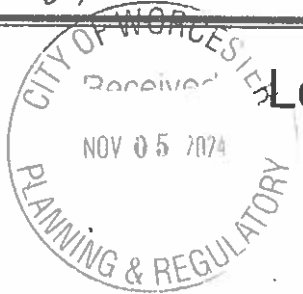


26-2024-090

RECEIVED  
WORCESTER CITY CLERK



**VARIANCE & SPECIAL PERMIT APPLICATION**



Lot 1

2024 NOV -5 PM 2: 58

**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:		Setback required:		Setback required:	
Square footage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	60	Setback required:		Setback required:	
Frontage provided:	50	Setback provided:		Setback provided:	
Relief requested:	10	Relief requested:		Relief requested:	
Off-street Parking/Loading		Height		Accessory Structure 5-foot Setback	
Parking required:	6	Height permitted:		Type of structure:	
Parking provided:	0	Height provided:		Square footage of structure:	
Relief requested:	6	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:					



**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:	7,000	Setback required:	15	Setback required:	
Square footage provided:	5,000	Setback provided:	3.5	Setback provided:	
Relief requested:	2,000	Relief requested:	11.5	Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	60	Setback required:		Setback required:	
Frontage provided:	50	Setback provided:		Setback provided:	
Relief requested:	10	Relief requested:		Relief requested:	
Off-street Parking/Loading		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:	3+ (50')	Type of structure:	
Parking provided:		Height provided:	4 (47'5")	Square footage of structure:	
Relief requested:		Relief requested:	1 story	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:					

**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:** 119 Rodney Street  
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: No.

3. **OWNER OF RECORD:** K&S Realty Investors Inc.  
(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 394 Massasoit Road, Worcester, MA

5. Worcester District Registry of Deeds (WDRD) Book(s) 69164, Page(s) 69  
(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 16 Block 003 Lot 00008  
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** K&S Realty Investors Inc.

8. Address of Applicant: 394 Massasoit Road, Worcester, MA

9. Telephone: (774) 330-9303

10. Email: kylevuong.ksr@gmail.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):  
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):  
Existing three family dwelling with three off-street parking spaces on gravel parking area.

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):  
Applicant seeks to subdivide the property into two lots as shown on the attached site plan and construct a new three family dwelling on the extra lots created with the lot division.

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 II, Section 6 A.3. & Article IV, Section 7

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):

Previous ZBA approval for Special Permit and Variance dated March 5, 2024 (ZB-2023-078)

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):

Applicant seeks approval for an alternative to the previous approved plan to take into account the conditions on site which make the previous approval to expensive to build.

## 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:

The lot in question has excess frontage and area which can not be readily utilized without the granting of zoning relief which presents a financial hardship for the owner 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:

The placement of the existing three family on the lot and the style of same make it difficult to add additional units on to the existing structure. The additional land area attached to the existing three family is not typical for RG-5 Zoning Districts where the lots are generally smaller.

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 Applicant has proposed a plan to building three additional units with required off-street parking on the excess land area available that takes into account the lot specific site conditions. On street parking is available to satisfy the needs of the existing three family dwelling. Proposal is in keeping with the surrounding neighborhood conditions and presents no detriment to the public good.

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 requested relief is the minimum required for the proposed use.

## 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:  
Proposal will provide for much needed additional housing by utilizing an existing developed lot. The design of the new building proposed is consistent with surrounding properties and will fit in well with the neighborhood.
  
2. Traffic flow and safety, including access, parking and loading areas:  
Off-street parking to be provided for new units proposed with on street parking available for existing three family. No traffic flow or safety issues are presented by the proposal.
  
3. Adequacy of utilities and other public services:  
Existing utilities on site are adequate for the proposed use.
  
4. Neighborhood character and social structure:  
Proposal is in keeping with neighborhood character and social structure and will benefit surround properties by improving the appearance of the property.
  
5. Impacts on the natural environment:  
Proposal involves redevelopment of a developed site. No adverse impacts on the natural environment are anticipated.
  
6. Potential fiscal impact, including city services needed, tax base, and employment:  
Proposal will increase the City's housing stock utilizing existing infrastructure, increase the City's real estate tax base and provide construction employment for City residents and others.

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

By: [Signature]  
(Signature of Applicant or Applicant's Agent)

If more than one applicant, all applicants must fill out information.

K&S Realty Investors Inc.

