

SPECIAL PERMIT CHECKLIST



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

2024 DEC 23 1 56 PM '24

WORCESTER

STEP 1: PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

Application with original signatures by all petitioners/owners; if you are not the owner of subject property, 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

Zoning Determination Form obtained from the Inspectional Services Division (email inspections@worcesterm.a.roy or call 508 - 799 - 1198 for more information)

A Certified Abutters List(s) issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters within 300' of the edge of the land owner's property.

Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required

If the applicant is NOT the Owner, the Owner(s) Authorization for the applicant to apply is attached (page 4)

Certification of Tax/Revenue Collection Compliance - All current owners of subject property and applicants must certify that all local taxes, fees, assessments, betterments, or any other municipal charges of any kind are current with the City Treasurer's Office (page 11)

Site Plan showing the full project scope and all elements listed on page 12 of this application, stamped and signed by all applicable professionals

Architectural drawings or renderings showing exterior elevation, height in feet and stores, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals

Traffic Study, if necessary based on expected traffic generation (contact staff to confirm)

Note: Any application items not produced electronically, such as hand-drawn plans or schematics, handwritten applications, or other materials created prior to March 2013 that are not available to the applicant in electronic format, are not required to be submitted electronically.

STEP 2: ONCE STAFF CONFIRMS VIA EMAIL REPLY THAT YOUR APPLICATION IS COMPLETE, SUBMIT THE FOLLOWING TO DPRS:

- A. Two Sets of Stamped Envelopes with Assessor's Address Labels for abutters and applicant. Request two (2) sets of Assessor's Address Labels (listing all abutters and abutters) from the Assessor's Office (2nd floor, City Hall)-prepared for a fee
- Create two (2) separate sets of stamped envelopes with Assessor's labels.
- Include two stamped, addressed envelopes for each applicant.
- The return address on the envelopes should be: City of Worcester, Division of Planning and Regulatory Services, 455 Main Street, Room 404, Worcester, MA 01608
- These envelopes will be used to send notices of the public hearing and outcome.

B. Appropriate fee. Please make checks payable to the City of Worcester and list your project number on the memo line. Please confirm amount with staff prior to submission.

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

As to that portion of the lot used by the petitioner, it is currently zoned BL-0.1; however, there is a portion of the lot, not used by the petitioner, that it currently zoned RS-7. There is a 3 bay garage. It is currently being used by a fence manufacturing company and the petitioner's current use as a business of landscaping, snow removal, property maintenance and ice treatment. There is equipment stored outside the building. See Exhibit "A".

Zoning District and all Zoning Overlay Districts (if any)

Mascia Realty Co., Inc.

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

Worcester District Registry of Deeds, Book 08092 Page 0210

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

19/009/0018B-Account Number: 19-009-0018B

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

640 Franklin Street, Worcester, MA

1. Property Information

8. Other Special Permit (Describe Special Permit sought):

7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

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

5. Residential Conversion (Article IV, Section 9)

4. Non-Residential Use allowed only by Special Permit - Self Storage Facility (Article IV, Section 2, Table 4.1)

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

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

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

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

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

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

2. Applicant Information
a. Joseph G. Haddad/Haddad Enterprises, LLC

b. 3703 Knightsbridge Close, Worcester, MA 01609
c. Mailing Address(es)
d. joehaddad001@gmail.com (508) 667-7232
e. Email and Phone Number(s)

d. Tenant
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Special Permit as described below

(Signature) Joseph G. Haddad - 12/22/2024

3. Owner of Record Information (if different from Applicant)
a. Mascia Realty Co., Inc.-/o Susan Giordano

b. Name(s)
11-4 Eaglehead Terrace, Shrewsbury, MA 01545
c. Mailing Address(es)
d. (508) 769-9978 c/o George LaConte
e. Email and Phone Number

4. Representative Information

a. Joseph G. Haddad
b. Name(s)

(Signature) Joseph G. Haddad - 12/22/2024

c. 3703 Knightsbridge Close, Worcester, MA 01609
d. Mailing Address(es)

d. joehaddad001@gmail.com (508) 667-7232
e. Email and Phone Number

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

6. Owner Authorization

Authorization I, Susan Giordano

Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 19 Block 009 Lot(s) 00188, do hereby

authorize Joseph G. Haddad to file this application with the Division of Planning &

Regulatory Services of the City of Worcester on this the 29th day of July

2024

6. Proposal (attach a separate narrative if necessary)

11 Susan Giordano 12/19/2024

There is only a need to allow the petitioner to continue to use the property for a landscaping business which includes the storage of equipment, registered motor vehicles and empty dumpsters outside of the building. There are no requested modifications as to lot size or dimensions, nor changes to the structure. Please See Attached Exhibit "A".

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

Under Article XVI General Application Of Regulations Section 4-Nonconforming Uses And Structures, the Ordinance, and any amendments thereto, shall not apply to pre-existing lawfully created uses or structures. A review of the attached Exhibit "B" indicates that as early as the 1940s the property was used as facility that manufactured screw machine products and plastic products, plumbing businesses, metal processing business and an apportion technician business, an auto service garage, an auto repair garage and a commercial warehouse.

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.

Permit Number B-17-1092 issued May 30, 2017; Permit Number G-14-1845 issued December 19, 2014; Permit Number E-2008-2008; and Permit Number B-2004-1365. Please See Attached Exhibit "C".

Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)

No.

Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)?

Please See Exhibit "A".

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

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

1. Social, economic or community needs that are served by the proposal:
The proposed continued use is in keeping with pre-existing lawfully created uses since the 1916, and will allow an existing local business to continue to serve Worcester residents.
2. Traffic flow and safety, including access, parking and loading areas:
There is no additional traffic associated with this existing business, and there are no safety issues.

3. Adequacy of utilities and other public services:
There are no additional utilities and other public services associated with this existing business.

