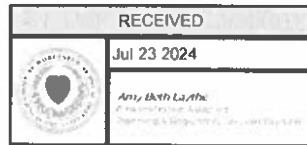


BOWDITCH



RECEIVED & Dewey, LLP
WORCESTER CITY CLERK
311 Main Street Worcester, MA 01615
508-791-3511 | bowditch.com
2024 AUG 23 PM 3:23
Mark A. Borenstein
Direct telephone: 508-926-3459
Direct facsimile: 508-929-3088
Email: mborenstein@bowditch.com

July 23, 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: Fifteen Gardner Worcester, LLC – Combined Application for Variances and Special Permits for Multifamily Development at 15 Gardner Street, Worcester, MA (the “Property”)

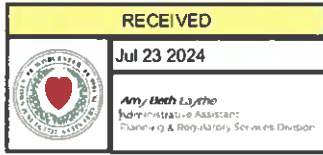
Dear Ms. Smith:

This firm represents Fifteen Gardner Worcester, LLC (the “Applicant”) in its combined application to the City of Worcester Zoning Board of Appeals (the “Board”) for variances and special permits in connection with the construction and development of a new 4-story, multifamily high rise building with 8 dwelling units and 9 parking spaces (including 1 van accessible space) (the “Project”). The Project also includes grading of the site and the construction and/or installation of related site improvements at the Property, including, but not limited to, a driveway, walkways, a curb cut, screened trash and recycling facilities, retaining walls, fencing, landscaping, conduits for EV ready spaces, exterior bicycle storage area, utilities and other site features.

Special permits are required to be granted by the Board pursuant to Article IV, Section 7.A.2 for modification of parking and landscaping dimensional requirements. Variances are required to be granted by the Board pursuant to Article II, Section 6.A.3 for noncompliance with the minimum parking requirement in Article IV, Section 7, Table 4.4 and the minimum frontage and lot area requirements in Article IV, Section 4, Table 4.2.

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

1. Combined Variance and Special Permit Application with Statement in Support;
2. Existing conditions plan prepared by HS&T Group, Inc.;
3. Civil Plan Set prepared by A.S. Engineering;
4. Architectural plans including rendering, floor plans and elevations by Michienzi Drafting & Design;
5. Photo of the Property; and



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: | 10,250 SF | Setback required: | | Setback required: | |
| Square footage provided: | +/- 9,450 SF | Setback provided: | | Setback provided: | |
| Relief requested: | +/- 800 SF | Relief requested: | | Relief requested: | |
| Frontage | | Side Yard Setback | | Exterior Side Yard Setback | |
| Frontage required: | 85 ft | Setback required: | | Setback required: | |
| Frontage provided: | +/- 70 ft | Setback provided: | | Setback provided: | |
| Relief requested: | +/- 15 ft | Relief requested: | | Relief requested: | |
| Off-street Parking/Loading | | Height | | Accessory Structure 5-foot Setback | |
| Parking required: | 16 Spaces | Height permitted: | | Type of structure: | |
| Parking provided: | 9 Spaces | Height provided: | | Square footage of structure: | |
| Relief requested: | 6 Spaces* | Relief requested: | | Relief requested: | |
| Loading required: | | Other Variances | | | |
| Loading provided: | | Relief requested: | | | |
| Relief requested: | | Zoning Ordinance Article & Section: | | | |
| Signs | | Requirement: | | | |
| Area permitted: | | Provided: | | | |
| Area provided: | | Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for. | | | |
| Relief requested: | | | | | |
| Height permitted: | | | | | |
| Height provided: | | | | | |
| Relief requested: | | | | | |
| Setback permitted: | | | | | |
| Setback provided: | | | | | |
| Relief requested: | | | | | |

* 1 off-street parking space of relief is being sought by special permit pursuant to Article IV, Section 7.A.2.

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:** 15 Gardner Street, Worcester, MA 01610
(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:** Fifteen Gardner Worcester, LLC
(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 91 Stafford Street, Suite 3, Worcester, MA 01603

5. Worcester District Registry of Deeds (WDRD) Book(s) 70010, Page(s) 341
(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 _____ 06 Block _____ 035 Lot 00022
(List _____ MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Fifteen Gardner Worcester, LLC

8. Address of Applicant: 91 Stafford Street, Suite 3, Worcester, MA 01603

9. Telephone: (508) 688-9136

10. Email: mborenstein@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.)

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

Residence, General ("RG-5")

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 undeveloped parcel of land with stone retaining walls and steps.

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

The Applicant is proposing to develop the vacant lot into a four story multifamily building with 8 dwelling units, accessory parking and other site improvements related thereto.

15. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):

Article IV, Section 2, Table 4.1(Residential Use #10) - Multi-family Dwelling High Rise - Permitted by Right in the RG-5 zoning district.

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 attached 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 attached 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 attached 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 attached 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 attached 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 attached Statement in Support.

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

Please see attached Statement in Support.

3. Adequacy of utilities and other public services:

Please see attached Statement in Support.

4. Neighborhood character and social structure:

Please see attached Statement in Support.

5. Impacts on the natural environment:

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

Fifteen Gardner Worcester, LLC

Fifteen Gardner Worcester, LLC

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

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

Chaim M. Gaval, Manager of Fifteen Gardner Worcester, LLC
(Name of Applicant)

Chaim M. Gaval, Manager of Fifteen Gardner Worcester, LLC
(Name of Property Owner)

91 Stafford Street, Suite 3, Worcester, MA 01603
(Address)

91 Stafford Street, Suite 3, Worcester, MA 01603
(Address)

(508) 688-9136
(Contact Phone Number)

(508) 688-9136
(Contact Phone Number)

mborenstein@bowditch.com
(Email)

mborenstein@bowditch.com
(Email)

7/20/2024
(Date)

7/20/2024
(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:
 1. Parking located within 25 feet of Front Boundary (see note 5.b.i to Table 4.4)
 2. Number of Compact Spaces - Special Permit allows up to 50%. (see note 3.b to Table 4.4)
 3. Front Yard Impervious Surface Percentage - Exceeds 50% (see note 5.b.iii.c to Table 4.4)
 4. Parking Area Landscape Buffer - Less than 5 ft buffer area from boundary lines (see note 5.a.ii to Table 4.4)
 5. Parking Space Relief - 10% of the required parking spaces (Article IV, Section 7.A.2)

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

The proposed parking spaces include 4 of 9 (44%) compact parking spaces. A significant portion the of proposed parking spaces are located within 25 feet of the front boundary. The impervious surface percentage of the front yard exceeds 50%. There is no landscape buffer between the southern boundary of the property and the adjacent parking spaces.

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

1 off-street parking space

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 _____

Business Address _____

Home Address _____

Business Phone _____ Home Phone _____

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

(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 Fifteen Gardner Worcester, LLC

State of Incorporation MA

Principal Places of Business 91 Stafford Street, Suite 3, Worcester MA 01603

Place of Business in Massachusetts 91 Stafford Street, Suite 3, Worcester MA 01603

Printed Names of Officers of Corporation: Title

Chaim M. Gaval Manager

Rodrigo Miguel De Assis Salgado Manager

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) Fifteen Gardner Worcester, LLC

By:  Chaim M. Gaval, Manager Date: 7/20/2024

_____ 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: Same

Signature of Applicant: _____ Date: _____

Statement in Support of Fifteen Gardner Worcester, LLC
Applications to City of Worcester Zoning Board of Appeals for Variances and Special
Permits for Multifamily High Rise Development Project at
15 Gardner Street, Worcester, Massachusetts

I. Background and Project Scope

Fifteen Gardner Worcester, LLC (the “Applicant”), owns a parcel of land known and numbered as 15 Gardner Street, Worcester, MA,¹ which is a parcel of land containing approximately 9,450 square feet occupied only by a rear concrete slab, retaining walls and steps (the “Property”).

The Property is located entirely within the Residence, General (“RG-5”) zoning district, and is bounded by Gardner Street, an auto repair shop and residences to the west, one, two and three family and multifamily residential uses to the south, residential properties and commercial establishments to the north along Main Street and residential uses to the east.

The Applicant is seeking special permits and variances from the Worcester Zoning Board of Appeals (the “Board”) as more particularly described herein in connection with the construction and development of a new 4-story, multifamily high rise building (the “New Building”) with 8 dwelling units and 9 parking spaces (including 1 van accessible space) (the “Project”). The Project also includes grading of the site and the construction and/or installation of related site improvements at the Property, including, but not limited to, a driveway, walkways, a curb cut, screened trash and recycling facilities, retaining walls, fencing, landscaping, EV ready spaces, exterior bicycle storage area, utilities and other site features.

II. Requirement for Special Permits and Variances.

Special permits are required to be granted by the Board² pursuant to Article IV, Section 7.A.2 for modification of parking area dimensional requirements and landscaping requirements. Article IV, Section 7.A.2 provides off-street parking relief in the amount of 1 parking space or 10% of the required off-street parking spaces. Article IV, Section 7, Table 4.4 requires 2 parking spaces per dwelling unit. The Project will result in the creation of 8 dwelling units which would generally require a total of 16 off-street parking spaces. The Project proposes 9 off-street parking spaces. The Project is eligible for relief by special permit pursuant to Article IV, Section 7.A.2 in the amount of 10% or 1.6 spaces which is rounded down to 1 parking space. Article IV, Section 7, Table 4.4, Note 3.b provides that up to 25% of the required parking for parking lots with 10 or

¹ The Property has a parcel identification of 06-035-00022.