(Name of Applicant)

394 Massasoit Road, Worcester, MA

(Address)

(774) 330-9303

(Contact Phone Number)

kylevuong.ksr@gmail.com

(Email)

September 3, 2024

(Date)

By: \_\_\_\_\_  
(Signature of Property Owner or Owner's Agent)

If more than one property owner, all owners must fill out information.

same

(Name of Property Owner)

(Address)

(Contact Phone Number)

(Email)

(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:



**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:  
Approval sought to allow parking within the front yard set back in excess of two vehicles with parking area to exceed 50%. Paved area proposed is 56.5 %.
2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:  
Applicant seeks approval to parking six vehicles within the front yare setback.
2. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:  
N/A

**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: \_\_\_\_\_



Edward M. Augustus, Jr.  
CITY MANAGER



Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

### Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 79

119 RODNEY STREET

Parcel Address:

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

16-003-00008

Owner:

K + S REALTY INVESTORS INC

394 MASSASOIT RD

WORCESTER, MA 01604

Owner Mailing:

Petitioner (if other than owner):

DONALD J O'NEIL

Petitioner Mailing Address:

688 PLEASANT ST

WORCESTER, MA 01602

508-755-5655

Planning: \_\_\_\_\_

Zoning: X

Liquor License: \_\_\_\_\_

ConComm: \_\_\_\_\_

Historical: \_\_\_\_\_

Cannabis: \_\_\_\_\_

Other: \_\_\_\_\_

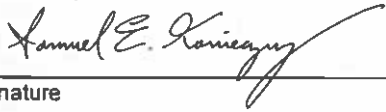
AMELLAL, ABDESSAMAD	16-006-0023A	0077 EASTERN AVE #1	WORCESTER, MA 01605
D + N PROPERTIES LLC	16-003-00004	PO BOX 20116	WORCESTER, MA 01602
LEE, JAY	16-002-00009	0030 RICE LN 2	WORCESTER, MA 01605
SAYA, MARIA CRISTINA	16-003-00026	0113 STANTON ST	WORCESTER, MA 01605
DI MARZIO, ALBERT R SR	16-002-00022	0005 MAGNA VISTA DRIVE	AUBURN, MA 01501
91 STANTON LLC	16-006-53+54	55 LINDEN ST	WORCESTER, MA 01609
ADAMS, ROBERTA	16-002-00012	0197 EASTERN AVE	WORCESTER, MA 01605
ENDICOTT REAL ESTATE LLC	16-002-00025	0166 BOSTON TURNPIKE	SHREWSBURY, MA 01545
ENDICOTT REAL ESTATE LLC	16-003-00005	0166 BOSTON TURNPIKE	SHREWSBURY, MA 01545
SUN, JIE	16-003-00010	P.O. BOX 81081	WELLESLEY HILL, MA 02481
BURKE, MICHAEL	16-003-11+15	0004 BRECK ST	WORCESTER, MA 01605
GEDEON, JEAN P + MARJORIE	16-002-00010	0193 EASTERN AVE	WORCESTER, MA 01605
EDMONDS, CHARLES D + KATHERINE	16-006-00026	0058 EVERARD ST	WORCESTER, MA 01605-2852
SACKETT, KELLY	16-006-0055A	0085 WALNUT HILL RD	EAST LYME, CT 06333
RMB REALTY INC	16-003-00043	RMB REALTY INC/ROBIN BOOTH	WORCESTER, MA 01602
TRAN, ALCINA + ELIZABETH +	16-006-00005	0105 RODNEY ST	WORCESTER, MA 01605
PACKARD, ELIZABETH L	16-003-00023	0099 STANTON ST	WORCESTER, MA 01605

