



PARCEL A

VARIANCE 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.

Address: **54 Airlie Street**

Parcel ID or MBL: **12-018-00026**

If more than one structure on the lot, identify relevant structure requiring relief: _____

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:	8'	Setback required:	
Frontage provided:	35	Setback provided:	4.8'	Setback provided:	
Relief requested:	25	Relief requested:	3.2'	Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

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WORCESTER CITY CLERK
2024 NOV 21 PM 3:53

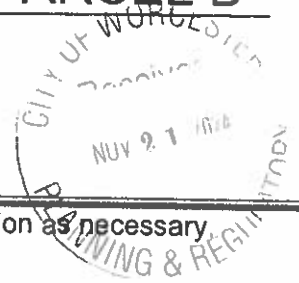
If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.



VARIANCE APPLICATION

PARCEL B

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

Address: **54 Airlie Street**

Parcel ID or MBL: **12-018-00026**

If more than one structure on the lot, identify relevant structure requiring relief:

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:		Setback required:	8'	Setback required:	
Frontage provided:		Setback provided:	4.6'	Setback provided:	
Relief requested:		Relief requested:	3.4'	Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

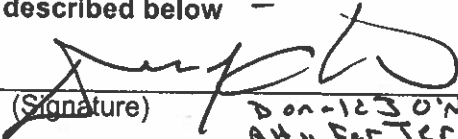
1. Property Information

- a. 54 Airlie Street/58 Airlie Street
Address(es) – please list all addresses the subject property is known by
- b. 12-018-00026
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 14269 Page 357
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RG-5
Zoning District and all Zoning Overlay Districts (if any)
- e. Two three family dwellings with a three car detached garage
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. Twelve bedrooms pre-existing. No additional bedrooms proposed.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Teresa A. Persson
Name(s)
- b. 54 Airlie Street, Worcester, MA 01606
Mailing Address(es)
- c. N/A; (508) 852-7827
Email and Phone Number(s)
- d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)

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


 (Signature) Donal O'Neil
 Atty For Teresa A. Persson

3. Owner of Record Information (if different from Applicant)

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- c. _____
Email and Phone Number

4. Representative Information

a. Donald J. O'Neil
Name(s)

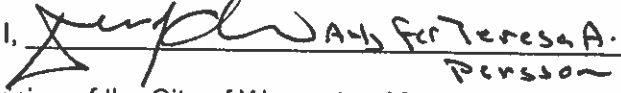
b. 
Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602
Mailing Address(es)

d. djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number

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

5. Owner Authorization

Authorization I,  person for Teresa A., Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 12 Block 018 Lot(s) 00026, do hereby authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 8th day of November, 2024.

6. Proposal Description

a. Applicant seeks to divide the property into two lots to allow for the individual transfers of the two three family dwellings located thereon which were built prior to zoning in 1892 and 1903.
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

b. No.
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)

d. 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)?

e. Applicant requires relief for side yard setback compliance for the proposed division of land and frontage relief to maintain current property addresses.
List any additional information relevant to the Variance (s)

VARIANCE - FINDINGS OF FACT

In the spaces below, please 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)(3) of the Zoning Ordinance. *Attach additional supporting documentation as necessary.*

1. Describe how a literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

A literal enforcement of the Zoning Ordinance would preclude the division of the land into two lots due to an inability to provide required side yard setbacks between the buildings and meet current frontage requirements. The need to maintain both buildings on one lot presents a financial hardship for the owner and unduly restricts the ability of the owner to transfer the property by limiting the pool of potential buyers to property investors only.

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 hardship in this matter relates to the placement of the structures on the lot, one of which was constructed in 1892 and the other 1903, without regard to currently required frontage and building setbacks. This condition especially affects this property and does not affect generally other properties in the zoning district in which the property is located. The total frontage and area available satisfy the requirements for two separate lots but the building placement thereon precludes the division of the property in a manner that meets current requirements in all respects.

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 property has more than adequate lot area and frontage to meet current zoning requirements hence there is no detriment to the public good by allowing the division of the property into two lots. The structures have been in their present location since 1892 and 1903 and there will be no change to the appearance of same that would impact surrounding properties in an adverse manner.


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 necessary to allow for the division of the property into two lots, one for each three family dwelling. The property does have 169.24 of frontage on Leeds Street which could be used to satisfy the frontage requirement for 54 Airlie Street (Parcel A), however, this would require the granting of front yard setback relief, since the building does not meet current front yard setback requirements, which would apply if Leeds Street was designated as the lots zoning frontage. In addition it would also require a change of address for the structure located on Parcel A to a Leeds Street address which make little sense given the positioning of the structure on the parcel and the location of the front door and entry way.

