESTER, MA 01603-1453
RAPGYAL,TENZING	05-014-00022	0868 DEPOT RD	BOXBOROUGH, MA 01719
NGUYEN,JOHNNY C	05-013-00033	0014 LANGDON ST	WORCESTER, MA 01608
36 GROSVENOR LLC	05-014-00041	0003 LOWELL ST	WALTHAM, MA 02453
AMADO,LYSANDER	05-014-00033	0012 LODI ST	WORCESTER, MA 01608
PARAFINOWICZ,WALDEMAR + KATARZYNA	05-013-00043	0246 MILLBURY ST	AUBURN, MA 01501
VISCETO,WILLIAM M DOLORES A	05-014-00014	0037 GROSVENOR ST	WORCESTER, MA 01610-2702
JACKSON,SCOTT +	05-013-00049	0013 LODI STREET	WORCETER, MA 01608
MADISON WASHINGTON HOLDINGS LLC	05-010-0001B	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001F	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001G	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001E	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
WYMAN GORDON CO	05-010-0000B	0080 HERMON STREET	WORCESTER, MA 01610
WYMAN GORDON COMPANY	05-014-00026	0080 HERMON STREET	WORCESTER, MA 01610

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 05-014-0046A as cited above.

Certified by:



 Signature

06/27/2024
 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