ROMAIN,DONA	16-006-28+29	0064 EVERARD ST	WORCESTER, MA 01605
FIGUEIREDO TRIPLE DECK REALTY INC	16-005-00041	0031 LYDIA'S WAY	NORTHBOROUGH, MA 01532
PENNY,DAVID R	16-002-00018	0022 VELANDER ST	WORCESTER, MA 01605
DONOVAN,RANDY JAMES	16-006-003+4	PO BOX 3384	WORCESTER, MA 01613
KURNALA,VINEETH + VANGALA,PRANITHA	16-002-00023	0042 VELANDER ST	WORCESTER, MA 01605
VJ + J INVESTMENTS LLC	16-003-00009	0012 BRETON RD	UPTON, MA 01568
BURKE,MICHAEL	16-003-0002A	0004 BRECK ST	WORCESTER, MA 01605
GRANDX PROPERTY MANAGEMENT LLC	16-003-00003	33 OBERLIN ST APT 2	WORCESTER, MA 01610
KUFFOH,JAMARR K + PHILLIP A	16-003-00014	0077 EVERARD ST	WORCESTER, MA 01609
RODRIGUEZ,JOYCE + MURRAY,DENNIS	16-003-00020	0072 EVEREARD ST	WORCESTER, MA 01605
GRAND PROPERTY MANAGEMENT LLC	16-003-00002	33 OBERLIN ST APT 2	WORCESTER, MA 01610
TOUPIN,ROBERT J + TODD M +	16-002-00021	0176 ROBINSON RD	OAKHAM, MA 02557
WEST,GAIL L TRUSTEE	16-003-00013	0015 DEBORAH RD	WORCESTER, MA 01605
BURMEISTER,JACQUELYN D	16-003-00025	0107 STANTON ST	WORCESTER, MA 01605
DEAR,STACEY L	16-003-00019	0070 EVERARD ST	WORCESTER, MA 01605
YASHAEV,ALEXANDER + ELENA	16-003-00006	0018 MADOE ST	NEWTON CENTER, MA 02459
NUSUM,LOUIS + LINDA	16-003-00024	0101 STANTON ST	WORCESTER, MA 01605
SIRGENSON,KIMBERLY S	16-003-00018	0433 FERRY ST	MALDEN, MA 02148
HUZAR,PATRICIA + MCNAMARA,NEAL	16-002-00019	0026 VELANDER ST	WORCESTER, MA 01605
R H T REALTY LLC	16-003-104H1	104H RODNEY ST UNIT 1	WORCESTER, MA 01605
R H T REALTY LLC	16-003-104H2	0104 H RODNEY ST UNIT 2	WORCESTER, MA 01605
WU,KAN + GUO,YUQIAN	16-003-0012A	22 GLENDALE AVE	SHREWSBURY, MA 01545
BALLOTTE,JOSEPH W + MARY A	16-002-00017	0020 VELANDER ST	WORCESTER, MA 01605-2830
TEZDUYAR,EMRE	16-006-00015	18 MASSASOIT PATH	WAYLAND, MA 01778
BETANCOURT,JOSE CRUZ +	16-006-00027	60 EVERARD ST	WORCESTER, MA 01605
AMLAW,ROBERT E	16-006-00051	0083 STANTON ST #1	WORCESTER, MA 01605
BATISTA,JESUS	16-006-00013	0057 EVERARD ST	WORCESTER, MA 0160
RANDEV,HARINDER K + SARITA TRUSTEES	16-006-00025	0163 OAK ST	ASHLAND, MA 01721
JARZOSKI,DAVID M +	16-002-00030	0032 HERMITAGE LN	WORCESTER, MA 01605-2833
JANDROW,HERBERT E + AGNES M	16-003-00031	003 BRECK ST	WORCESTER, MA 01605
HOPKINS,SUSAN M	16-003-32+33	0005 BRECK ST	WORCESTER, MA 01605
ALKURDI,NADER M	16-006-59-01	47 MAIN STREET	NORTHBOROUGH, MA 05132
ABDULMAWLA,REEM	16-006-59-02	47 MAIN STREET	NORTHBOROUGH, MA 01532
ALKURDI,NADER M	16-006-59-03	47 MAINS STREET	NORTHBOROUGH, MA 01532
WATSON,HERMAN	16-006-00001	0091 RODNEY ST	WORCESTER, MA 01605-2861
TANG,TALISA N	16-002-00011	0195 EASTERN AVE	WORCESTER, MA 01605
ANGER,SETH J + BORELLI,SABRINA L	16-003-00027	0117 STANTON ST	WORCESTER, MA 01605
BURDET,STEVEN T TRUSTEE	16-006-00012	0014 ALBERT ST	WALTHAM, MA 02453
STEPHAN JEAN-PIERRE REAL ESTATE LLC	16-003-16+17	0037 SAUNDERS RD	LYNN, MA 01904
OPPONG,EUGEN	16-006-00050	0079 STANTON ST	WORCESTER, MA 01605
CORDOVA,EDGAR +	16-006-00024	0054 EVERARD ST	WORCESTER, MA 01605-2852
PINGETON,MATTHEW A	16-006-0012A	92 MILLBURY ROAD	OXFORD, MA 01540
K + S REALTY INVESTORS INC	16-003-00008	0394 MASSAOIT RD	WORCESTER, MA 01604
GEWU-AWUAH,NANA	16-003-00035	0011 BRECK ST	WORCESTER, MA 01605
AMER,RACHAD MAMDOUH	16-003-00021	10274 CARA ST	SPRING HILL, FL 34608
CAMPANIELLO,DONNA	16-006-00017	0065 EVERARD ST	WORCESTER, MA 01605-2854
PERSON,KATHERINE E	16-003-00034	0009 BRECK ST	WORCESTER, MA 01605
CHIARVALLOTI,ROBERT A + E IRENE	16-002-26+27	0001 BRECK ST	WORCESTER, MA 01605
CITY OF WORCESTER PARKS DEPT	57-003-00003	455 MAIN ST PARKS DEPT	WORCESTER, MA 01608