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

more spaces may be set aside for compact cars as a matter of right. Upon grant of a special permit, the percentage of parking spaces for compact cars may be increased to not more than 50%. The Project proposes 9 parking spaces, 4 of which will be compact, which amounts to approximately 44% of the parking spaces, and therefore will require relief by special permit pursuant to Article IV, Section 7.A.2. Article IV, Section 7, Table 4.4, Note 5.b.i provides that no parking shall be located within 25 feet of the front boundary. A significant portion of the parking spaces proposed for the Project are within 25 feet of the front boundary and, therefore require relief by special permit pursuant to Article IV, Section 7.A.2. Article IV, Section 7, Table 4.4, Note 5.b.iii.c provides that front yard of lots in the RG-5 zoning district are required to have a maximum impervious surface percentage of 50%. The impervious surface percentage of the front yard for the Project is approximately 65% and therefore requires relief by special permit pursuant to Article IV, Section 7.A.2. Furthermore, Article IV, Section 7, Table 4.4, Note 5.a.ii requires a minimum 5 foot landscaped buffer area between parking facilities all boundary lines. The southerly parking spaces do not have a landscaped buffer between the parking spaces and southerly boundary and therefore require relief by special permit pursuant to Article IV, Section 7.A.2 to modify the landscaping requirements.

Variances are required to be granted by the Board pursuant to Article II, Section 6.A.3³ for noncompliance with the minimum off-street parking requirement, minimum lot area requirement, and minimum frontage requirement. Article IV, Section 7, Table 4.4 requires 2 parking spaces per dwelling unit. The Project proposes 9 off-street parking spaces which, with the 1 parking space of relief provided by special permit pursuant to Article IV, Section 7.A.2, will require a variance for 6 parking spaces. Table 4.2 sets forth the calculation for minimum lot area and frontage for multifamily low-rise uses per dwelling.⁴ The Property contains approximately 9,450 square feet (where 10,250 SF is required) and 70 feet of frontage (where 85 feet is required) and therefore requires variances for both minimum requirements.

III. Reasons for Approval of Special Permits.

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 dramatically modernize, enhance and improve the Property, and will improve the aesthetic appeal of the site. The Project will provide much-needed and in demand housing to support the City's critical housing stock, which will promote the economic vitality of

³ The Board is the permit granting authority for variances pursuant to Article II, Section 6.A.3

⁴ Minimum lot area is calculated as follows: (5,000 SF for first unit) + 750 per additional dwelling unit = 10,250 SF. Minimum frontage is calculated as follows: (50 feet for first unit) + 5' per additional dwelling unit up to 100' = 85 feet.

the neighborhood and the City. The Project will not be detrimental to adjoining premises, but, rather, complement the existing mix of residential 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 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 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. Emergency vehicles and large vehicles such as delivery trucks that need access to the New Building can park on Gardner Street.

The Applicant does not anticipate that the Project will result in a substantial increase in trip generation levels to and from the Property. Traffic generated, and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. The proposed parking area will provide a safe and efficient means of access to and from the New Building, and will be in close proximity of the front entrance of the New Building.

The proposed parking will adequately serve the Property and all occupants of the New Building. The Project will include 8 dwelling units which would generally require a total of 16 parking spaces. The Applicant is requesting relief from the Board in the amount of 7 spaces through a special permit and variance to comply with the minimum off-street parking requirements. The 9 spaces to 8 units result in an off-street parking to dwelling unit ratio of approximately 1.13 to 1, which exceeds most other multifamily developments in the City.

There are three main bus lines along Main Street with stops in close proximity of the Property. The Project also includes an outdoor bike rack area. Given the Property's close proximity to Main Street, residents will be able to walk to many commercial establishments including restaurants and retail stores within area. Based on the dwelling unit to parking space ratio, access to alternate means of transportation and the walkability of the neighborhood, the proposed parking will adequately serve the Property and all occupants of the New Building.

3. Adequacy of utilities and other public services.

New water and sewer connections, electric service facilities and infrastructure will need to be provided for the New Building. The Applicant is conducting ongoing coordination with the City of Worcester Department of Public Works & Parks and the applicable utility companies.

The development does not anticipate any adverse effect on drainage patterns. The best management practices (“BMPs”) for stormwater are incorporated in the design of the Project, and will be adequate to manage stormwater runoff generated in satisfaction of the requirements of the Zoning Ordinance, the Worcester Department of Public Works & Parks and Massachusetts Stormwater standards. Said standards include provisions relative to the treatment of stormwater runoff and equivalent peak rate runoff. The BMPs include deep sump hooded catch basins, subsurface detention stormwater system, stone swales with subdrain, grass swale with inlet, and operation and maintenance plan for the operation of the aforementioned BMPs.

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 residential and commercial uses. Given that the Property is a vacant lot, it is a highly underutilized piece of property. The New Building will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. 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 a multifamily use. The New Building will provide architecturally appealing features and massing, including awnings, alternating colors and changes in tones and textures of exterior walls that are visible from Gardner Street. The New Building will comply with yard setbacks, height and floor to area ratio requirements and all other dimensional requirements set forth in the Zoning Ordinance, except as otherwise provided herein.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a 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.

Trash and recycling receptables will be screened away from public view.

4. Impacts on the natural environment.

The Project will result in the planting of new trees and shrubs along the boundaries of the parking areas and the Property, which will dramatically improve the natural condition of the Property. Furthermore, the Project will result in the removal of the existing concrete slab in the rear of the Property and the replanting of grass and other landscaping. The Project will employ low-impact development BMPs including grass swale and a stone wale. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property.

5. 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 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.

The Applicant would suffer substantial hardship if literal enforcement of the minimum off-street parking, lot area and frontage requirements of the Zoning Ordinance were to be enforced. Compliance with the minimum off-street parking spaces, lot area and frontage would require the Applicant to: (i) reduce the number of dwelling units; (ii) obtain an adjoining lot to install parking spaces; 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 the Applicant and to obtain financing. If the Applicant had to reduce a significant number of units to

comply with minimum parking, lot area and frontage requirements, the Project would no longer be financially viable for the Applicant. Alternatively, the Applicant would have to acquire rights to adjoining properties to construct parking areas to satisfy minimum parking requirements, which would be cost prohibitive. There are no such alternative sites available in close proximity to the Property, and, even if a reasonable alternative site became available, it would be cost prohibitive to perform due diligence on, acquire rights to and design and construct facilities at such an alternative site. It would be an extreme hardship for the Applicant to have to go through a very time-consuming permitting process for an additional, adjoining location. Furthermore, it would be cost prohibitive for the Applicant to lease parking spaces within 1,000 feet 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.

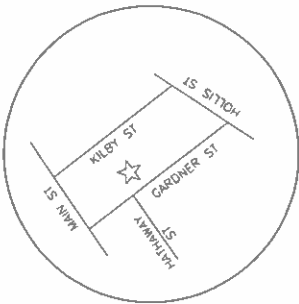
There exist circumstances relating to topography of the lot that especially affect the Property, but do not affect generally properties in the RG-5 zoning district. Unlike other neighboring properties in the district which are relatively flat, the Property is located on slope which requires the construction of retaining walls on either side of the Property which squeezes the development on site and limits the available area for the construction of parking facilities on the Property.

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 variance 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 dramatically improve the aesthetic appeal, design and quality of the Property. 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 against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation and will encourage the creation of housing suitable for meeting the current future needs of the City. The creation of new housing stock is a significant goal of the Worcester Now Next Plan.

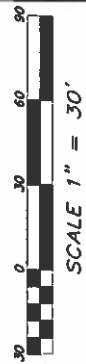
4. **Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.**

The variances for parking, lot area and frontage as requested herein are no greater than the minimum necessary to provide relief from the statutory hardship.




PLAN REFERENCE(S):
CITY OF WORCESTER GARDNER ST LAYOUT

DEED REFERENCE(S):
70010-541



SITE PLAN NOTES:

1. 6" OF 3/4" STONE TO BE PLACED IN ALL PROPOSED DRIVEWAYS DURING CONSTRUCTION.
2. ALL CATCH BASINS WITHIN 100' OF THE PROJECT TO HAVE FILTER BAGS INSTALLED.
3. ALL EXPOSED AREAS WHICH HAVE A SLOPE GREATER THAN 2:1 SHALL BE STABILIZED WITH RIP RAP. THE RIP RAP SHALL BE FIELD OR QUARRY STONE, 100 LB MINIMUM, AND THE VEDS SHALL BE FILLED WITH SMALLER STONES. THE TYPE OF RIP RAP AND METHOD OF INSTALLATION SHALL BE APPROVED BY A REPRESENTATIVE OF THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS (DPW).
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS OR ANY OTHER APPLICABLE CODES, HE SHALL CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO WILL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS ORDERED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GRADE THE LOT SUCH THAT WATER RUNOFF FLOWS AWAY FROM THE HOUSE AND GARAGE.
6. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION. THE SAME SHALL HOLD TRUL FOR UTILITY SERVICE CONNECTION POINTS.
7. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE CONDUITS, PRODUCT PIPING, E.T.C. PRIOR TO EXCAVATION OF ANY TYPE.
8. ALL EXCAVATED UNSUITABLE MATERIALS MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY "DUG-SAFE" @ 1-888-344-7233, 17 HOURS BEFORE ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
10. ALL MATERIALS AND METHODS SHALL BE CITY OF WORCESTER STANDARD.
11. ALL SANITARY AND DRAINAGE HOUSE CONNECTIONS TO BE TYP. B' SDR 35 PVE.
12. ALL ROOF DRAINS TO BE CONNECTED TO THE SURFACE DRAIN UNLESS OTHERWISE NOTED IN THE DRAWINGS.

