



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



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

- 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-Residential Use allowed only by Special Permit – Self Storage Facility (Article IV, Section 2, Table 4.1)
- 5. Residential Conversion (Article IV, Section 9)
- 6. Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)
- 8. Other Special Permit (Describe Special Permit sought):

1. Property Information

a. 736 Pleasant Street

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

b. 24-026-00002

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

c. Worcester District Registry of Deeds, Book 7882

Page 142

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

d. RL-7

Zoning District and all Zoning Overlay Districts (if any)

Single Family dwelling with detached two car garage. Present use includes professional office space in addition to residential dwelling-space.

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):

RECEIVED
WORCESTER CITY CLERK
2024 NOV 21 PM 3:53

f. One bedroom pre-existing with a additional one proposed for a total of two.

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

2. Applicant Information

a. Joseph M. Losapio and Charlotte Losaapio

Name(s)

b. 736 Pleasant Street Worcester MA 01602

Mailing Address(es)

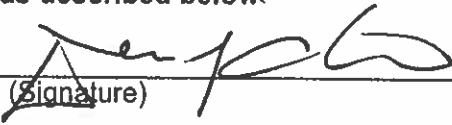
c. c/o djo@oneilbarrister.com ; (508)755-5655

Email and Phone Number(s)

d. Owners

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) *Att. For Joseph M Losapio
+ Charlotte Losapio*

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

a. Name(s)

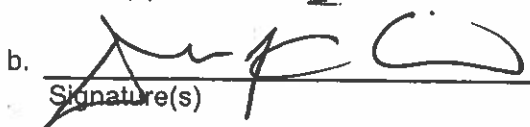
b. Mailing Address(es)

d. 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 [Signature] Joseph M. Losapio & Charlotte M. Losapio, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 24 Block 026 Lot(s) 00002, 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 04th day of November, 2024.

6. Proposal (attach a separate narrative if necessary)

Convert existing single family to a two family dwelling by converting professional office space area.

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

Article IV. Section 9

b. _____
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.

Unknown

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.

d. _____
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)?

Off street parking for four vehicles currently exists with no relief sought or required for this purpose.

e. _____
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 conversion will result in the creation of an additional housing unit to help meet the demand for same by utilizing the existing building with no adverse impacts on surrounding properties.

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

No traffic flow and/or safety issues are anticipated for the proposed use which will utilize existing off-street parking facilities.

3. Adequacy of utilities and other public services:

Existing utilities and other public services are adequate in all respects for the proposed use.

4. Neighborhood character and social structure:

The proposed two family use is an allowed use in RL-7 Zones and is in keeping with the neighborhood character and existing social structure.

5. Impacts on the natural environment:

No adverse impacts are anticipated as the conversion is interior in nature with no expansion of the building foot print.

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

Conversion to a two family use will expand the City's housing stock, provide construction employment and add to the real estate tax base with no undue increased demand from the City services.

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

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?

**5. Residential Conversion
(Article IV, Section 9)**

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

One dwelling unit at present with an additional unit proposed for a total of two.

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

Yes.

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):

Four off street parking spaces are available to satisfy the off-street parking requirement under the Zoning Ordinance.

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

Applicant seeks 10 feet of relief to bring the property into compliance with 70 foot frontage requirement for a two family dwelling. Property has 60 feet of frontage on Pleasant Street.

**6. 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.

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

1. Indicate what relief is being sought under the Special Permit:
2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:
3. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:

8. 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:

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. Joseph M. Losapio and Charlotte Losapio
Name
- b. *[Signature]* For Joseph M. Losapio & Charlotte Losapio
Signature certifying payment of all municipal charges
- c. 736 Pleasant Street Worcester MA 01602
Mailing Address
- d. c/o djo@oneillbarrister.com ; (508)755-5655
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: 54

736 PLEASANT ST

Parcel Address:

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

24-026-00002

Owner:

LOSAPIO, JOSPEH M & CHARLOTTE

736 PLEASANT ST

WORCESTER, MA 01602-1907

Owner Mailing:

Petitioner (if other than owner):

DONALD J ONEIL

Petitioner Mailing Address:

688 PLEASANT ST

WORCESTER, MA 01602

508-755-5655

Planning:

Zoning: X

Liquor License:

ConComm:

Historical:

Cannabis:

Other:

THACH,TRINH(LIFE ESTATE)

24-026-10+11

0728 PLEASANT ST

WORCESTER, MA 01602

ROBERTS,KESLER +

24-026-03+04

0010 MONROE AVE

WORCESTER, MA 01602

SALIAJ,ELTON + BRUNILDA

24-026-00001

0010 FRANCONIA ST

WORCESTER, MA 01602

ZANNOUBA,AHMAD + EYAD I

24-024-00031

0754 PLEASANT ST

WORCESTER, MA 01602

LANDESTOY,GEGUEL FEDERICO + JOHANNY

24-024-00033

0750 PLEASANT ST

WORCESTER, MA 01602

TAYLOR,MARK ANDREW +

11-015-00009

0040 MIDLAND ST

WORCESTER, MA 01602

HIIT,WILLIAM REID +

11-015-00021

0003 GREENLEAF TER

WORCESTER, MA 01602

WHITE,PAUL D

24-024-00025

0024 FRANCONIA ST

WORCESTER, MA 01602-2604

POPINCHALK,PAUL + NANCY

11-015-00015

0034 MIDLAND ST

WORCESTER, MA 01602

PROVENCHE,KEVIN M + KATHLEEN M

11-015-00029

0007 GREENLEAF TER

WORCESTER, MA 01602

MARKS,LAURIE JEAN +

11-015-00016

0005 RICHARDSON TER

WORCESTER, MA 01602

GREENMAN,LISA M

11-015-00018

0002 RICHARDSON TER

WORCESTER, MA 01602

EVASIUS,CHRISTINE M

11-015-00010

0753 PLEASANT ST

WORCESTER, MA 01602-1926

SHEA,THOMAS N + DEIRDRE F

11-015-00030

0005 GREENLEAF TERR

WORCESTER, MA 01602-4234

SEYMOUR,ALICIA

11-015-00012

0747 PLEASANT ST

WORCESTER, MA 01602-1925

HALILOJ,SOFOKLI + ROZA

11-015-00011

0749 PLEASANT ST

WORCESTER, MA 01602

RAHEB,NAIM + RINA

11-015-00020

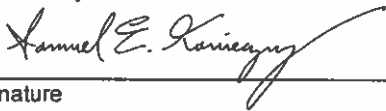
0745 PLEASANT ST

WORCESTER, MA 01602-1925

KELLEY, ELIZA V + PETER P	11-015-00022	0741 PLEASANT ST	WORCESTER, MA 01602
BATES, MARIAN L	11-014-00010	0727 PLEASANT ST	WORCESTER, MA 01602
QUIST, DAVID R + JOANNE K	24-024-00032	34 LANCELOT DRIVE	PAXTON, MA 01612-1215
SPIRO, ORION + MARIA	11-014-00011	0725 PLEASANT ST	WORCESTER, MA 01602
PAPA, ALEXANDRE D + AGLAIA	24-024-00036	0746 PLEASANT ST	WORCESTER, MA 01602-1907
TOPUZI, CYNTHIA	24-024-00034	0744 PLEASANT ST	WORCESTER, MA 01602
LOSAPIO, JOSEPH M + CHARLOTTE	24-026-00002	0736 PLEASANT ST	WORCESTER, MA 01602-1907
LOSAPIO, JOSEPH M + CHARLOTTE	24-026-00002	0736 PLEASANT ST	WORCESTER, MA 01602-1907
GJATA, PELLUMB + MAJLINDA	24-024-00026	0022 FRANCONIA ST	WORCESTER, MA 01602