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. Teresa A. Persson
Name
- b. 
Signature certifying payment of all municipal charges
- c. 54 Airlie Street, Worcester, MA 01606
Mailing Address
- d. N/A; (508) 852-7827
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:

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

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____
State of Incorporation Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
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



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: 53

54 AIRLIE ST

Parcel Address:

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

12-018-00026

Owner:

PERSSON TERESA A

54 AIRLIE ST

WORCESTER, MA 01606-2217

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:

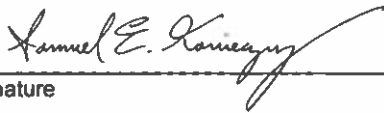
Other:

DILLON,TIMOTHY A +	12-012-04+06	0047 AIRLIE ST	WORCESTER, MA 01606-3215
DOHERTY,FRANCIS JOSEPH III	12-018-19+20	0024 GREENDALE AVE	WORCESTER, MA 01606-2228
MATSUMOTO,MITSUO + MARIA T KAKAZU	12-012-05+7C	0020 GREENDALE AVE	WORCESTER, MA 01606
COPELAND,AMANDA MARGARET	12-018-32+33	0079 AIRLIE ST	WORCESTER, MA 01604
FROHOCK,SHARON	12-018-24+27	0068 AIRLIE ST	WORCESTER, MA 01606
AIRLIE REALTY INC	12-037-0005A	7 BROWNS RD	GRAFTON, MA 01519
PARADISE,EARL F JR	12-037-0005B	0074 AIRLIE ST	WORCESTER, MA 01606
DEDEK,MICHAEL J + GARNER,AMY J	12-018-00018	0063 AIRLIE ST	WORCESTER, MA 01606
POWELL,MONICK Z + CHRISTOPHER	12-018-00021	0096 LEEDS ST	WORCESTER, MA 01606
ALLEN,SUSAN	12-039-00015	0064 LEEDS ST	WORCESTER, MA 01606
DUPUIS,PATRICIA A	12-039-00017	72 LEEDS ST	WORCESTER, MA 01606
LAMBERT,SCOTT M TRUSTEE	12-037-00012	0010 CHESHIRE RD	WORCESTER, MA 01606
BUTLER,EDWARD J + CATHERINE M	12-012-00003	0022 GREENDALE AVE	WORCESTER, MA 01606
LEFRANCOIS,ALBERT E	12-012-00114	0016 GREENDALE AVE	WORCESTER, MA 01606
ALICANDRO,VINCENT P + ELLEN C	12-012-00009	0035 AIRLIE ST	WORCESTER, MA 01606-3215
KLIN, DILLON	12-018-00022	0092 LEEDS ST	WORCESTER, MA 01606
SNOW,GARY + DIANE T	12-037-00028	0070 AIRLIE ST	WORCESTER, MA 01606