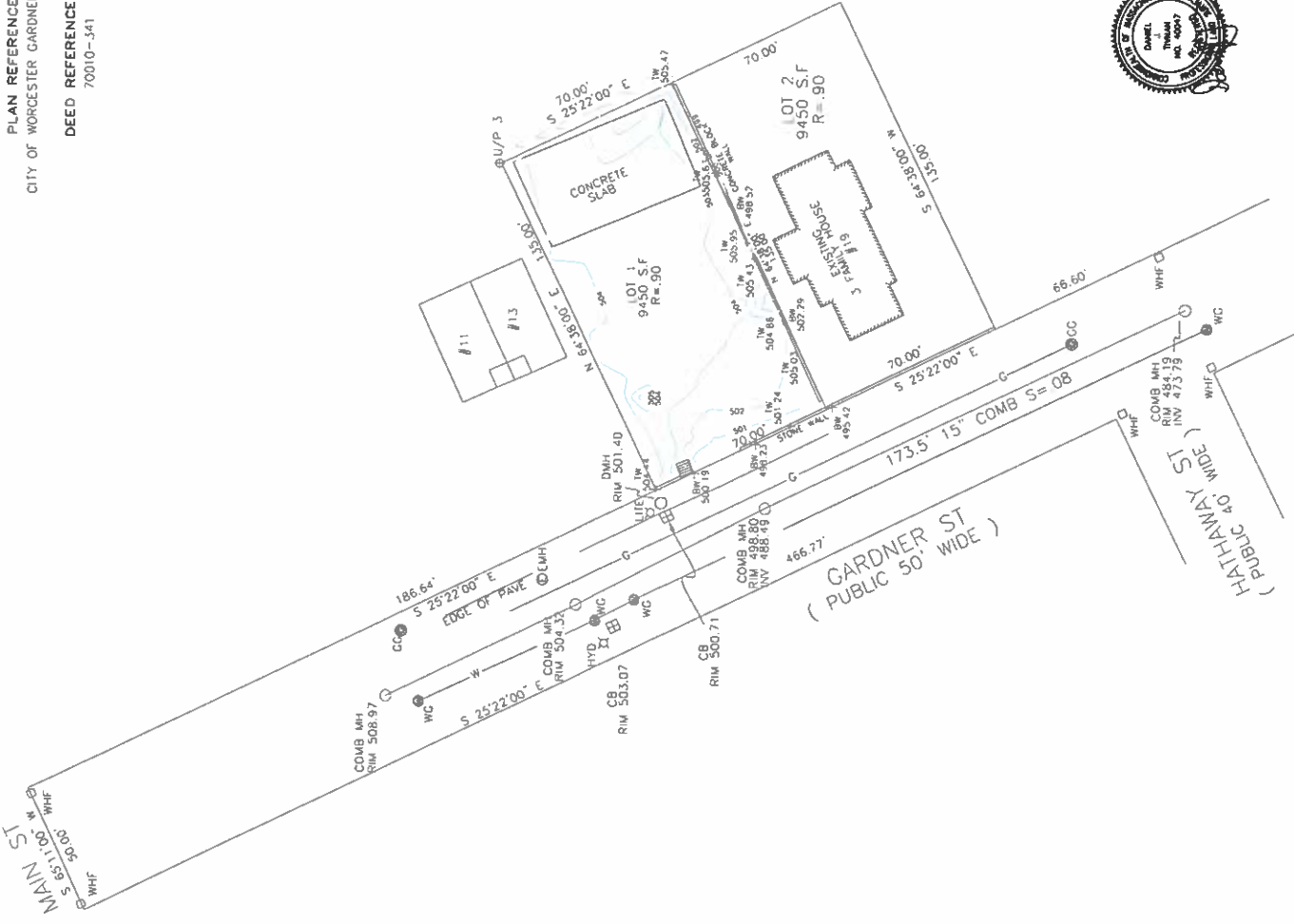
hs&t group, inc.

 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HANNOCK STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01605-1725
 PHONE: 508-751-4844 (LOCAL) 508-751-4844 (TOLL FREE)
 FAX: 508-751-8855 (LOCAL) 800-541-4844 (TOLL FREE)

EXISTING CONDITIONS PLAN
 15 GARDNER ST WORCESTER MA

APPLICANT(S)/OWNER(S):
 FIFTEEN GARDNER WORCESTER LLC
 91 STAFFORD ST SUITE 3 WORCESTER MA

| | | | | | |
|-------|----------|--------|---------------|----------|---------|
| DATE | 05-29-24 | COMP'D | DWG | FIELD | 617-138 |
| SCALE | 1"=30' | CAD | DATE | FILED BY | 617-138 |
| ZONE | RG-5 | REV'D | GARDNER15WRK2 | | |

| | | | |
|-------------|------|---------------|---|
| JOB NUMBER: | 7984 | SHEET NUMBER: | 1 |
| DWG NUMBER: | | | |



1. ALL EXISTING UTILITIES SHALL BE LOCATED PRIOR TO THE START OF THE DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

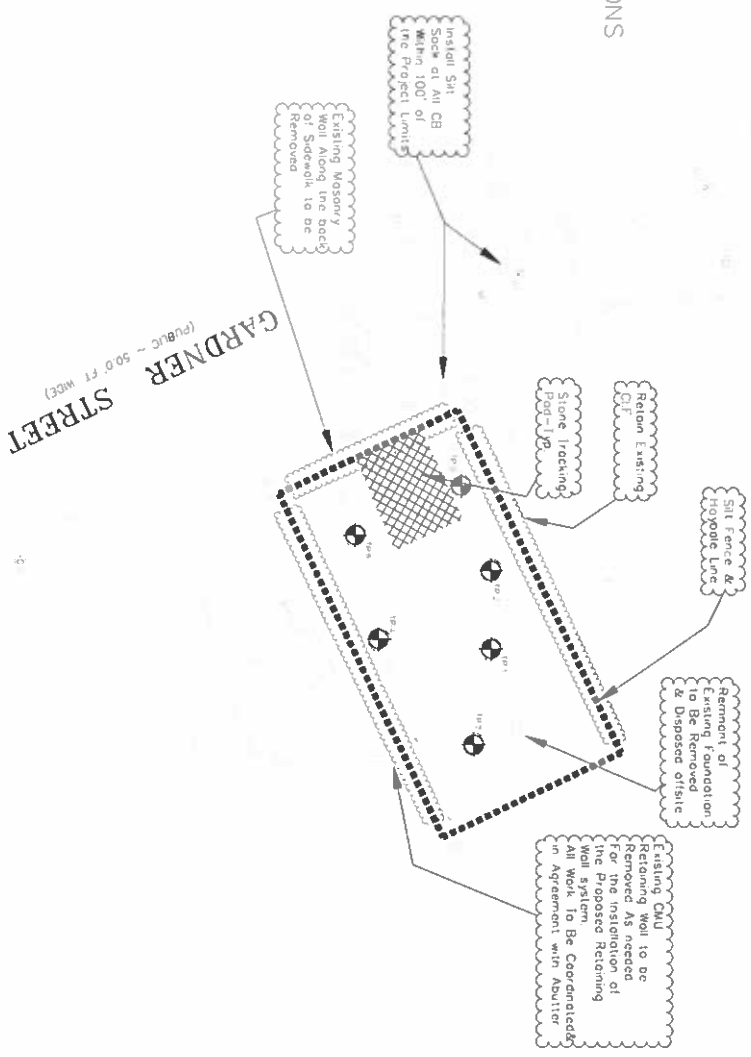
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

SOIL TEST LOCATIONS



NOTE:
ALL EXISTING SITE CONDITION INFORMATION ARE BASED ON A PLAN BY H&E GROUP, INC. DATED 5/29/24.



SCALE: 1" = 20'

EXISTING CONDITION & DEMOLITION PLAN

FOR
15 GARDNER STREET
WORCESTER, MA

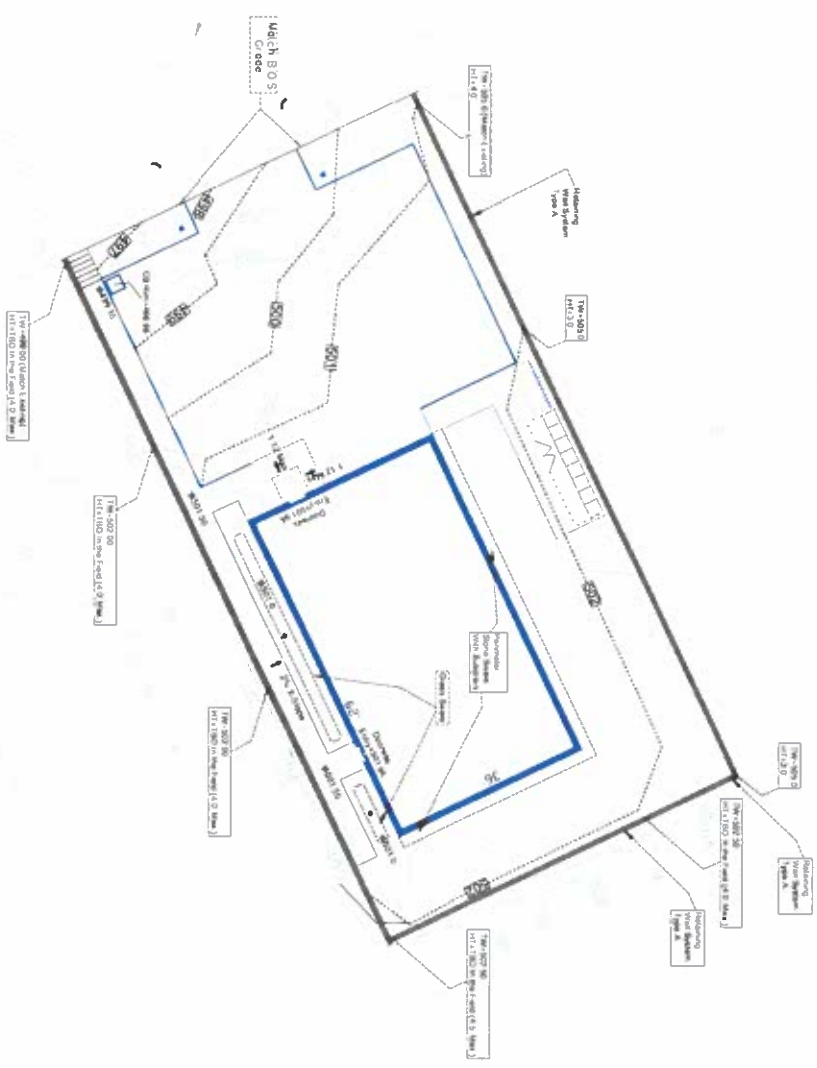
PREPARED FOR:
RODRIGO HULKFINISH

PREPARED BY:
A.S. ENGINEERING
SHREWSBURY, MA
(978)-377-5084
mccazil100@yahoo.com

| | | |
|----------------|---------------|--------------|
| DATE: 7/22/24 | DATE: 8/11/24 | SHEET 2 OF 8 |
| REVISION NO: 1 | | |