PETTIS,BRETT	16-003-00036	0015 BRECK ST	WORCESTER, MA 01605
LATORRÉ,JONATHAN	16-002-04A1A	0016 BRECK ST UNIT 1A	WORCESTER, MA 01605-2839
TORRES,MANUEL PASTOR	16-002-04A1B	0016 BRECK ST APT B	WORCESTER, MA 01605
ANDERSON,CONSTANCE L	16-002-04A1C	0016 BRECK ST UNIT 1C	WORCESTER, MA 01605-2839
LOCKWOOD,JILL	16-002-04B1D	0016 BRECK ST UNIT 1D	WORCESTER, MA 01605
INFINITY SERVICES LLC	16-002-04B1E	9 WILTSHIRE DR	SHREWSBURY MA, MA 01545
CA,HENRY N	16-002-04B1F	0016 BRECK ST UNIT 1F	WORCESTER, MA 01605
MENSAH,MIKE Y +	16-002-04B1G	0016 BRECK ST UNIT 1G	WORCESTER, MA 01605
SMITH,MEGHAN	16-002-4C30A	030A HERMITAGE LN	WORCESTER, MA 01605
MELLENDEZ,GLORIA E	16-002-4C30B	0030 HERMITAGE LN	WORCESTER, MA 01605
108 RODNEY STREET LLC	16-003-0001A	0038 CUTLER ST	WORCESTER, MA 01604
BARRETT, ALAN +MARY E	16-005-00045	0092 RODNEY ST	WORCESTER, MA 01605
CASTILLO,LUIS + JORGE	16-006-00052	0085 STANTON ST	WORCESTER, MA 01605

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 16-003-00008 as cited above.

Certified by:



Signature

08/27/2024

Date

Edward M. Augustus, Jr.  
CITY MANAGER

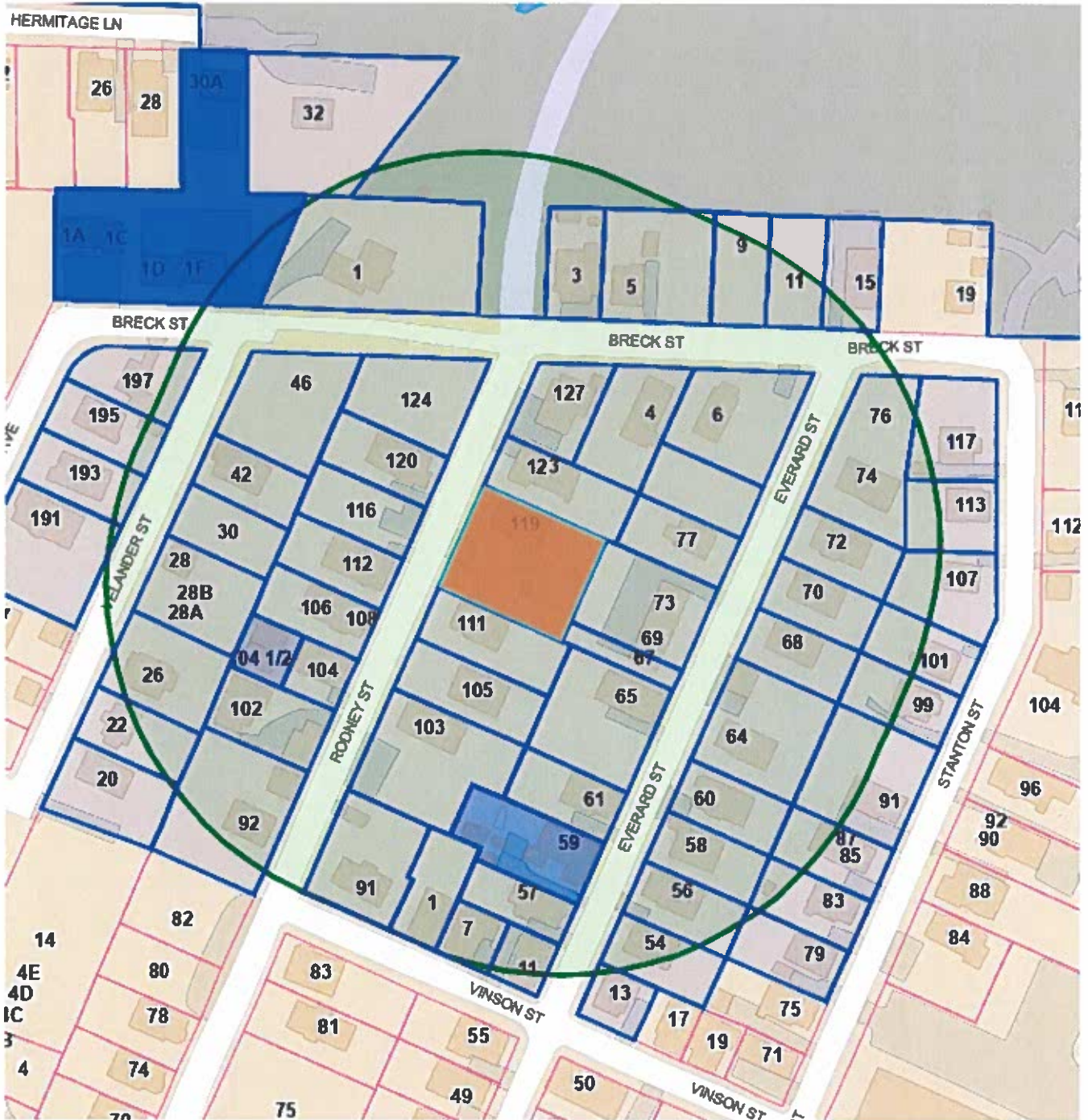


Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER  
ADMINISTRATION & FINANCE

## Abutters Map



**Project: (New Construction)**  
**Multi-Family Homes**  
**119b Rodney Street**  
**Worcester, Massachusetts**

**SEPTEMBER 19, 2024**  
**FOR VARIANCE ONLY**

Item No.	Description	Quantity	Unit	Material	Notes
420	Structural Formwork and Scaffolding	100	Sq. Yd.	Formwork	Formwork for concrete slab and walls.
421	Reinforcing Steel	100	Lbs.	Rebar	Reinforcing steel for concrete slab.
422	Concrete Slab	100	Sq. Yd.	Concrete	Concrete slab for floor and ceiling.
423	Formwork	100	Sq. Yd.	Formwork	Formwork for concrete slab.
424	Scaffolding	100	Sq. Yd.	Scaffolding	Scaffolding for formwork and concrete placement.
425	Formwork	100	Sq. Yd.	Formwork	Formwork for concrete slab.
426	Scaffolding	100	Sq. Yd.	Scaffolding	Scaffolding for formwork and concrete placement.
427	Formwork	100	Sq. Yd.	Formwork	Formwork for concrete slab.
428	Scaffolding	100	Sq. Yd.	Scaffolding	Scaffolding for formwork and concrete placement.
429	Formwork	100	Sq. Yd.	Formwork	Formwork for concrete slab.
430	Scaffolding	100	Sq. Yd.	Scaffolding	Scaffolding for formwork and concrete placement.