4. Neighborhood character and social structure:
The continued use is in keeping with the surrounding business, specifically, a towing business, a garage related businesses, all with outside storage of motor vehicles, equipment and dumpsters.

5. Impacts on the natural environment:
No adverse impacts on the natural environment are anticipated given the already developed nature of the property.

6. Potential fiscal impact, including city services needed, tax base, and employment:
Approval of the continued use of the property will, through the payment of rent to the owner by the petitioner/tenant, enable the current owner to continue to pay real estate taxes, and will allow the petitioner/tenant to continue to pay monies/taxes to the City of Worcester. It will also provide continued employment to its workers.

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS

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

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

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)

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:

5. Indicate the total square footage of any physical expansion:

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

- 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.

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

- 4. Explain how the use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:
- 5. The continued use is in keeping with the surrounding business, specifically, a towing business and garage related businesses, all with outside storage of motor vehicles, equipment and dumpsters.
- 6. There are at least room for approximately 10 to 12 motor vehicles, and there is no need for more.
- 7. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
- 8. Indicate the total square footage to be utilized for the proposed use: Approximately 25,000.00 square feet.

- 9. Describe the proposed extension, alteration or change of use:
 - The petitioner wants to continue to use the property for a business of landscaping, snow removal, property maintenance and ice treatment.
- 10. As to the petitioner's current use, I do not know; however, as early as the 1940s this property was used as facility as manufacturing facilities, commercial and other similar businesses.
- 11. At the time the use was initiated, was the use allowed under the then applicable Zoning Ordinance?
 - The petitioner's business has been there for 2 to 3 years; however, as early as the 1940s this property was used as facility as manufacturing facilities, commercial and other similar businesses.
- 12. 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)

Pursuant to the City of Worcester's letter dated July 1, 2024, it is alleged that the property is not currently zoned for a landscaping business.

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

1. Describe what is currently nonconforming about this use:

3. 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.

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

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

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

4. Non-Residential Use allowed only by Special Permit – Self Storage
(Article IV, Section 2, Table 4.1)

1. Provide information that demand for self-storage exists both locally in proximity to the proposed site as well as overall in the city as demonstrated by a current market assessment

2. What conditions make the site poorly suited for other permitted uses?

3. Provide a proposed timeline for completion of placement of fill.

2. Attach documentation showing proposed measures to protect pedestrians and vehicles.

1. Indicate whether the Special Permit is for Placement of Fill or Earth Excavation:

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

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

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):

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

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

5. Residential Conversion (Article IV, Section 9)

4. Will structures with architectural or historical integrity will be appropriately preserved or improved, and that no such structures have been demolished within the past five (5) years to prepare the site for redevelopment?

3. Can adequate access can be provided without adversely affecting neighboring uses or the public realm?

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:

8. Other Special Permits

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

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

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

7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

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.

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.

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

TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

a. Name _____

b. Signature certifying payment of all municipal charges _____

c. Mailing Address _____

d. 11-4 Eaglehead Terrace, Shrewsbury, MA _____
Email and Phone Number _____

If a Partnership or Multiple Owners:

e. Names _____

f. Signatures certifying payment of all municipal charges _____

g. Mailing Address _____

h. Email and Phone Number _____

Applicant, if different from owner:

X11 Joseph G. Hebbard - 12/19/2024

Printed Name & Signature of Applicant, certifying payment of all municipal charges _____

If a Corporation or Trust:

j. Mascia Realty Co., Inc.

Full Legal Name _____

k. Massachusetts _____

State of Incorporation _____

l. 11-4 Eaglehead Terrace, Shrewsbury, MA 01545

Mailing Address or Place of Business in Massachusetts _____

X11 Mascia Realty Co., Inc. - 12/19/2024

Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges _____

n. Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges _____

o. Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges _____

p. Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges _____

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

- North point
- Names of streets.
- Zoning districts (include overlay zones -- floodplain overlay, water resource protection overlay, flexible parking overlay, mixed-use overlay, arts district overlay, adaptive reuse overlay, etc.);
- Names of owners of properties up to abutters of the subject property within 300 feet
- Property lines, locations of buildings or use of the property where a variance or special permit is requested.
- Existing & proposed porches, decks, garages, sheds, pools, stairs and any other accessory buildings, uses or ground-level projections.
- Distances from adjacent buildings and property lines. These should be verified in the field.
- The dimensions of the lot
- All existing uses (i.e. types of businesses, types of residences) on the entire parcel and any future proposed uses. Indicate where each different use is located and how much square footage is dedicated to each use.
- Table of dimensional requirements (including exterior side yard setback for corner lots) and proposed setbacks as well as relief requested or relief previously granted and dates of such granting.
- Percentage of the lot covered by the principal and accessory uses (impervious surface) and percentage of open space.
- Required off-street parking spaces for each use on the lot. If there are multiple uses, applicants must label which parking spaces are dedicated to each use. Even if the applicant is leasing parking spaces, all other parking spaces that are leased to other uses must be shown. Required parking may not be taken away from required parking from any other uses. Parking spaces should measure 9' x 18' for a standard space, 25% of parking spaces may be compact 8' x 16' spaces (except for uses that do not have parking lots). For business or manufacturing districts, applicants may also provide proof of a five-year parking lease on-site or off-site (must be within 1,000 square feet of use). Parking cannot be located in required front yard and exterior side yard setbacks.
- Location and dimensions of required loading spaces for entire site, if applicable.
- Existing and proposed driveways, entrances, exits, circulation, alleys, paths, access aisles (access aisles must be 24' wide for two-way traffic or 12' wide for one-way traffic), and drive-through lanes.
- Include a parking table with a breakdown of existing parking spaces, proposed parking spaces, required number of parking spaces (by different use), required handicap accessible spaces, including one van space per every eight accessible parking spaces with a 8-foot access aisle (for parking lots over 15 spaces). Please note: proposed developments may not reduce the number of required off-street parking spaces for adjoining lots in such a way as to make lots once held in common ownership or currently held in common ownership nonconforming.
- Required five-foot landscaped buffer where parking, work or service areas of a proposed project about a street, public park or residential property (except 1, 2, 3 families). Trees should be the main element in landscape screening and should be planted 20-25 feet on center.
- Location, height, dimensions, type and distance from lot lines of any existing or proposed signs.
- Proposed outdoor seating, proposed ATM machines, utility boxes, other design features, etc.
- Proposed multi-family dwellings should show proposed usable open / recreation space (at least 10% of lot).
- Location of dumpsters and snow storage (snow storage cannot be located in the 5-foot parking buffer).
- Height and location of existing and proposed signs.
- Location and type of existing and proposed lighting fixtures.
- Location and species of any trees over 9 inches in diameter that are proposed to be removed as part of the development.
- Provide any information regarding proposed low-impact or sustainable design (i.e. green roofs, permeable pavement, rainwater gardens, ecological landscaping, passive solar design, etc.)