GARDNER STREET

(Public ~ 50.0' FT. WIDE)



© SPOT ELEVATION

SCALE: 1" = 4.00'



SITE GRADING PLAN

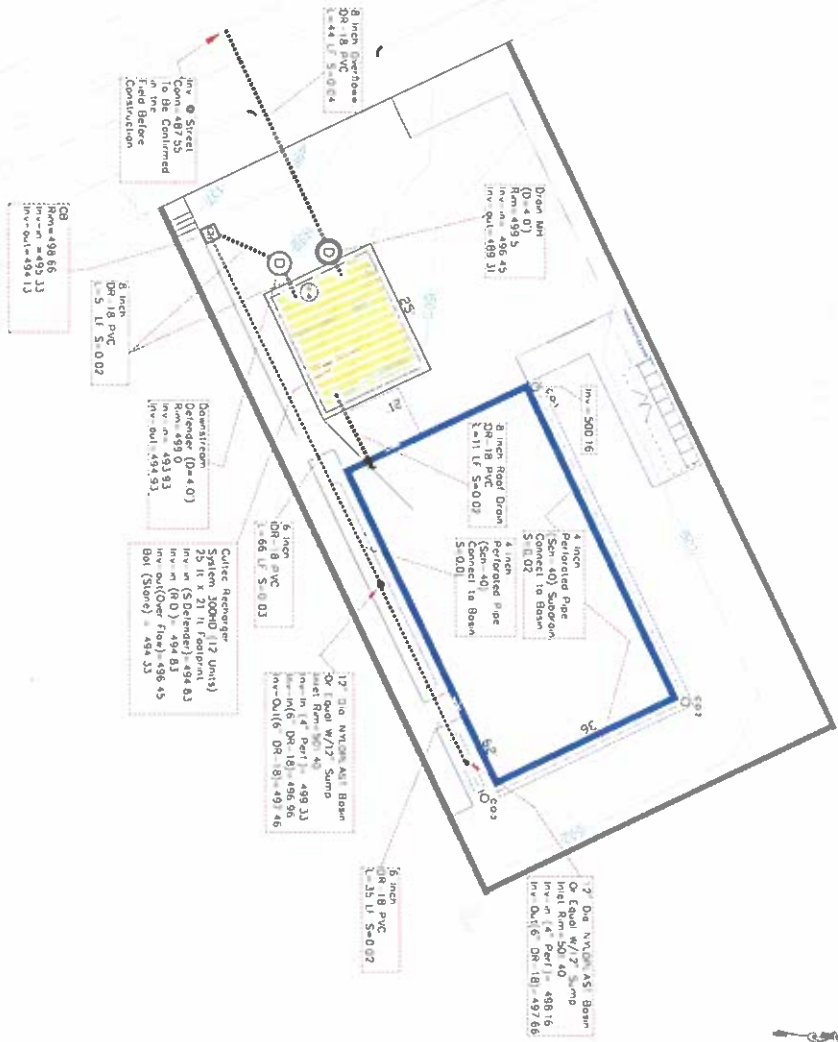
FOR

15 GARDNER STREET
 WORCESTER, MA
 PREPARED FOR:
 RODRIGO HULKFINISH

PREPARED BY:
 A. S. ENGINEERING
 SHREWSBURY, MA
 (978)-377-5084
 moceal1100@yahoo.com

| | |
|----------------|----------------|
| DATE: 08/11/10 | SHEET: 4 OF 8 |
| REVISION NO: 1 | DATE: 08/11/10 |

GARDNER STREET (Public ~ 50.0' FT. WIDE)



SCALE: 1" = 10'



SITE DRAINAGE PLAN

FOR

15 GARDNER STREET
WORCESTER, MA

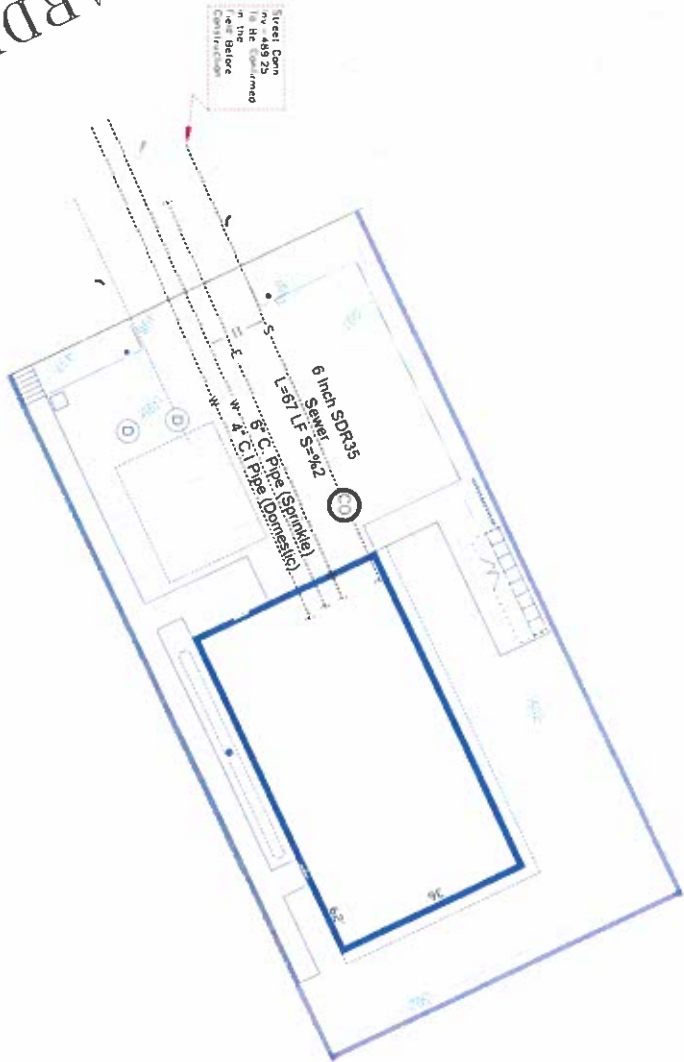
PREPARED FOR:
RODRIGO HULKFINISH

PREPARED BY:
A.S. ENGINEERING
SHREWSBURY, MA
(978)-377-5084
moez@1100@yahoo.com

| | | | |
|----------------|--------|---------------|--|
| DATED: 7/22/24 | | SHEET: 3 OF 8 | |
| REVISION: NC | DATE: | | |
| | 8/1/24 | | |

GARDNER STREET

(PUBLIC ~ 50.0' FT. WIDE)



SCALE: 1" = 10'



SITE UTILITY PLAN

FOR

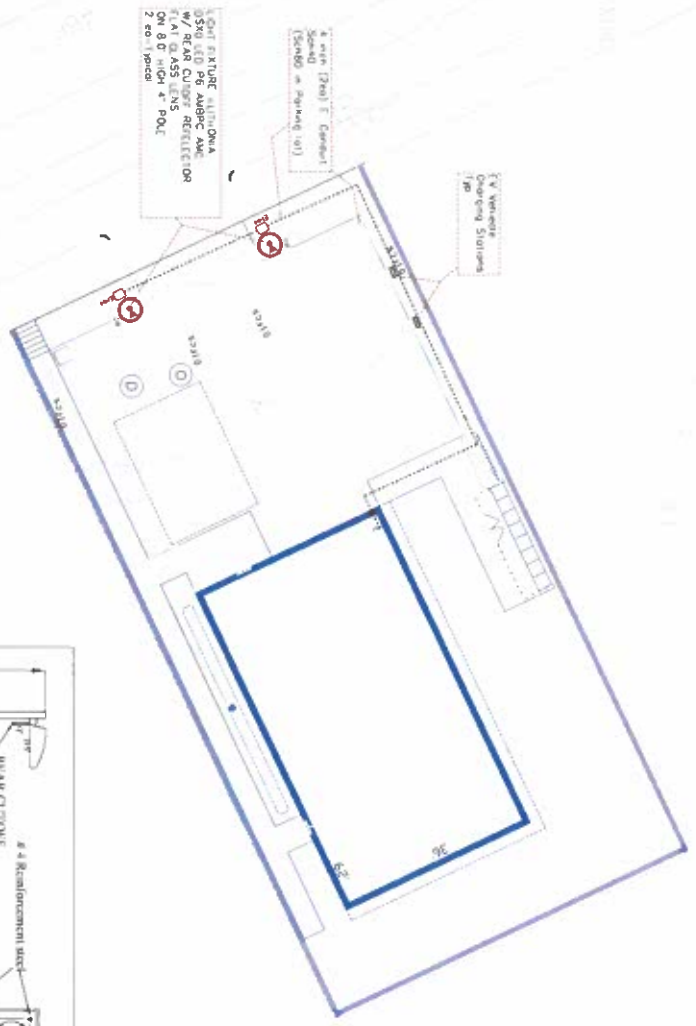
15 GARDNER STREET
WORCESTER, MA

PREPARED FOR:
RODRIGO HULKFINISH

PREPARED BY:
A.S. ENGINEERING
SHREWSBURY, MA
(978)-377-5084
mccazill100@yahoo.com