**PROJECT:**  
**New Construction**

119b Rodney Street  
 Worcester, MA

**119b Rodney Street, Worcester, MA**

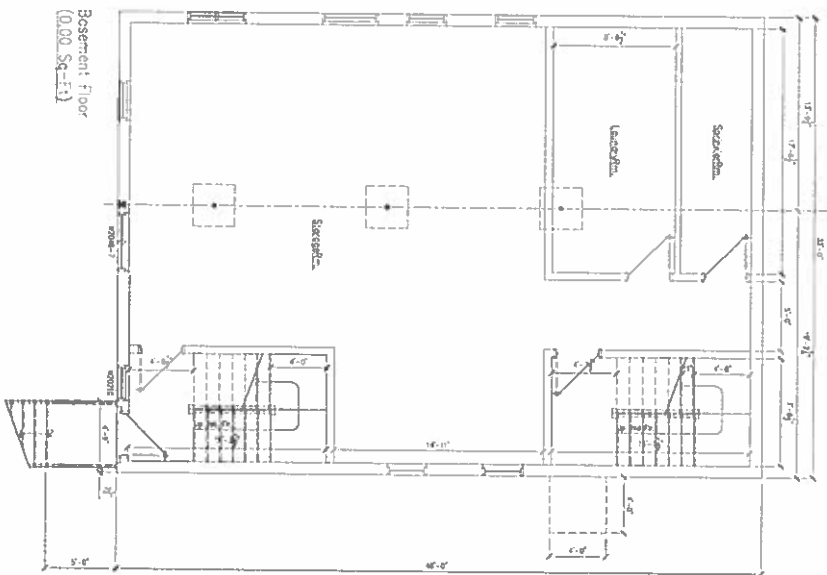
**REVISIONS:**

Rev.	Date	Description
1	09/19/24	Initial Issue

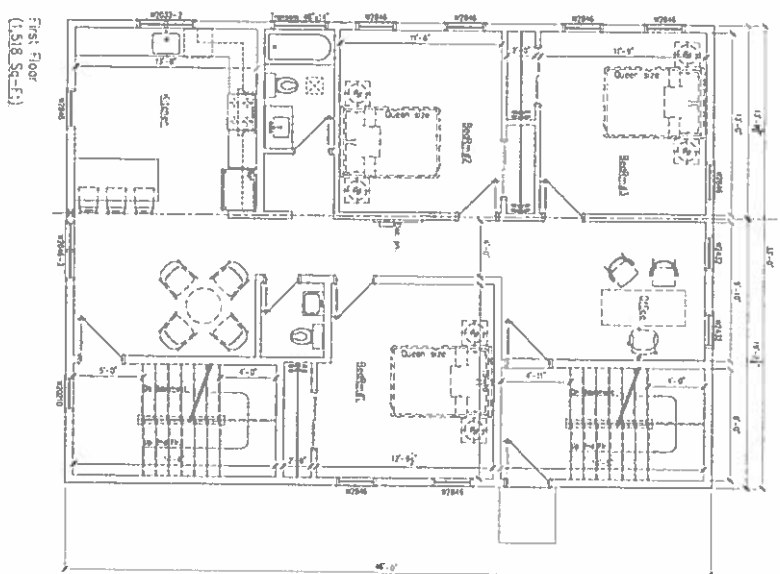
Drawn: [Name] / Checked: [Name] / Date: 9/19/24 / Scale: 1/8" = 1'-0"