PENAGAŞ,GUSTAVO + MARIA C	12-039-00153	73 LEEDS ST	WORCESTER, MA 01606
SIENIAWSKI,MARK A + BEVERLY A	12-011-00017	0041 KENDRICK AVE	WORCESTER, MA 01606-3201
PALADINO,RINA M + MICHAEL	12-037-00006	9 WOODRIDGE ROAD	WORCESTER, MA 01606-2223
TOZESKI,LYN-ANN TRUSTEE	12-037-00004	0024 ROCKWELL DR	SHREWSBURY, MA 01545
FITZGERALD,JEAN M	12-037-00010	0006 CHESHIRE ST	WORCESTER, MA 01606
MERCHAN,JULIA E	12-039-00013	0007 CHESHIRE RD	WORCESTER, MA 01606
FALLAVOLLITA,JOHN J JR	12-037-00011	8 CHESHIRE ROAD	WORCESTER, MA 01606
ANSONG,AGNES A	12-039-00156	0049 KENDRICK AVE	WORCESTER, MA 01606
CHERY,EDERSON +	12-037-00008	0005 WOODRIDGE RD	WORCESTER, MA 01606
RICH,ERIC A + RYAN,DENISE A	12-018-00028	0036 GREENDALE AVE	WORCESTER, MA 01606
NYSTEDT,LEAH	12-018-00029	0034 GREENDALE AVE	WORCESTER, MA 01606
CANDILORO,ALEXANDER J	12-018-00030	0032 GREENDALE AVE	WORCESTER, MA 01602
FUSSARO,STEPHEN A +	12-018-00031	0030 GREENDALE AVE	WORCESTER, MA 01606-2228
MANCINI,ROBERT P + EVELYN W	12-018-00016	0378 PLANTATION ST	WORCESTER, MA 01605
SAWYER,MARILYN A	12-018-00017	26 GREENDALE AVE	WORCESTER, MA 01606
LAVIN,MARK E + KATHLEEN M	12-039-00154	0067 LEEDS ST	WORCESTER, MA 01606
MCGRATH,BRIAN P	12-037-00007	0007 WOODRIDGE RD	WORCESTER, MA 01606-2223
FILMER,MATTHEW J + KATHRYN E	12-039-00003	0043 KENDRICK AVE	WORCESTER, MA 01606
TOWEY,COLLEEN	12-039-00016	0068 LEEDS ST	WORCESTER, MA 01606
WARDELL,ANDREW B + VIOLA F	12-018-00034	0075 AIRLIE ST	WORCESTER, MA 01606-2216
SPRADLEY,WILLIAM +	12-018-00035	0071 AIRLIE ST	WORCESTER, MA 01606
VANCELETTE,THOMAS M + ZANDRA E	12-018-00036	0067 AIRLIE ST	WORCESTER, MA 01606
NEGRON-CORIANO,ANA D + ANGEL L	12-012-0007A	0039 AIRLIE ST	WORCESTER, MA 01606
HEIRS OF CHARLES K THEODOSIS	12-012-0007B	C/O DONNA ROLLO	STERLING, MA 01564
SNOW,GARY P + DIANE T	12-037-0024A	70 AIRLIE ST	WORCESTER, MA 01606
LIND,ERIC W	12-012-00018	0011 HOCKANUM WAY	WORCESTER, MA 01606
CURET,ARIANNA E	12-012-0018B	0048 AIRLIE ST	WORCESTER, MA 01606
MENARD,ROBERT L SR +	12-012-00020	38 AIRLIE ST	WORCESTER, MA 01606-3216
MENARD,ROBERT L SR +	12-012-00019	0038 AIRLIE ST	WORCESTER, MA 01606-3216
NAGORSKI,ALEX J	12-012-00021	0569 MILL ST	WORCESTER, MA 01602
SAFO-AGYEMAN,MICHAEL	12-037-00005	0012 WOODRIDGE RD	WORCESTER, MA 01606
CURTIN,BERTRAND B III +	12-039-00014	005 CHESHIRE RD	WORCESTER, MA 01606
POWERS,WILLIAM J III + COLLEEN	12-039-00020	0055 KENDRICK AVE	WORCESTER, MA 01606
MOYNIHAN,BERNARD T JR +	12-039-00021	59 KENDRICK AVE	WORCESTER, MA 01606
PERSSON,TERESA A	12-018-00026	0054 AIRLIE ST	WORCESTER, MA 01606-2217
ST PIERRE,MARK M	12-012-0018A	0095 LEEDS ST	WORCESTER, MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 12-018-00026 as cited above.

Certified by:



Signature

10/29/2024

Date

REFERENCES:

M.B.L.: 12-018-00026
 W.D.R.D. Deed Book 14269 Page 357
 W.D.R.D. Plan Book 919 Plan 74
 W.D.R.D. Plan Book 190 Plan 125
 W.D.R.D. Plan Book 190 Plan 120
 W.D.R.D. Plan Book 152 Plan 115
 W.D.R.D. Plan Book 59 Plan 51

ZONING DISTRICT: RG-5

3- FAMILY DWELLING
 MIN. AREA = 7,000.0 SF.
 MIN. FRONTAGE = 60.0 FT.
 FRONT SETBACK = 15.0 FT.
 SIDE SETBACK = 8.0 FT.
 REAR SETBACK = 8.0 FT.

**PLAN OF LAND
 IN
 WORCESTER, MA
 # 54 / # 58 AIRLIE STREET**

**OWNED BY:
 TERESA A. PERSSON
 54 AIRLIE STREET
 WORCESTER, MA 01606**

DATE: JUNE 2, 2024 SCALE: 1" = 30'



RESERVED FOR REGISTRY OF DEEDS USE ONLY

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW. COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED CITY OF WORCESTER PLANNING BOARD

NOTE: STRUCTURES SHOWN WERE CONSTRUCTED PRIOR TO JUNE 26, 1939.

M.G.L. CHAPTER 41A SECTION 11B:

THE DIVISION OF A TRACT OF LAND ON WHICH TWO OR MORE BUILDINGS WERE STANDING WHEN THE SUBDIVISION CONTROL LAW WENT INTO EFFECT IN THE CITY OF WORCESTER IN WHICH THE LAND LIES INTO SEPARATE LOTS ON EACH OF WHICH ONE OF SUCH BUILDINGS REMAINS STANDING, SHALL NOT CONSTITUTE A SUBDIVISION.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



Robert D. O'Neil G-2-24
 ROBERT D. O'NEIL, JR., P.L.S.
 66 DRURY LANE
 WORCESTER, MA 01609
 (508) 868-5144