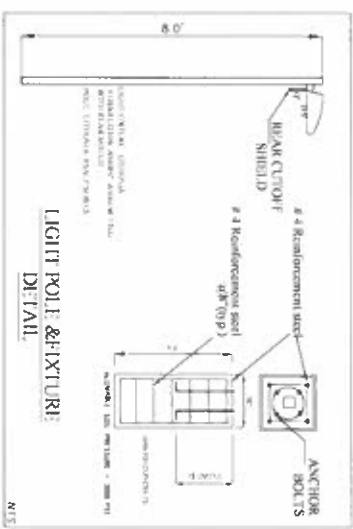
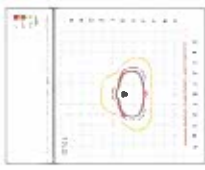
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|----------------|---------------|
| DATE: 7/22/04 | DATE: 8/11/04 |
| REVISION NO. 1 | SHEET 6 OF 8 |

GARDNER STREET
 (Public ~ 50.0' FT. WIDE)



4 x 4 Reinforcement steel
 4" x 4" x 1/2" (2x4) 5' Cantilever
 (Shield) - (Spacing 16")

TV Monitor
 Over-cast Station
 1P



SCALE: 1" = 8'-0"



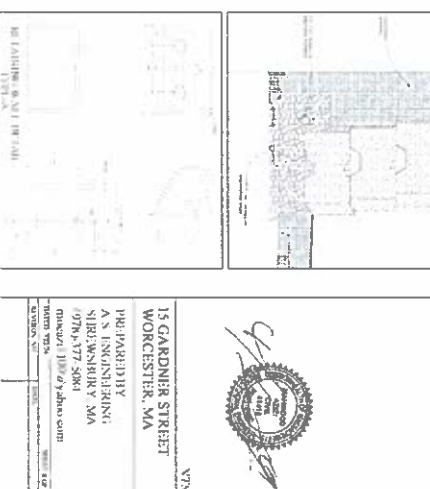
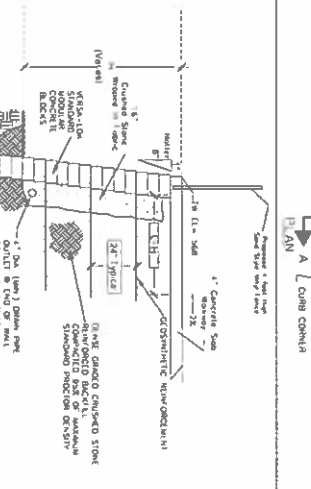
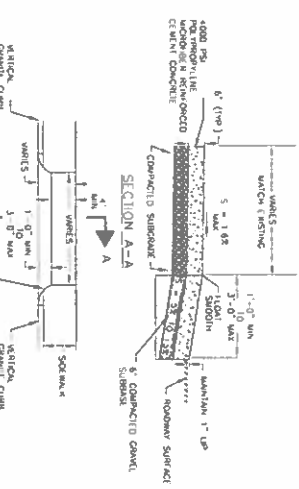
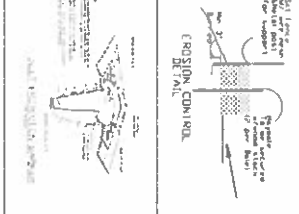
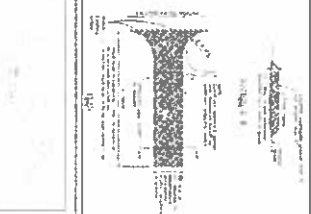
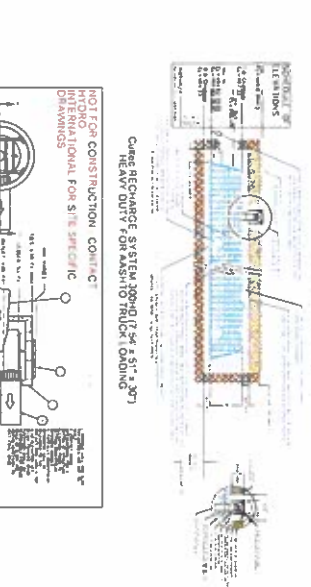
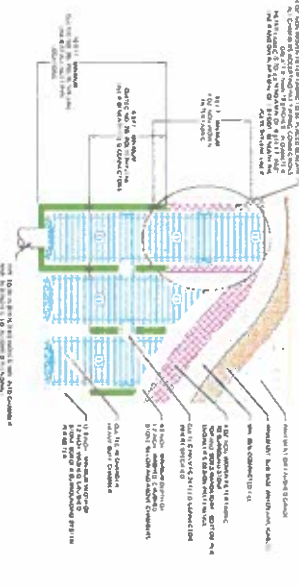
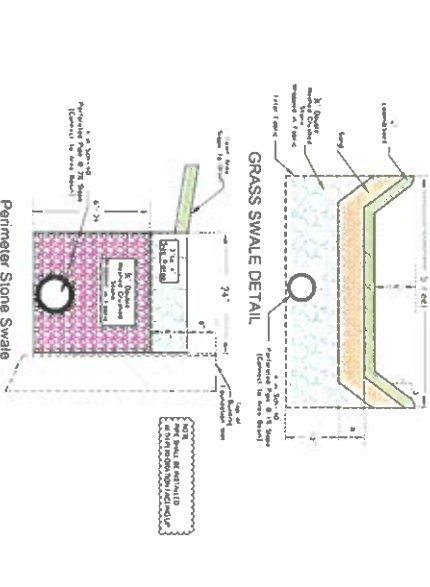
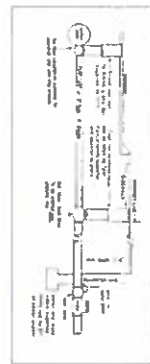
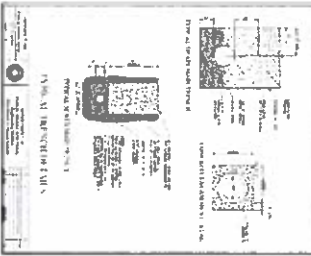
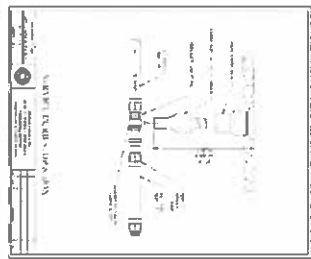
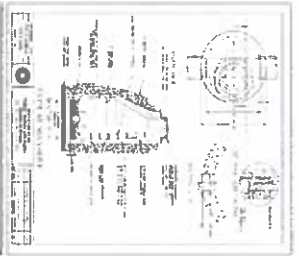
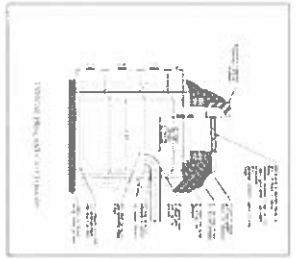
SITE LIGHTING
 PLAN

FOR

15 GARDNER STREET
 WORCESTER, MA
 PREPARED FOR:
 RODRIGO HULKFINISH

PREPARED BY:
 A.S. ENGINEERING
 SHREWSBURY, MA
 (978)-377-5084
 moezail100@yahoo.com

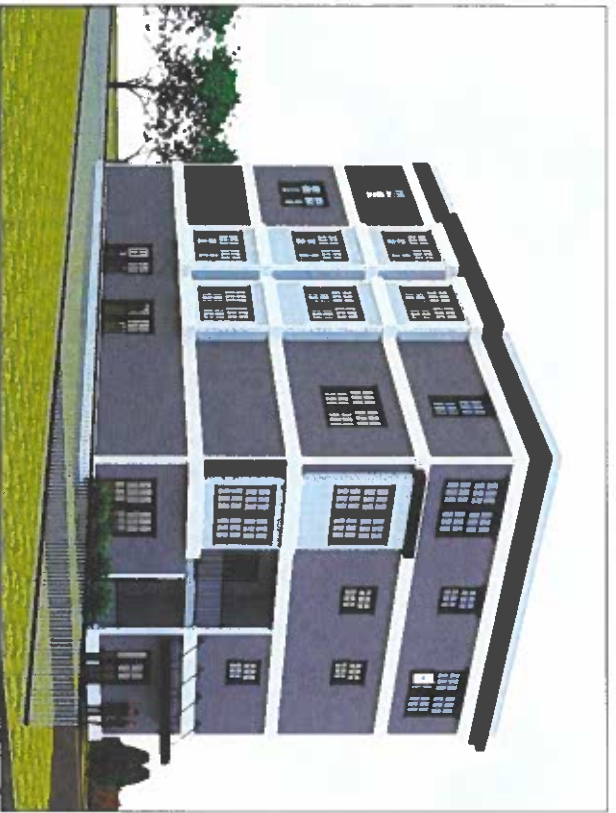
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|---------------|--------------|
| DATE: 7/22/04 | SHEET 7 OF 8 |
| REVISION NO. | DATE: |
| 1 | 8/11/04 |



15 GARDNER STREET
 WORCESTER, MA
 PREPARED BY
 A.S. ENGINERING
 SIBBUNSBURY, MA
 (978) 377-5884
 PROJECT NO. 2017-001
 DATE: 08/2017



AREA DRAIN BASIN
 AREA DRAIN BASIN
 AREA DRAIN BASIN



FRONT 1 LEFT SIDE ELEVATION



FRONT 1 RIGHT SIDE ELEVATION

SHEET WORK:
 SHEET 1 - COVER SHEET
 SHEET 2 - FRONT 1 LEFT ELEVATIONS
 SHEET 3 - FRONT 1 RIGHT ELEVATIONS
 SHEET 4 - GARDNER STYLE FLOOR PLANS
 SHEET 5 - GARDNER STYLE UNIT FLOOR PLANS
 SHEET 6 - 500 1/2 4TH LEVEL, TOWN HOUSE FLOOR PLAN
 SHEET 7 - 500 1/2 4TH LEVEL, TOWN HOUSE FLOOR PLAN