A plan of land, at least 8 1/2" x 11" or 11" x 17", and drawn to scale (at least 1 inch = 40 feet) should show the following:

SUGGESTIONS FOR THE PLAN OF LAND SHOWING THE PROPOSED DEVELOPMENT

VARIANCE AND/OR SPECIAL PERMIT: NEXT STEPS AFTER APPROVAL

The City of Worcester, by this document, does not provide legal advice. Questions about Variances and Special Permits should be directed to your legal counsel.

1) Obtain a CERTIFIED COPY of the approved DECISION from the Worcester CITY CLERK's office:

Notice of the decision is distributed to the applicant and abutters, and will contain the date of filing with the City Clerk. After the 20 day appeal period (beginning the date the decision was first filed with the City Clerk's office) has expired, the applicant may obtain a certified copy of the approved decision from the City Clerk. Note: The certified decision will state if an appeal was filed against the project.

City Clerk

City Hall (455 Main Street), Room 206 (2nd Floor), Worcester, MA 01608
Hours: Monday 8:45am - 5:00pm; Tuesday - Friday 8:45am - 4:15pm; Closed on State or Federal Holidays

508-799-1121 or clerk@worcesterma.gov

2) RECORD the CERTIFIED COPY of the approved DECISION at the REGISTRY OF DEEDS (prior to use):

Provided there has been no appeal, you must bring the certified copy of the decision to the Worcester District Registry of Deeds and have the decision recorded against the property's title/deed for the decision to be valid.

Worcester District Registry of Deeds

90 Front Street, Suite C201, Worcester, MA 01608

Recording Hours: Monday - Friday 9 am to 4 pm; Closed on State or Federal Holidays

508-368-7000 or <https://massrods.com/worcester/>

Note: Your Decision MUST BE RECORDED PRIOR TO USE of any approved Variance(s)/Special Permit(s)

3) Satisfy any CONDITIONS of approval, if applicable:

If your petition is approved with conditions requiring revised plans or supplemental information, all final revised plans and associated information must be received and approved by the Division of Planning and Regulatory Services prior to issuance of a building and/or occupancy permit. Conditions of Approval may additionally require submission of documentation during or after completion of construction. It is the applicant/owner's responsibility to be aware of the conditions of approval ensure they comply with the conditions to avoid delays in issuance of permits and/or enforcement actions for non-compliance. If you are unsure of the conditions of your application's approval, please contact the Planning and Regulatory Services Division for clarification. These are included in the decision (generally toward the end of the document before the signature page).

4) Begin USE/CONSTRUCTION as permitted by the Decision ONLY AFTER Receipt of appropriate Permits from Other City Departments (Inspectional Services, Dept. of Public Works & Parks, etc.).

When Will My Permit Expire?

Variance(s): Per Massachusetts General Law, Ch. 40A, §10 and the City of Worcester Zoning Ordinance, Article 11, §9.D.7, if the rights authorized by a variance are valid for one (1) year from the date the City Clerk. One year after filing of the decision with the City Clerk the Variance will expire unless it has been acted/relied upon (e.g. building permit submitted, construction commenced, etc.). Questions about permit validity and what constitutes "action" in a particular case should be directed to the Zoning Coordinator at the Department of Inspectional Services at inspections@worcestermma.gov or 508-799-1714.

Special Permit(s): Per Massachusetts General Law, Ch. 40A, § 11 and the City of Worcester Zoning Ordinance, Article 11, §9.D.5., if the activity authorized by a special permit is not initiated within one (1) year from the date the decision was filed with the City Clerk and/or if the activity is not completed within two (2) years, then the special permit shall expire. Questions about permit validity and what constitutes "initiation" in a particular case should be directed to the Zoning Coordinator at the Department of Inspectional Services at inspections@worcestermma.gov or 508-799-1714.

HOW DO I EXTEND the Rights Granted by MY VARIANCE OR SPECIAL PERMIT?

Variance(s): One may apply for an Extension of Time for an approved Variance which has not been acted upon and will otherwise expire. An Extension of Time application must be filed with the Zoning Board of Appeals via the Division of Planning and Regulatory Services within one year of the date of final action (date of filing with the City Clerk). The Zoning Board may extend the rights of the Variance for a maximum of six (6) months upon the filing of an extension request (new notice to abutters, public hearing, and decision by the Board). *Note: If an approval has expired it cannot later be extended, it must instead be newly considered.*

Applications for an Extension of Time for a Variance granted by the Zoning Board and is available here: <http://www.worcestermma.gov/uploads/a7/5f/a75fb84dee847240b7cfc61eb36b136/variance-extension.pdf>

Special Permit(s): If the activity authorized by a special permit granted by the Zoning Board of Appeals or the Planning Board is not initiated within one (1) year from the date of final action (the date the decision was filed with the City Clerk), the Building Commissioner (Inspectional Services Department) may determine that the failure to complete was for "good cause," allowing administrative extension for a second year. If the activity has not been initiated within this time frame, then an Application for an Extension of Time for a Special Permit granted by the Zoning Board is required (new notice to abutters, public hearing, and decision by the Board).

