

September 26, 2024

Zoning Board of Appeals
City of Worcester
c/o Division of Planning and Regulatory Services
455 Main Street
Worcester, MA 01608

Re: 194 Park Avenue
Variance Extension

Dear Board Members:

I represent 194 Park Avenue LLC, owner of 194 Park Avenue, Worcester.

In November 2023, the ZBA granted a variance and three special permits for a proposed food establishment at this property. The project approved by the Zoning Board last November has yet to start construction for the following reasons: First, the then-current tenants did not vacate until June 2024 and secondly, financing for the project was not obtained until late August 2024.

The petitioner is now in the process of preparing plans to submit to the Building Department for a building permit and to the License Commission for a license to serve alcohol. A corresponding request for extensions to the Special Permits is being concurrently submitted to the Building Commissioner.

Attached to this cover letter are petitioner's tax compliance certification, a copy of the original ZBA decision, revised plans in accordance with the decision (with the exception of signage which has yet to be decided upon) and an abutters' list.

The petitioner respectfully requests an extension of six months for the variance as allowed pursuant to M.G.L. c. 40A, §10.

Thank you for considering our request.

194 Park Avenue LLC,
by its attorney,



Jonathan Finkelstein

Encls.

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 194 Park Avenue LLC
State of Incorporation Massachusetts
Principal Places of Business 194 Park Ave, Worcester
Place of Business in Massachusetts _____
Printed Names of Officers of Corporation: _____ Title _____
Nga T Le Nguyen _____ Manager _____
Xuyen Quoc T Truong _____ Manager _____

Owners of Corporation:
Printed Names _____ Address _____ % of stock _____
(same) _____ _____ _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
_____ Date: _____
_____ Date: _____
_____ Date: _____

(4) If a Trust:


Name of Trust _____
Business Address _____
Printed Names of Trustees: _____ Address _____

Printed Names of Beneficiaries: _____ Address _____

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
_____ Date: _____
_____ Date: _____
_____ Date: _____

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: 194 Park Avenue LLC
Signature of Applicant:  Date: 9-25-24