8 RESIDENTIAL UNITS / 9 FLOORS
 OVERALL BUILDING SIZE:
 56' x 48' FOOTPRINT
 2392 SF EACH FLOOR
 TOTAL - 21528 SF
 GARAGE LEVEL:
 2 GARDNER STYLE UNITS
 2 TOWNHOUSE UNITS
 764 SF EACH UNIT
 W/ PATIOS
 SECOND FLOOR LEVEL:
 1 GARDNER STYLE UNITS
 2 BEDROOMS / BATH
 690 SF EACH UNIT
 W/ BALCONIES
 THIRD FLOOR LEVEL:
 4 TOWNHOUSE STYLE UNITS
 2 BEDROOMS / 2 BATH
 556 SF EACH UNIT
 W/D EACH UNIT

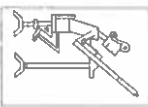
15 GARDNER ST, WORCESTER, MA 8 RESIDENTIAL UNITS



LOCATION @ GARDNER ST



LOCATION @ GARDNER ST



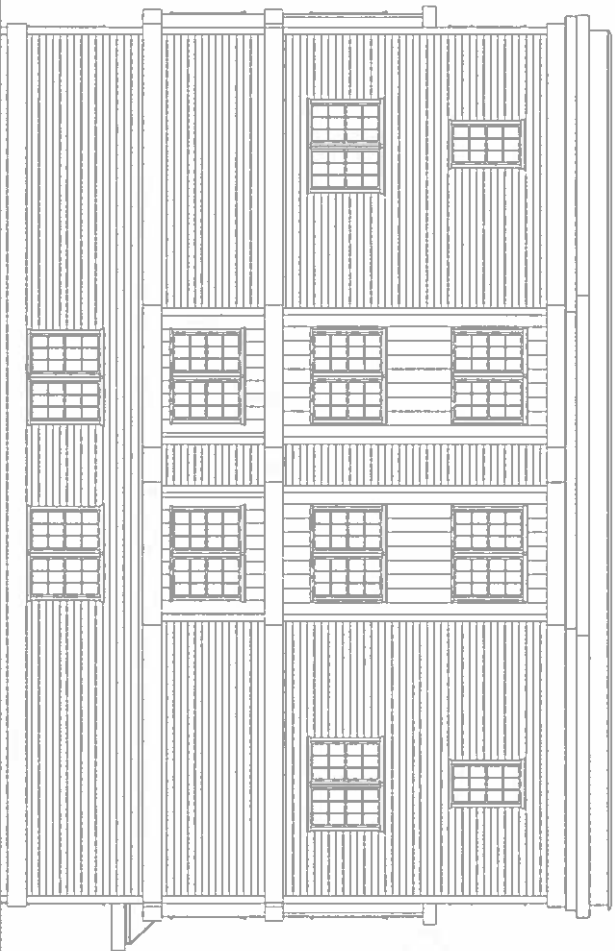
**MICHENZII
 DRAFTING
 &
 DESIGN**
 IF YOU CAN
 DREAM IT,
 I CAN DRAW
 IT!

**NEW
 CONSTRUCTION**
 ADDITIONS
 REMODELING
 STOCK PLANS
 CUSTOM
 HOMES
 OFFICE SPACE
 CHILD CARE
 CENTERS
 AUTOCAD
 GRAPHIC &
 WEB DESIGN

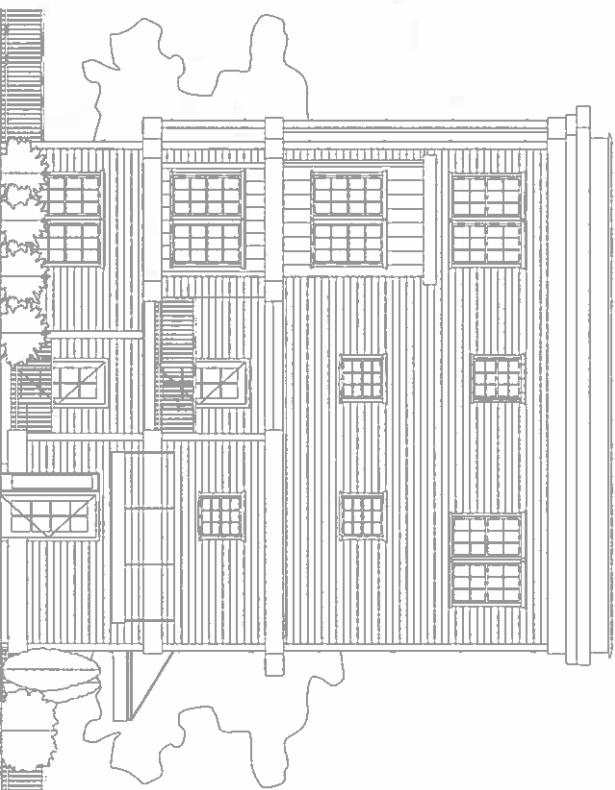
1000 WEST 10TH ST SUITE 100
 WASHINGTON, DC 20004
 (202) 462-1000
 WWW.MICHENZII.COM
 MICHENZII DRAFTING & DESIGN
 15 GARDNER ST
 WORCESTER, MA 01609
 (508) 853-1111
 WWW.MICHENZII.COM

DESIGNED BY
 MICHAEL
 CS 901418

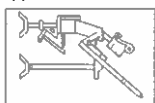
DATE: JULY 2023
 DRAWING NO:
 SHEET: 1 OF 8



LEFT SIDE ELEVATION



FRONT ELEVATION



**MICHIEZZI
DRAFTING
&
DESIGN**

*IF YOU CAN
DREAM IT,
I CAN DRAW
IT!*

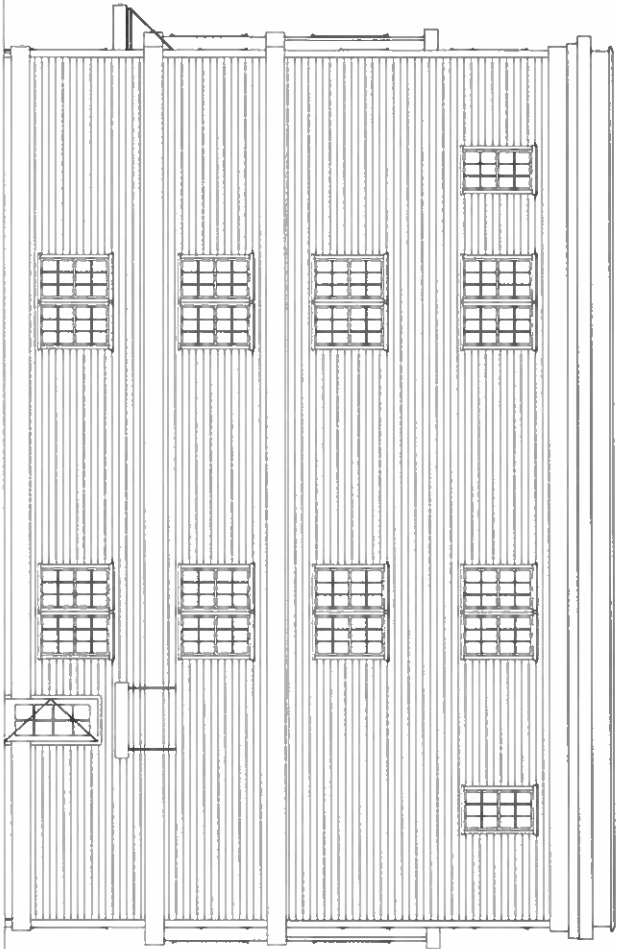
- NEW
- CONSTRUCTION
- ADDITIONS
- REMODELING
- STOCK PLANS
- CUSTOM HOMES
- OFFICE SPACE
- CHILD CARE CENTERS
- AUTOCAD
- GRAPHIC & WEB DESIGN

1000 Main Street, Suite 100
 Worcester, MA 01608
 Phone: 781-941-1111
 Fax: 781-941-1112
 Email: info@michienzi.com
 Website: www.michienzi.com

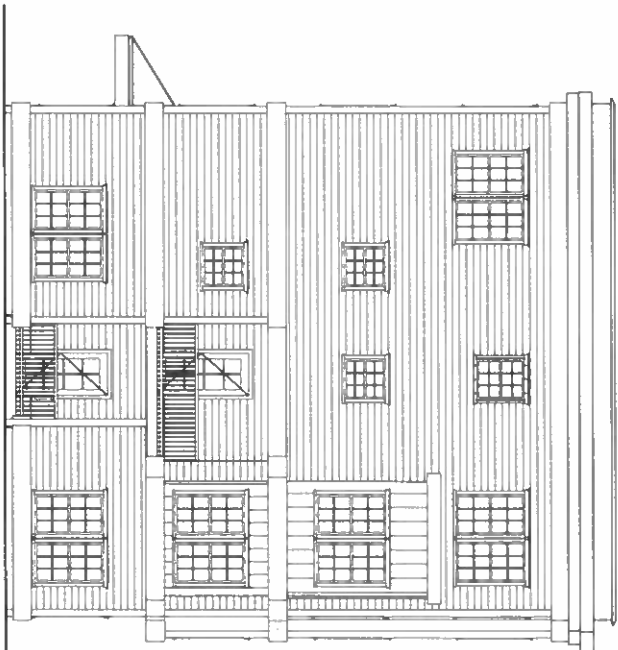
DATE: JULY 2023
 SCALE: AS SHOWN
 DRAWING NO: 781-941-1111
 SHEET: 2 OF 0

90 GARDNER ST
 WORCESTER, MA
 PRELIMINARY
 DRAWING

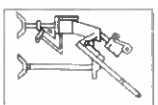




RIGHT SIDE ELEVATION



REAR ELEVATION



**MICIENZI
DRAFTING
&
DESIGN**

IF YOU CAN
DREAM IT,
I CAN DRAW
IT!