Applications for an Extension of Time for a Special Permit granted by the Zoning Board and is available here: <http://www.worcestermma.gov/uploads/34/94/349466afe00ea0d3e33a7deb767a61f2/sp-extension-zba.pdf>

What Happens if My Permit Expires?

Expired Permits: After expiration, a special permit(s) or variance(s) may only be re-established through submission of a new filing to Zoning Board of Appeals via the Division of Planning and Regulatory Services. *Note: a new filing consists of the same process as the original application filing (i.e. notification to abutters, a public hearing, and the Board reconsidering said relief, pursuant to the Ordinance).*

New Filings: Copies of the most current Special Permit and Variance Applications are available here: <http://www.worcestermma.gov/planning-regulator/boards>

Other Resources:

• The City of Worcester Zoning Ordinance and Worcester Zoning Map are available online at <http://www.worcestermma.gov/city-clerk/ordinances-regulations/>

• For specific questions related to an approved application, please contact the Division of Planning and Regulatory Services (Monday through Friday 8:30 a.m. to 5:00 p.m.). Please have a copy of the approved Decision.

EXHIBIT "A"

Under Article XVI General Application Of Regulations Section 4-Nonconforming Uses And Structures, the Ordinance, and any amendments thereto, shall not apply to pre-existing lawfully created uses or structures.

A review of the attached Exhibit "B", taken from records maintained by the City of Worcester, indicates that the following prior uses:

- a.-1916-operation of a meat inspection entity by Charles F. Boyle;
- b.-1948-operation of an accordion technician entity by Alex Mascia;
- c.-1948-operation of a plumbing company by Peter Mascia & Sons;
- d.-1950-operation of a commercial warehouse, auto service garage and auto repair company;
- e.-1952-manufacturer of screws by Reliable Screw Machine Products Company;
- f.-1956-manufacturer of plastic products by Plastics Products Company;
- g.-1962-operation of a plumbing company by Mascia Plumbing And Heating Co.;
- h.-1964-manufacturer of solder by North American Alloy Company;
- i.-1968-manufacturer of flux and solder by North American Alloy Company;
- j.-1979-landscaping company by R.G. Cassavant, Inc.;
- k.-1997-storage of unregistered motor vehicles by Max Silverman Classics;
- l.-2000-operation of a sign company by Licoski Sign; and
- m.-2002-operation of a heating contracting company by Metal Masters.

The petitioner's current use of this property, a business of landscaping, snow removal, property maintenance and ice treatment, is consistent with the prior uses.

The City of Worcester's letter dated July 1 states that, after an inspection on June 28, 2024, the inspection revealed that a landscaping business was being operated in an RS-7 zone. However, a review of the zoning map provided by the City of Worcester, attached as Exhibit "E", indicates that the lot has two zones. As to that portion of the lot used by the petitioner, it is currently zoned BL-1.0; however, there is a portion of the lot, not used by the petitioner, that is currently zoned RS-7.

There is a 3 bay garage. It is currently being used by a fence manufacturing company and the petitioner's current use. There is equipment stored outside the building. Hours of operation are typically Monday through Friday 7:00 a.m. to 6:00 p.m.

As to other businesses within the neighborhood, there are lots with similar uses, specifically a towing business and garage related businesses, all with outside storage of motor vehicles, equipment and dumpsters.

The petitioner is not the owner of this property, but rather only a tenant.

All monies/taxes are paid in full. See Exhibit "D".

As an option to a denial of this request for a Special Permit, the petitioner would ask, at least, that there be a delay in the enforcement of any type of cease and desist letter/order so that he is provided an opportunity to meet with a representative from the City of Worcester.

Pleasant St.

6

CLAFLIN-
SUMNER
COAL
COMPANY

No XV

1916

WORCESTER
HOUSE
DIRECTORY

Berthiaume Evariste painter 2
 620 Berthiaume Judith Mrs 1
 Berthiaume Arthur painter b
 Berthiaume Alexander carpenter 2

Villa Nova St begins

624 Blauvelt Herbert H millwright 1
 Dupuis Theodore driver 2

Gregoire Ephraim laborer b
 Kehew Henry C foreman

640 Boyle Charles F meat inspector 3
 Fournier Henry T 1

650 Collins James D salesman 2
 Putnam Geo W Mr & Mrs 1

Putnam Albert W steamfitter b
 660 Crockett Carl B salesman

676 Engine No 6
 Bassford Frederick H captain

Plantation St crosses

694 Forbes Harry H telegrapher 1
 Foley Mary A Mrs 2
 Durrell Lavina Mrs 2

Cameron St begins

700 Couture Joseph L fireman 2
 702 Putnam Frank F engineer 2

Robbins Horace A 3
 704 Collemmer Edwin F salesman 3
 Collemmer Milton B bookkeeper b 1

Harvington Way begins

Varinmel & Langevin prc
 Trumbull St ends
 Trumbull Square
 171 Star Auto Radiator Wor
 Vime St ends
 Railroads cross
 Harding St cross

229 Osgood-Bradley bldg
 231 Vacant store

Grafton St crosses

271 Boston & Albany
 Charles Firth general
 R R crosses (side)

355 Graton & Knight Relie
 357 Madonna Antonio labo
 359 Possey Michael glassw

Rossi Joseph grocer
 Gregorio Anna Mrs
 Rossi Domenico garde

361 Rossi Joseph grocer
 363 Ritaceo Tomasso labor

Digiorio Vincenzo lab
 Barboni Clemento lab
 Guerra Artimio labor

367 Rookie George laborei
 Madonna Benedetto l

Putnam Lane e

627 Leofanti Alibrando ice
 Leofanti Augusto ice

1926

1926

R

1926

DIRECTOR

1926

1926

MEMBER THINK OF

TEL. 3-5441

WOOD

WORCESTER, MASS.