**T-1**



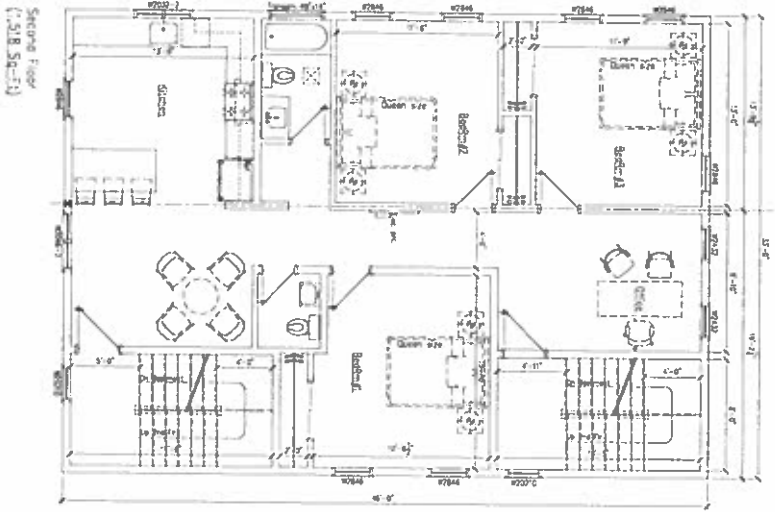


1 Basement Floor Plan  
SCALE: 1/4" = 1'-0"

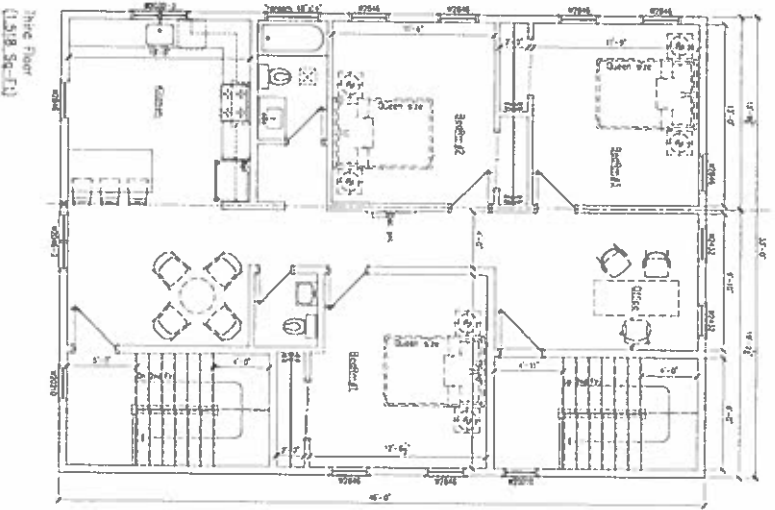


2 First Floor Plan  
SCALE: 1/4" = 1'-0"

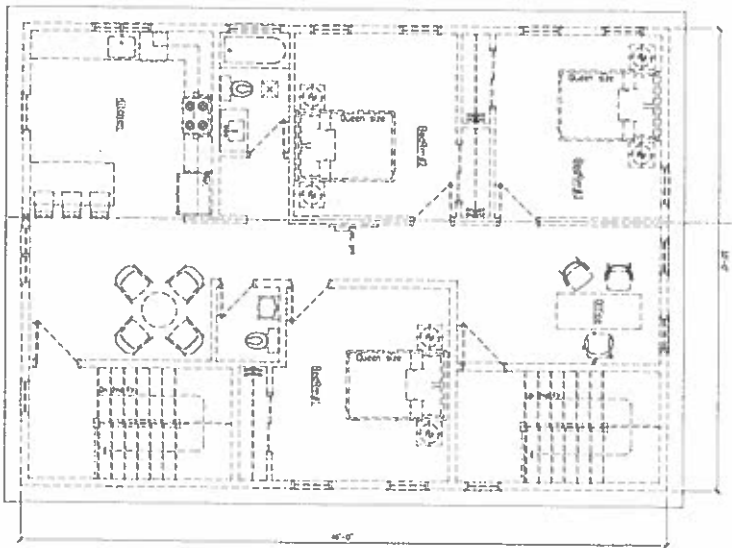
		<b>PROJECT:</b> New Construction	
119b Rodney Street Worcester, MA		Proposed Plans, and Door Schedules	
Approved: _____ Date: _____	Approved: _____ Date: _____	Scale: 1/4" = 1'-0" Drawn: J. D. M. Date: 8/19/21 Job No.: 101	PROJECT: 10121013 Tel: 773.293.3811 Fax: 773.293.3827 Email: <a href="mailto:info@cvinainc.com">info@cvinainc.com</a>
A-1		Sheet 2 of 5	



1 Second Floor Plan  
A-1.1 SCALE: 1/8" = 1'-0"



2 Third Floor Plan  
A-1.2 SCALE: 1/8" = 1'-0"



3 Roof Plan  
A-1.3 SCALE: 1/8" = 1'-0"

Author	DAW
Designer	DAW
Checker	DAW
Reviewer	DAW
Scale	AS NOTED
Drawn/Checked By	AJ/DAW
Date	8/19/24
Job No.	241



**PROJECT INFO:**

PROPERTY ADDRESS: 1196 ROONEY STREET, WORCESTER, MA 01604

OWNER: QUINN ENGINEERING, INC.

DESIGN PURPOSE: ARCHITECTURAL SITE PLAN

DATE: 10/21/24

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/21/24
2	REVISED SPOT GRADES	10/21/24
3	ADD WALL ELEVATIONS	10/21/24
4	REVISED ARCH LAYOUT	10/21/24