**NEW
CONSTRUCTION
ADDITIONS
REMODELING
STOCK PLANS
CUSTOM
HOMES
OFFICE SPACE
CHILD CARE
CENTERS
AUTOCAD
GRAPHIC &
WEB DESIGN**

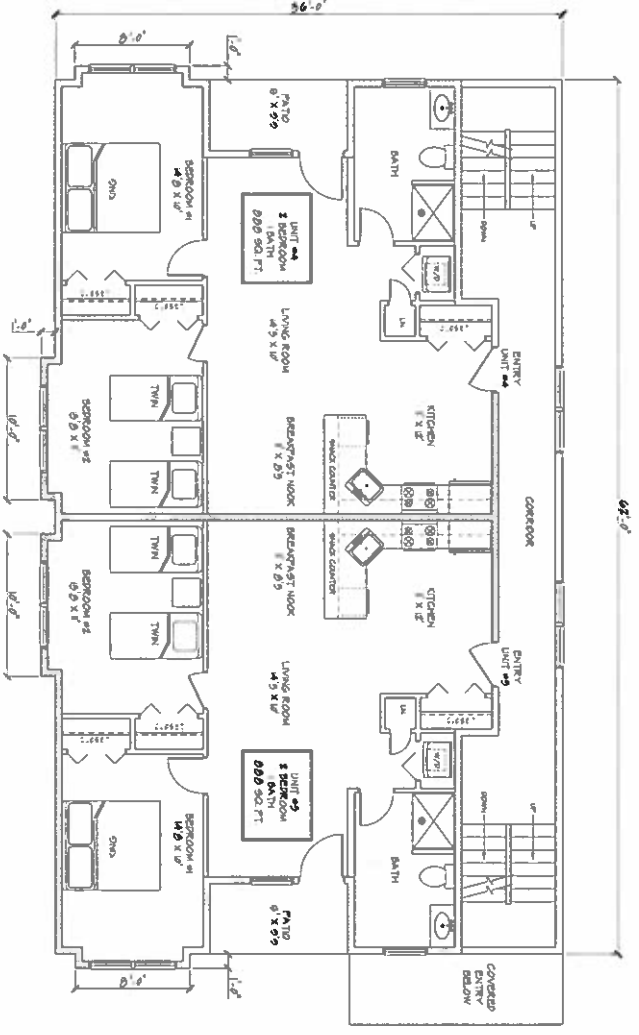
800-441-7464
425 Main Street, 1st Floor
Westport, MA 01886
www.micienzi.com

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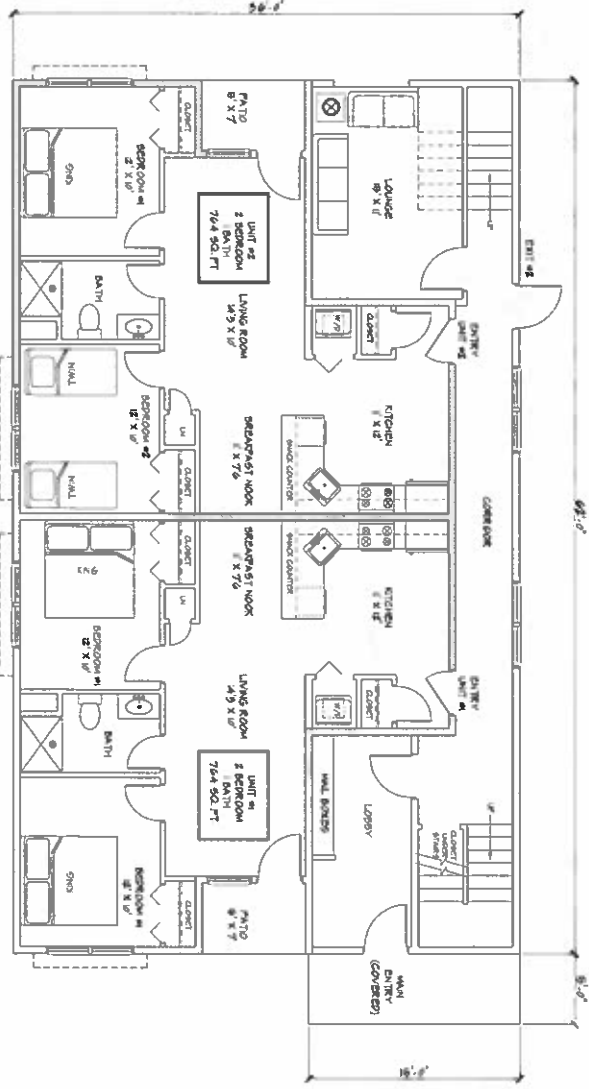


DATE: JULY 2024
SCALE: 1/8" = 1'-0"
DRAWING NO:
799-001
SHEET: 5 OF 8

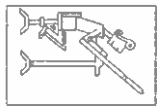
TITLE:
18 SANDWICH ST
WINDUSTRIAL, MA
PRELIMINARY
FRAMING



SECOND FLOOR PLAN



GRADE LEVEL FLOOR PLAN



MICHENZHI DRAFTING & DESIGN

IF YOU CAN DREAM IT, I CAN DRAW IT!

- NEW CONSTRUCTION
- ADDITIONS
- REMODELING
- STOCK PLANS
- CUSTOM HOMES
- OFFICE SPACE
- CHILD CARE CENTERS
- AUTOCAD
- GRAPHIC & WEB DESIGN

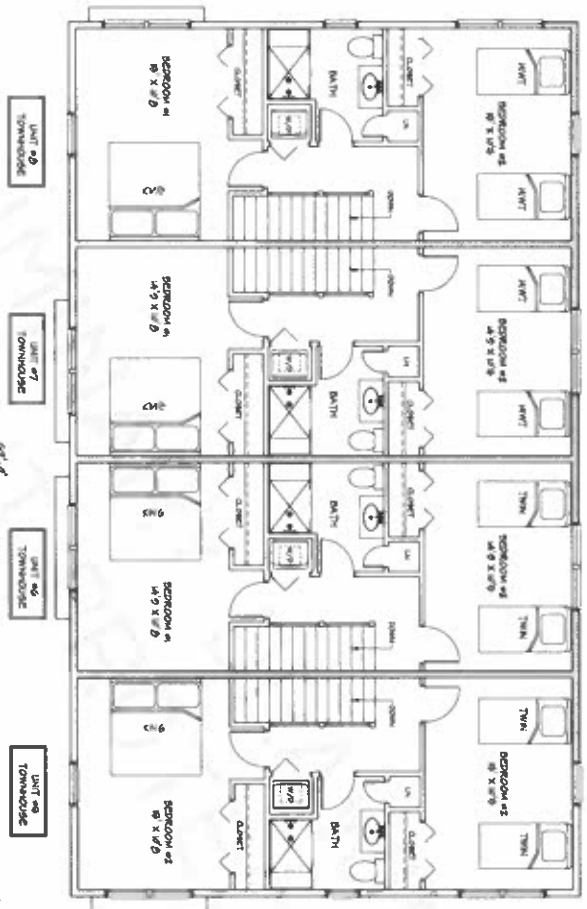
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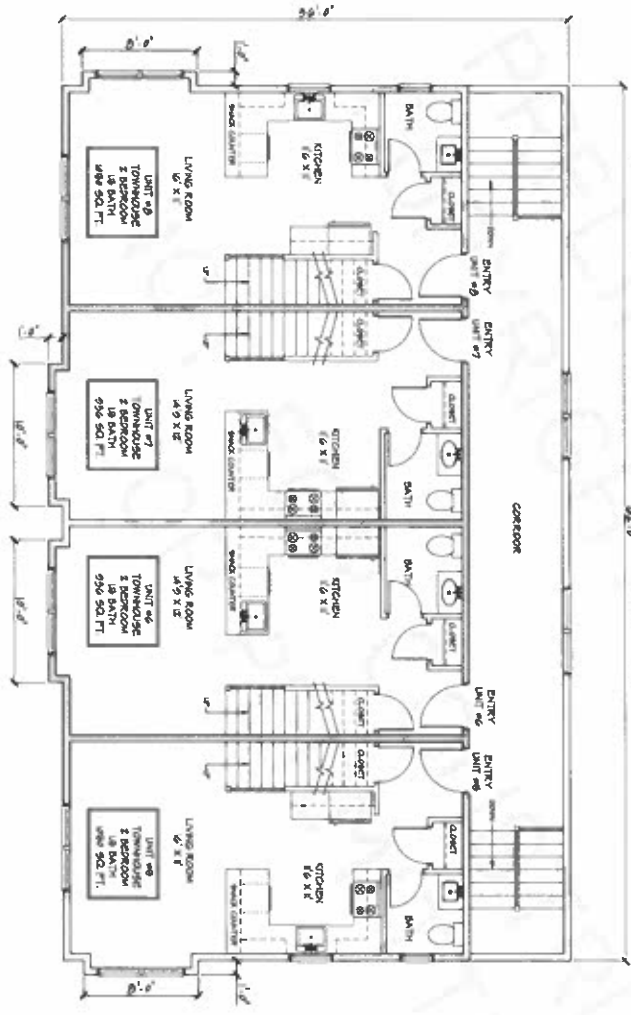
DESIGN BY
Michael J. Michienzi
P.E.
55000488

DATE: JULY 22, 2014
SCALE:
DRAWING NO:
795-2461
SHEET:
4 OF 9

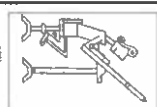
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FOURTH FLOOR PLAN
TOWNHOUSE UNITS



THIRD FLOOR PLAN
TOWNHOUSE UNITS



MICENZI DRAFTING & DESIGN
 IF YOU CAN DREAM IT, I CAN DRAW IT!