213

B-Con

Collins Irene F
 Collins John F
 Core A P & Co bleach-
 ing products
 Curkin Woodward
 and Garage Inc
 The Auto Body Service
 Curkin Service Station
 Adams Construction
 Co

Deane Antonio
 Deane Dorothy J F
 Deane Edw J F
 Deane Jas F
 Deane Robert F
 Deane Mary Mrs
 Deane Nicholas F
 Deane Ralph F
 Deane Rudolph F
 Deane Wm F
 Deane Jas
 Deane Albert F
 Deane Carole A F
 Deane Francis M F
 Deane Jos F
 Deane Rita J F
 Deane Wm F

624 Silvestri Rowers

Phonograph Radio

Auto Radio Frank

Alfonsi

Masella Peter

Masella Alce

Masella Alex ~~Construction~~

ICL

Masella Armando F

Masella Jos F

Masella Louis F

Masella Nicholas

Masella Peter F

Deane Norman

Spina Frank

Garofalo Joe

Garofalo Anna

Garofalo Anthony

Garofalo Caterino F

Plantation crosses

694 Canzano Jos

Canzano Letitia M F

Canzano Vincent A F

Bianco Pasquale
Cox Clarence D
Cameron Lewis

640 FRANKLIN ST

Location 640 FRANKLIN ST
Acct# 19-009-0018B
Owner MASCIA REALTY CO INC
PID 54808
Building Count 1
Assessment \$621,800
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$206,000	\$416,800	\$621,800

Owner of Record

Owner MASCIA REALTY CO INC
Co-Owner 11-4 EAGLEHEAD TER
 SHREWSBURY, MA 01545
Address
Book & Page 08092/0210
Sale Price \$0
Certificate
Sale Date 01/01/1988
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MASCIA REALTY CO INC	\$0		08092/0210	00	01/01/1988

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 3,190
Replacement Cost: \$345,541
Building Percent Good: 10
Replacement Cost Less Depreciation: \$34,600

Building Attributes	
Field	Description
Style:	Auto. Service Garage
Model:	Commercial



Land Use
 Use Code 3320
 Description AUTO REPR
 Zone BL-1



Land Line Valuation
 Size (Sqr Feet) 55321
 Depth
 Assessed Value \$416,800

Extra Features	
No Data for Extra Features	
Legend	

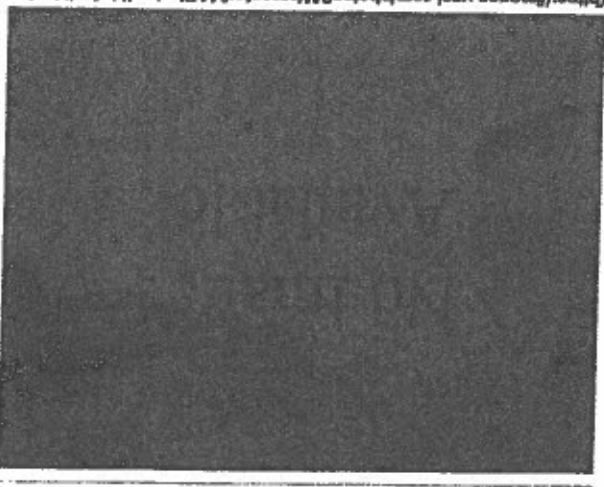
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
GLA	Gross Leasable Area	3,190	3,190
		3,190	3,190

(https://images.vgsi.com/photos2/Worcester/MA/Photos/Sketches/54808_61)



Building Layout

(https://images.vgsi.com/photos2/Worcester/MA/Photos/default.jpg)



Building Photo

Grade	AVE MASONRY
Stories	1
Occupancy	
Exterior Wall 1	Concrete Block
Exterior Wall 2	Aluminum/Vinyl
Roof Structure	Wood Truss
Roof Cover	Asph/Fbgl/Comp
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	Conor Adv Grad
Interior Floor 2	
Ext. Qual.	AVERAGE
Int. Qual.	AVERAGE
Struc Class	
Bldg Use	COMM WHSE
Bath Grade	
Elevator	0
Sprinkler	0
1st Floor Uses	3160
Heat/AC	Forced Air
Frame Type	Masonry
Baths/Pumbing	
Callng/Wall	
Rooms/Ftns	
Wall Height	12.00
% Corn Wall	