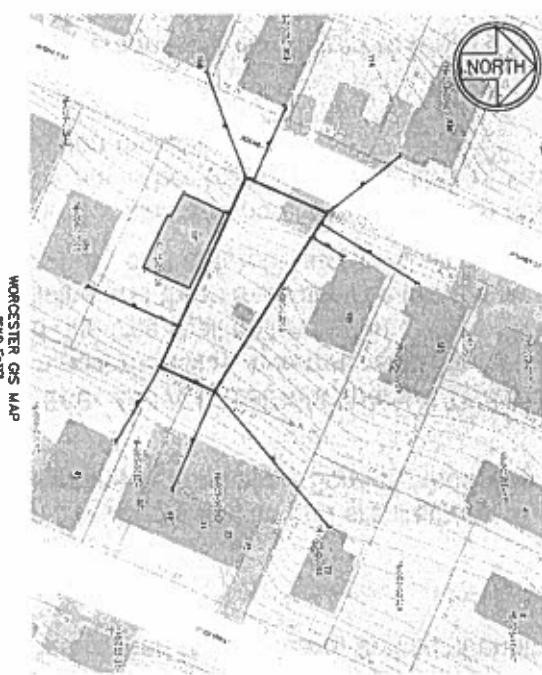
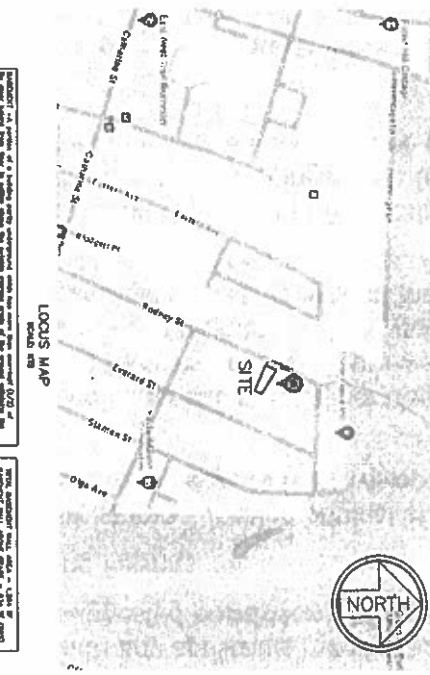
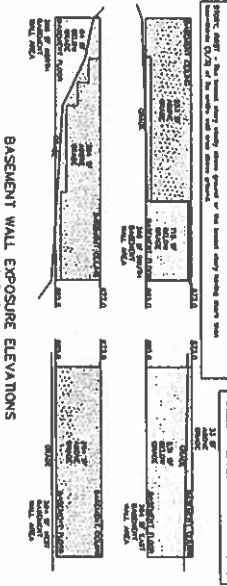
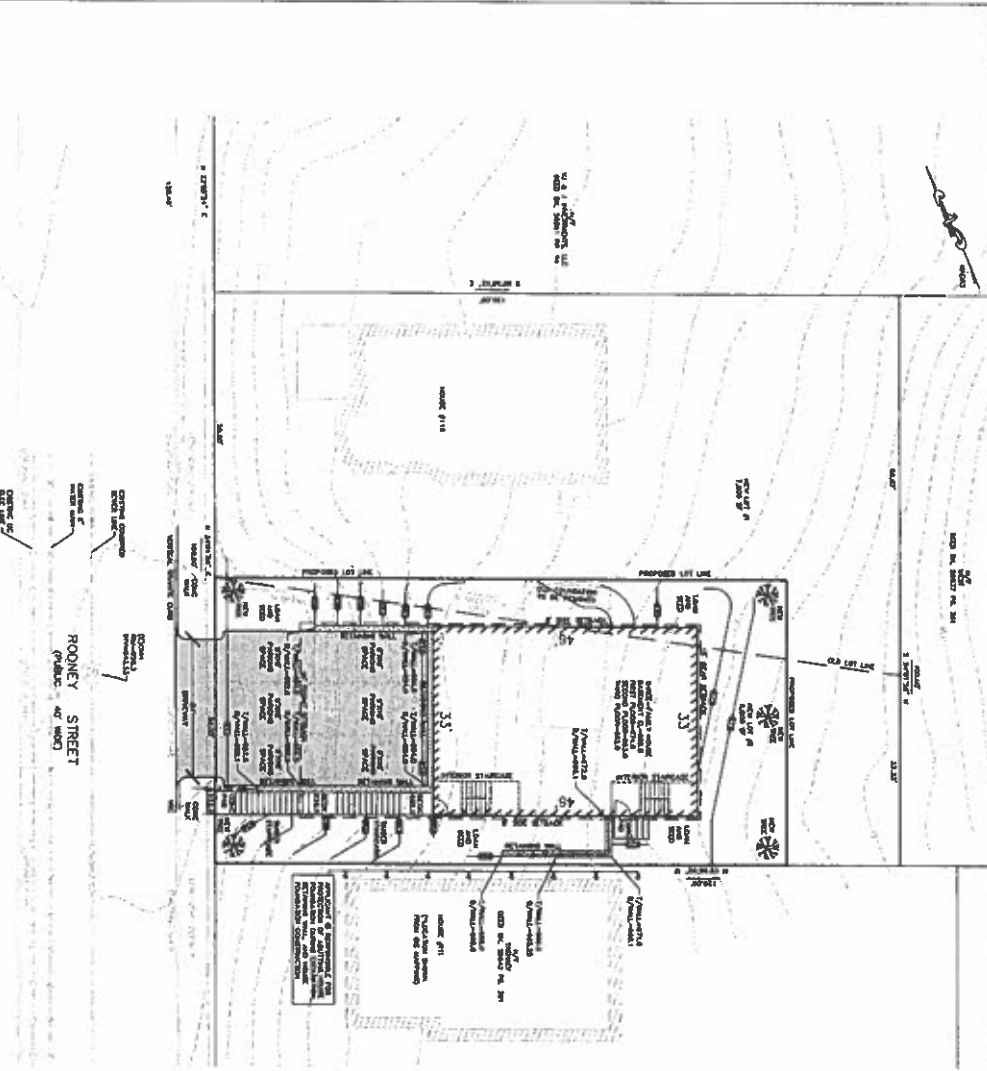
**1. ARCHITECT:** QUINN ENGINEERING, INC.  
1196 ROONEY STREET, WORCESTER, MA 01604  
TEL: 508-753-7999 FAX: 508-753-0939

**2. ENGINEER:** [REDACTED]

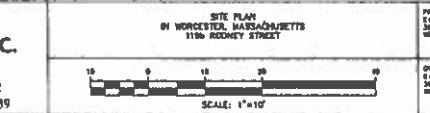
**3. CONTRACTOR:** [REDACTED]

**4. CITY:** WORCESTER, MA

**5. SANITATION:** [REDACTED]



**QUINN ENGINEERING, INC.**  
P.O. Box 107  
Faxon, Massachusetts 01612  
(508)753-7999 Fax: (508)753-0939



PREPARED FOR:  
QUINN ENGINEERING, INC.  
1196 ROONEY STREET  
WORCESTER, MA 01604

DATE: 10/21/24



NO.	REVISION	DATE
3	REVISE SPOT GRADES	10/21/24
2	ADD WALL ELEVATIONS	10/21/24
1	REVISED ARCH LAYOUT	10/21/24