NEW CONSTRUCTION ADDITIONS
 RENOVATING STOCK PLANS
 CUSTOM HOMES
 OFFICE SPACE
 CHILD CARE CENTERS
 AUTOCAD GRAPHIC & WEB DESIGN

Genoa, Missouri
 47 N. B. STREET, UNIT 100
 63026-2535
 Phone: 636/426-7100
 Fax: 636/426-7101
 Website: www.micenzi.com

TITLE
 #6 GARAGE 9T
 WOODSTOCK, VA
 PRELIMINARY DRAWING



DATE: JULY 2024
 SCALE:
 DRAWING NO:
 793-041
 SHEET 0 OF 9

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: 67

Parcel Address: 15 GARDNER ST
Assessor's Map-Block-Lot(s): 06-035-00022

Owner: FIFTEEN GARDNER WORCESTER LLC

Owner Mailing: 91 STAFFORD ST SUITE 3
WORCESTER, MA 01603

Petitioner (if other than owner): STEPHANIE FLEMING
311 MAIN ST
WORCESTER, MA 01608
Petitioner Phone: 508-926-3346

| Planning: | Zoning: | License | Conservation |
|------------------------------------|--------------|--------------------|---------------------|
| _____ | X | _____ | _____ |
| Historical: | Cannabis: | Other: | |
| _____ | _____ | _____ | |
| FU, RUOQING | 07-001-00010 | 0005 HANCOCK ST | WORCESTER, MA 01610 |
| MIRON REAL ESTATE INVESTMENT GROUP | 07-001-00035 | 0009 DOWNING ST #2 | WORCESTER, MA 01610 |
| NEANG, RINDY | 06-035-00024 | 0013 GARDNER ST | WORCESTER, MA 01610 |


| | | | |
|-------------------------------------|--------------|----------------------------|-------------------------|
| ENZIONIO REALTY LLC | 07-002-00001 | 0599 CONCORD ST | HOLLISTON, MA 01746 |
| MAIN SOUTH COMMUNITY DEVELOPMENT CO | 07-001-00036 | 0875 MAIN ST | WORCESTER, MA 01610 |
| ALNAJAR,MARWAN + | 06-035-0009A | 0320 MAIN ST | HOLDEN, MA 01520 |
| KWEE REAL ESTATE INVESTMENT LLC | 06-035-00027 | 66 HITCHCOCK RD APT 1 | WORCESTER, MA 01603 |
| VASQUEZ,JUAN R + JUANA I | 07-002-00033 | 13 1/2 HANCOCK ST | WORCESTER, MA 01610 |
| HADAD,GEORGE K + ANGELA A TRUSTEES | 06-035-00009 | 0019 BLUEGRASS LN | SHREWSBURY, MA 01545 |
| MAIN SOUTH COMMUNITY DEVELOPMENT | 06-035-00026 | 0875 MAIN ST | WORCESTER, MA 01610 |
| QUERK,CHIN KWEE | 06-035-00040 | 66 HITCHCOCK RD APT 1 | WORCESTER, MA 01608 |
| MENDEZ,JUANDELO DE JESUS MEDRANO + | 06-035-00008 | 0005 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| IELE PROPERTIES LLC | 06-035-00028 | 3401 8TH ST NE | WASHINGTON, DC 20017 |
| CHERNISKY,RICHARD L | 06-035-00007 | PO BOX 312 | WORCESTER, MA 01613-031 |
| WORCESTER HOUSING AUTHORITY | 06-035-00025 | 00040 BELMONT ST | WORCESTER, MA 01605 |
| IELE PROPERTIES LLC | 06-035-00030 | 3401 8TH ST NE | WASHINGTON, DC 20017 |
| IELE PROPERTIES LLC | 06-035-00039 | 3401 8TH ST NE | WASHINGTON, DC 20017 |
| PILGRIM CONGREGATIONAL CHURCH | 07-001-00001 | 911 MAIN ST | WORCESTER, MA 01610 |
| NGUYEN,SON T + THUY T | 06-035-00029 | 0009 GARDNER ST | WORCESTER, MA 01610 |
| TONG,TRUNG Y | 06-035-005-2 | 0118 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| BEACON BRIGHTLY LLC | 06-035-00006 | 0875 MAIN ST | WORCESTER, MA 01608 |
| THANH,TOM H (LIFE ESTATE) | 06-035-005-1 | 0011 BOYS & GIRLS CLUB WAY | WORCESTER, MA 01610 |
| ROTTI,JAMES | 07-001-00029 | 0091 SEWALL ST | SHREWSBURY, MA 01545 |
| KGH LIMITED PARTNERSHIP | 07-001-02+03 | 0875 MAIN ST | WORCESTER, MA 01610 |
| BEACON BRIGHTLY LLC | 06-035-03+37 | 0875 MAIN ST | WORCESTER, MA 01608 |
| WORCESTER HOUSING AUTHORITY | 06-035-00016 | 00040 BELMONT ST | WORCESTER, MA 01605 |
| KOZA,FREDERICK A | 07-001-00004 | 0014 GARDNER ST | WORCESTER, MA 01610 |
| NGUYEN,ANNIE HAN | 07-001-00033 | 1200 MAIN ST APT 3 | WORCESTER, MA 01608 |
| K + T REALTY LLC | 06-035-00018 | 0019 SAFFRON DR | WORCESTER, MA 01605 |
| TRAN,DIEP T | 07-001-00046 | 0010 GARDNER TER | WORCESTER, MA 01610 |
| PHAN,THOI THI | 06-035-00017 | 0541 PARK AVE #1 | WORCESTER, MA 01603 |
| RUDENKO,ANDREY E | 07-001-00034 | 0165 GROVE ST APT 2 | CLINTON, MA 01510 |
| WORCESTER HOUSING AUTHORITY | 06-035-00014 | 00040 BELMONT ST | WORCESTER, MA 01605 |
| GARCIA,BIENVENIDO D + | 07-001-00047 | 0020 GARDNER ST | WORCESTER, MA 01610 |
| NASON,WENDY + PALMER,DANIEL | 06-035-00032 | 0029 GARDNER ST | WORCESTER, MA 01610 |
| PITTMAN,YVONNE | 07-001-00009 | 0007 HANCOCK ST | WORCESTER, MA 01610 |
| FERGUSON,STEVE + YIP,LINDA | 07-001-00030 | 62 GLEN ST | WESTBOROUGH, MA 01581 |
| RODRIGUEZ,ABIGAIL R | 06-035-00034 | 0005 HOLLIS ST | WORCESTER, MA 01610 |
| GONZALEZ,JOSE A | 06-035-0013A | 0033 GARDNER ST | WORCESTER, MA 01610 |
| AGUINADA,JUAN CARLOS | 07-002-00031 | 0015 HANCOCK ST | WORCESTER, MA 01610 |
| DELANEY,PATIENCE | 06-035-00013 | 0035 GARDNER ST APT.#3 | WORCESTER, MA 01610 |
| WORCESTER HOUSING AUTHORITY | 07-002-02+03 | 00040 BELMONT ST | WORCESTER, MA 01605 |
| BREAULT,WILLIAM T | 07-002-00034 | 0047 WASHINGTON ST LOT 47 | AUBURN, MA 01501 |
| AHUA,VIKAS + | 07-002-00005 | 0067 BLUE JAY LN | ASHLAND, MA 01721 |
| YASSAH + SONS LLC | 07-002-00004 | 0212 AUSTIN ST | WORCESTER, MA 01608 |
| RAMIREZ,JOSE A NIVAR + | 06-035-0001A | 008A BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |

The City of Worcester
Administration & Finance

| | | | |
|--------------------------------|--------------|-----------------------------------|-------------------------|
| NGUYEN,MY NGOC | 06-035-0002A | 010A BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| RIVERA,AUGUSTO + CHRISTINE | 06-035-0002B | 0010 KIRBY ST | WORCESTER, MA 01610 |
| MAIN SOUTH CDC | 06-035-00010 | 875 MAIN ST | WORCESTER, MA 01610 |
| PLANTE,JENNIFER | 06-035-0001B | 0008 B BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| FIFTEEN GARDNER WORCESTER LLC | 06-035-00022 | 0091 STAFFORD DT SUITE 3 | WORCESTER, MA 01603 |
| GONZALEZ,MARIO E + CHRISTINE M | 06-035-00021 | 0046 COLTON LN | SHREWSBURY, MA 01545 |
| ROCHE,CARMEN M | 06-33B-U-033 | 0006 FLORENCE ST | WORCESTER, MA 01610 |
| SANDOVAL,GLORYSET | 06-33B-U-035 | 0035 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| CALEROTIFFER,INDIRA M | 06-33B-U-037 | 0037 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| RODRIGUEZ,LUISANNA | 06-33B-U-039 | 0039 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| ECHEVERRI,SHAREN L + JAMES A | 06-035-U-13A | 013A BOYS + GIRLS CLUB WAY UNIT 1 | WORCESTER, MA 01610 |
| KWABENA,OPOKU P | 06-035-U-13B | 013B BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| GARCIA-LORA,ALVIN J | 06-33C-U-017 | 0017 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| VARGAS,MELVIN | 06-33C-U-019 | 0019 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| DWAMENA,PATRICIA S | 06-33C-U-021 | 0021 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| ACEVEDO,ALFRED | 06-33C-U-023 | 0023 BOYS + GIRLS CLUB WAY | WORCESTER, MA 01610 |
| HERNANDEZ,JOEL V | 07-001-00006 | 0003 HATHAWAY ST | WORCESTER, MA 01610 |
| YUNGA-SHIBRI,ALFREDO | 07-001-00038 | 0208 MAIN ST | OXFORD, MA 01540 |
| RODRIGUEZ,DIGNA(LIFE ESTATE)+ | 07-001-00045 | 0001 NORWOD ST APT 1 | WORCESTER, MA 01610-401 |
| OBIRI-MAINOO,PRINCE M + MAY | 06-035-00011 | 0001 HOLLIS ST | WORCESTER, MA 01610 |
| DO,NGA T | 07-002-00026 | 0017 ROLLINSON RD | WORCESTER, MA 01606 |

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 06-035-00022 as cited above.

Certified by:



Signature

08/03/2023

Date



Abutters Map