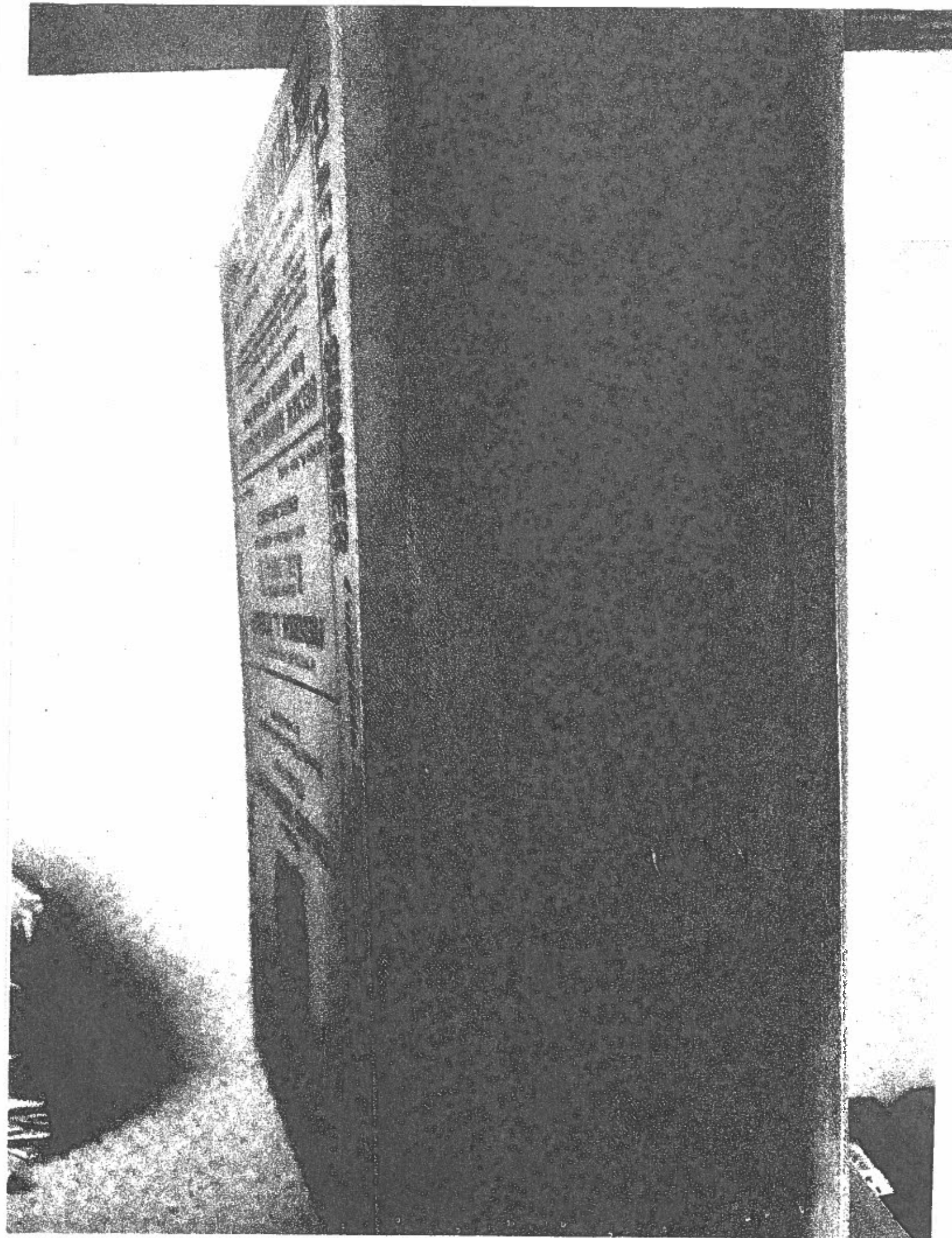


Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$28,100	\$362,500	\$390,600
2022	\$28,100	\$362,500	\$390,600
2021	\$30,300	\$270,500	\$300,800



INSTITUTION for savings

Life Insurance

365 main st . . . at foster

Parking . . . Commercial Street at Foster

104 Franklin St—Con
 residents—Con

Cleoro Leo J r
 Haddad Mabel F
 Scano Antonio

115 Vacant
 116 Vacant store
 Haddad Eli

O'Gorman John F
 Picard Fredk
 Aloni Marco
 McGeheill John L

118 Vacant
 119 Vacant

120 Vacant
 121 Vacant

122 Vacant
 123 Vacant

606 DePasquala Mauro

DePasquala Anthony I r
 DePasquala Geo
 Kalltgher Walter

614 Sullivan Elsie R Mrs
 Sullivan Shirley J r

616 Landucci Primo
 Tessicini Albert
 620 Toni's Hair Styling Studio

Marano John
 Marano Marie A r
 Marano Vincent
 Villa Nova begins

624 Silvestri Rocco
 Piercecchi Dino
 Capezuto Frank

640 Mascia Peter & Sons
 Mascia Peter P
 Mascia Alex r
 Mascia Jos r
 Mascia Louis r
 Mascia Nicholas r

Reliable Screw Machine
 Products
 Mascia Peter P
 Mascia Alex r
 Mascia Jos r
 Mascia Louis r
 Mascia Nicholas r

Paine W/m
 Sprino Frank
 Sprino Frances r
 Sprino Michl P
 Sprino Louis r

650 Worcester Oar & Paddle Co
 Garofalo Jos
 Garofalo Jos jr r
 Guerry Guy F r

660 Worcester Oar & Paddle Co
 Garofalo Jos
 Garofalo Jos jr r
 Guerry Guy F r

660 Worcester Oar & Paddle Co
 Garofalo Jos
 Garofalo Jos jr r
 Guerry Guy F r

The Common
 Salem sq begins

107 Gorman Peter F restr
 Timon John J civ service sch

109 Salem Square Hotel Annex
 111 Lerner Furlers
 113 Cleland Wm O lodging house

Beauregard Ida M r
 Rauser Geo G
 115 Millers Food Shops restr
 117 Vacant
 119 Vacant

123 New York Trimming House Inc tailors' trimmings
 125 Pappas Fred confectionery

127 George's Flower Shop
 Trumbull ends
 Trumbull square
 Bartlett ends

167 Harry's Auto Service
 gas sta.
 Vine ends
 B&A RR crosses
 Harding crosses

231 Martin Stanley P shoe repr
 Grafton crosses

271 Boston & Albany R R
 ft house
 Brown Jas P whol flour

271 Boston & Albany R R
 ft house
 Brown Jas P whol flour

271 Boston & Albany R R
 ft house
 Brown Jas P whol flour

Brown Jas P whol flour

POLK'S
WORCESTER
HOUSE
DIRECTORY

LH
Ref

917.4431
W924h
1956

Sullivan Shirley J r

127 Vacant

616 Phelan Robt J

Landucci Primo

620 Tomi's Hair Styling Studio

Marano Rose Mrs

Marano Marie A r

Marano Vincent

Villa Nova begins

624 DePinto Mauro

DeFusco Anthony

Plastic Products Co

~~640~~ Mascia Peter & Son Plumbrs

Mascia Peter P

Mascia Alex r

Mascia Jos r

Mascia Louis R r

Rovezzi Jos

Sprino Frank

Sprino Michl P

660 Worcester Oar & Paddle Co

Garofalo Jos

Plantation crosses

694 Canzano Jos

Bonofiglio Richd

Bovenzi Robt R

Cameron begins

700 Herbert Albert W

Kay Geo A

702 Leonardi Melania Mrs

Leonardi Anth

3

351 Vuona F

359 Possey M

Gregorio

Gregorio

Russo M

Margano

Trumbul

Trumbul

Bartlett

Franklin

167 Vine end

B&A RR

Harding

231 Martin St

repr

Al's Barb

Grafton

271 Boston &

Int hou

Universal

Distrib

Brotherh

Clerks

273 Brown J

Flour d

brokers

RR cross

351 Vuona F

359 Possey M

Gregorio

Gregorio

Russo M

Margano

361

368

Priddy

W
LH
DM

1962

POLK'S
WORCESTER
HOUSE
DIRECTORY

34 Mechanic St., 2d Fl
332 Main St., 2d Fl



R. L. POLI

115 Storage
119 orset Outlet Inc
123 New York Trm-
mng House Inc
tallors' trim-
mngs
125 Pappas Spa
Trumbull ends
Trumbull square
Bartlett ends
167 ASD Texaco
Service Station
Vine ends
BAARR crosses
Harding crosses
281 Ais Barber Shop
Graton crosses
47
271 Boston & Al-
bany RR trt
house
Cross Transport-
ation Inc truck-
ing
Brotherhood of
Railroad Clerks
trt house
NY Central RR
NY Central
Transport trt
house
Pacific Forward-
ing Assn Inc
Western Carload-
ing Co Inc

FRANKLIN—Contd
640 Mascia Plumbing
& Heating Co
Mascia Nicholas
Mascia Peter P
Mascia Jos r
Mascia Louis R r
650 Sprno Trucking
Sprno Frank
Sprno Theresa r
Page Virgilio
Baurill Elton C
660 Garotalo Jos
660a Worcester Car
& Paddle Co
boats bidr
Garotalo Jos A
694 Canzano Jos
Plantation crosses
Canzano Letizia r
Bonoriglio Riend
A
Bovenzi Robt R
700 Herbert Albert W
Bank Tpendra K
Herbert Judith
M r
702 Mauro John A
Pats Peter J
704 Costanzo Made-
line M Mrs
706 Finell Nazareth
A
Harrington way
758 Alexander Kath
ends

Fielding
Insurance
Agency
Harold
Fielding
Summer W.
Herman
All
Lines of
Insurance
29
PEARL ST.
Tel.
753-7235

1964

W924A

917.431

WO
Ref
LH

POLK'S
WORCESTER
HOUSE
DIRECTORY

624 Biercechi Dino

DIPINTO MAURO
DIPINTO PHYLLIS T

Sullivan Estate R Mrs

638 Plasticon Industries Inc

640 Masco Plumbing & Htg

March Nicholas

...

...

...

ALLOY

...

...

Out & Pad-

...

...

...

...

rear

273 E

RR CR

(side t

351 T

359 C

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361 L

363 P1

P

1968

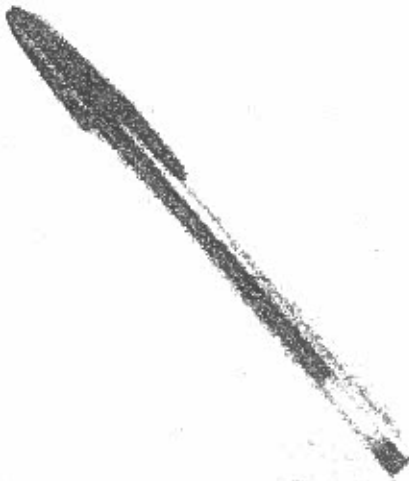
W924b

917:431

WQ Ref RM

LH

POLK'S
WORCESTER
HOUSE
DIRECTORY



869-2111

BOYTON

756-5781

WORCESTER

County

Worcester

Central

Saving

Specialists in
Relocation
Services

Realtors
Appraisers
Consultants
Developers

Home
&
Hastings

R. L. POLK & CO
PUBLISHERS

1979

Directory

HOUSE

Herman Wm G
Vacant
616 Desimone Robt J 755-3857
Landucci Primo R © 756-2296
620 Maiorano John © 799-2871
Maiorano Vincent F 756-5566
VILLA NOVA BEGINS
624 Bottacino Alfred S 799-6734
Vacant
Aldin John A
625 Westview Auto Body 755-0999
631 F & D Used Lumber
638 Casanova R G Inc water hrs 756-2612
640

★
Casanova R G Inc (Overflow) 753-8502
VILLAVALE ST BEGINS
Angelo A 791-0882
Mrs © 752-2436
Mrs © 753-8586
Paddle 755-1457
Mrs © 756-2868
INTERSECTS

756-0880

1997

Ref

LH

WORCESTER
CITY
DIRECTORY

my

WORCESTER
CITY
DIRECTORY
2000



Small, illegible text on a white label or card in the bottom left corner.

758 A
759 P
763 N
767 N
769 N
770 M
773 C
776 D
777 F
778 H
780 D
782 D
784 P
785 N
786 Chiv
787 Cate
788 Pais
790 Hill
791 N
795 D

602 1 Wright Oswald M 191+
606 Kacavich Walter J 9+
614 Rivera Victor M 9+
616 McGlinchy John H & Barbara 9+
620 Leoncio F
2 Ponte Ivani B 9+
+ VILLA NOVA ST BEGINS
624 Borraccino Marilyn M 9+
625 WESTVIEW AUTO BODY COMPANY
1 Not Verified
631 MY PLACE FAMILY RESTAURANT
638 JACK-N-SONS FENCE
CONTRACTORS
638 BROWN SQUARE CIVIC CLUB
640 LIGOSKI SIGN adv sply
644 Albert David
646 Rivera Maria V
650 Bergeron Wayne J
Musica Salvatore
Mario & Cynthia 9+
Brook D
Leland L 9+
Joseph A
George A 9+
George Mark A

755-9846
754-9000
792-1755
ins agt
755-0322
756-8972
ECT
754-9000
lect
831-7908
of stores
752-7996
756-5352
754-1256
AR
791-3434
756-5587
754-0084
757-3421
793-0983
791-5345
798-5502
795-9318

755-1457
755-1457
755-1457
799-4397
799-7973
756-3651
791-1720
831-9931
757-4029
791-7446
753-9502
754-7781
752-4556
755-0998
799-6734
795-7598
767-1593
792-0149
791-9376
753-3493
753-3493

REF

LH

2002

DIRECTORY

CITY

WORCESTER

3 Borraicino Marilyn M & Alfred S [20] 508-799-6734

625 WESTVIEW AUTO BODY CO auto body-rpr & painting 508-755-0998

631 MY PLACE FAMILY RESTAURANT 508-752-4556

FOCH AVE BEGINS restaurants 508-752-4556

639 BROWN SQUARE CIVIC CLUB clubs

640 METAL MASTERS healing contractors 508-753-9502

644 10 Albert David A Jr & Christiane V [4] 508-752-9749

646 Mapeo Florence [4] 508-757-4029

650 Maset Wallace [4] 508-799-7973

1 Romeo Mano & Cynthia M [7] 508-799-7973

2 Moore Brock D & Liana P [9] 508-799-4397

3 Bergson Wayne J [5] 508-791-1720

RENOVAT'S WITNESSES churches 508-754-7590

Joseph A & Janet L [20] 508-756-2968

Not Verified (2 Apts) 508-756-2968

PERMIT DETAILS

Disclaimer: Information displayed is for inquiry purposes and does not constitute a legally binding document.

PERMIT B-17-1092

MBL
19-009-0018B
Address
638 FRANKLIN ST
Current Owner
MASCIA REALTY CO INC

Permit Type
Building

Date Submitted
May 23, 2017

Date Issued
May 30, 2017

Permit For
Demolition

Issued To
MASCIA REALTY CO INC

Occupancy Type
Commercial

Building Type
Comm Storage

Project Cost
\$17,000.00

Total Paid
\$85.00



Description of Work
Demolish garage

Permit Status
Closed

PERMIT DETAILS

Disclaimer: Information displayed is for inquiry purposes and does not constitute a legally binding document.

PERMIT G-14-1845

MBL

19-009-0018B

Address
638 FRANKLIN ST

Current Owner
MASCIA REALTY CO INC

Permit Type
Gas

Date Submitted
December 18, 2014

Date Issued
December 19, 2014

Permit For
Gas: All Others

Issued To
MASCIA REALTY CO INC

Occupancy Type
Commercial

Building Type
Comm Storage

Project Cost
\$0.00

Total Paid
\$110.00



Description of Work

TEST

Permit Status

Closed

PERMIT DETAILS

Disclaimer: Information displayed is for inquiry purposes and does not constitute a legally binding document.

PERMIT E-2008-2008

MBL
19-009-0018B
Address
640 FRANKLIN ST
Current Owner
MASCIA REALTY CO INC

Permit Type
Electrical

Date Submitted
July 29, 2008

Date Issued
July 29, 2008

Permit For

Issued To
MASCIA REALTY CO INC

Occupancy Type
Commercial

Building Type
Comm Storage

Project Cost
\$0.00

Total Paid
\$75.00



Permit Status
Expired

Description of Work
SECURITY ALARMS/COPPOLA,STEPHEN/APX ALARMS

PERMIT DETAILS

Disclaimer: Information displayed is for inquiry purposes and does not constitute a legally binding document.

PERMIT B-2004-1365

MBL

19-009-0018B

Address
640 FRANKLIN ST

Current Owner
MASCIA REALTY CO INC

Permit Type	Building	Date Submitted	Date Issued	Permit For	Issued To	Occupancy Type	Building Type	Comm Storage	Project Cost	Total Paid	Description of Work
		July 16, 2004	July 16, 2004			Commercial			\$4,800.00	\$60.00	



Demolish garage

Permit Status

Expired

Calendar Year: 2021
Owner: MASCIA REALTY CO INC

Total:	\$6,523.87
Fiscal Year	2022
Taxes:	7,507.56
Added Bills:	0.00
Interest:	0.00
Fees:	0.00
Total:	\$7,507.56
Net Paid	2022
Taxes:	13,983.58
Added Bills:	0.00
Interest:	47.85
Fees:	0.00
Total:	\$14,031.43

Fiscal Year	2022
Taxes:	5,444.48
Added Bills:	0.00
Interest:	0.00
Fees:	0.00
Total:	\$5,444.48

Fiscal Year	2021
Taxes:	5,600.89
Added Bills:	0.00
Interest:	0.00
Fees:	0.00
Total:	\$5,600.89

Net Paid	2021
Taxes:	11,045.37
Added Bills:	0.00
Interest:	0.00
Fees:	0.00
Total:	\$11,045.37

658

BL-10

BRANKLIN

ST