BRENNAN, KELLY M	24-024-00027	0009 HEVERLOCK RD	WORCESTER, MA 01602
730 PLEASANT STREET LLC	24-026-00008	0006 FOX HOLLOW RD	WORCESTER, MA 01605
MARTIN, GERARD F + ELLEN M	24-024-0028A	18 FRANCONIA ST	WORCESTER, MA 01602
KODHIMAJ, JORGO + MARIA	24-024-0028B	0426 CHANDLER ST #1	WORCESTER, MA 01602
JHS LLC	24-026-00012	0038 CHESTNUT ST	WESTBOROUGH, MA 01581
TZIACHRIS, JAMES + PETER CO-TRUSTEES	24-024-00029	0012 FRANCONIA ST	WORCESTER, MA 01602
MCINERNEY, JEAN E	24-026-00013	0720 PEASANT ST	WORCESTER, MA 01602
DALTON, STEPHEN JAMES +	24-024-00013	0017 FRANCONIA ST	WORCESTER, MA 01602
URSO, THOMAS + FURHMAN, CINDY B	24-026-00007	0007 MONROE AVE	WORCESTER, MA 01602-2608
KHEBOIAN, PAUL G + BETH A	24-024-00014	0015 FRANCONIA ST	WORCESTER, MA 01602-2603
HARSHAW, JAMES E	24-024-00015	0013 FRANCONIA ST	WORCESTER, MA 01602
FISHER, SCOTT E + CARI LYNN	24-026-00009	0006 FRANCONIA ST	WORCESTER, MA 01602
SEVERENS, JAMES A	24-026-00006	11 MONROE AVE	WORCESTER, MA 01602
DUNN, JOSEPH R + LISA M	24-024-00016	0011 FRANCONIA ST	WORCESTER, MA 01602-2603
ROCHETTE, JOSHUA E	24-026-00019	0008 FRANCONIA ST	WORCESTER, MA 01602
DEVLIN-BOMBARD, KATHLEEN	24-024-00017	0009 FRANCONIA ST	WORCESTER, MA 01602-2603
HANSEN, TODD D + DAWN M	24-027-00021	0016 MONROE AVE	WORCESTER, MA 01602-2641
BLODGETT, ALLISON R	24-027-00011	0017 MONROE AVE	WORCESTER, MA 01602
LIGUNYA, VALERIE N + AGGREY J	24-024-00035	0740 PLEASANT ST	WORCESTER, MA 01602
CITY OF WORCESTER SCHOOL DEPT	11-014-00008	20 IRVING ST	WORCESTER, MA 01609
ALBION NICOLE + RICHARD	11-015-00019	0006 GREENLEAF TER	WORCESTER, MA 01602
JENNESS, DUANE + ROSEMARIE	11-015-00017	003 RICHARDSON TERRACE	WORCESTER, MA 01602
TAKAHASHI, ANDREW	11-014-00009	0001 KAVANAUGH WAY APT 2	BOSTON, MA 02121
NESTELBAUM, DAVID ARON	11-014-00015	0721 PLEASANT ST	WORCESTER, MA 01602
NESTELBAUM, DAVID ARON	11-014-00015	0721 PLEASANT ST	WORCESTER, MA 01602
SULLIVAN, NANCY T + MICHAEL W	24-026-00005	0132 ROCHDALE ST	AUBURN, MA 01501
BRENNAN, PAMELA	24-027-00010	0005 FRANCONIA ST	WORCESTER, MA 01602
PASQUALE, HENRY J + DEBRA ANN	24-027-00020	0014 MONROE AVE	WORCESTER, MA 01602-2641

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 24-026-00002 as cited above.

Certified by:



Signature

10/31/2024
Date



CITY OF WORCESTER
ADMINISTRATION & FINANCE

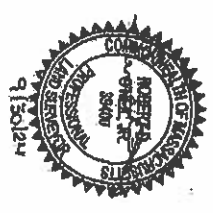
Abutters Map



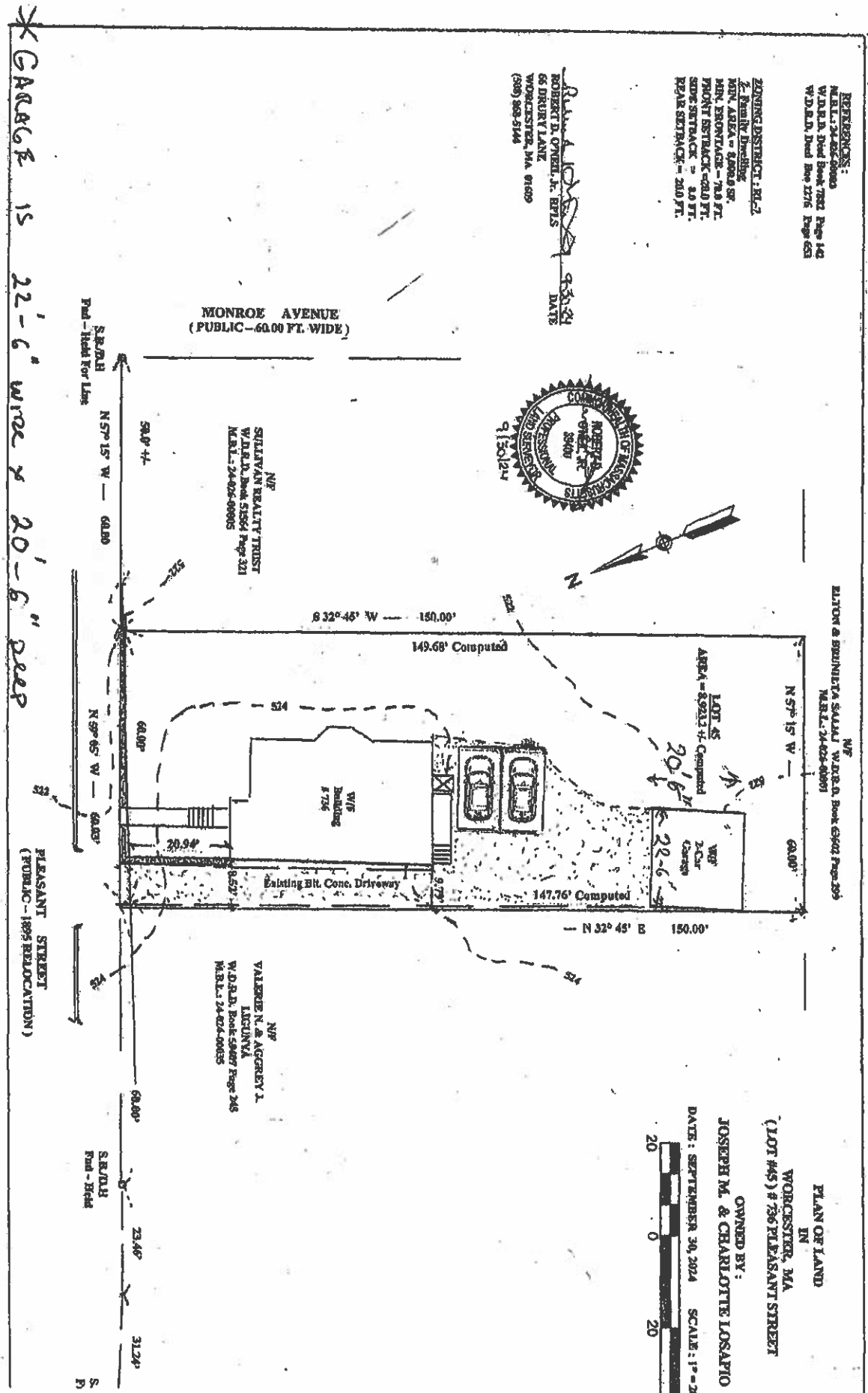
REFERENCES:
 N.B.L.: 24-024-00000
 W.D.R.D. Book 762 Page 142
 W.D.R.D. Book 776 Page 623

ZONING DISTRICT: RL-2
 Family Dwelling
 MIN. AREA - 5,000 S.F.
 MIN. FRONTAGE - 75.0 FT.
 FRONT SETBACK - 20.0 FT.
 SIDE SETBACK - 10 FT.
 REAR SETBACK - 20.0 FT.

ROBERT D. O'NEIL, JR. REALTOR
 65 DUNBURY LANE
 WORCESTER, MA 01609
 (508) 868-5144



W.D.R.D. BOOK 6902 PAGE 299
 N.B.L.: 24-024-00001



* GARAGE IS 22'-6" WIDE X 20'-6" DEEP

PLAN OF LAND
 IN
 WORCESTER, MA
 (LOT #45) # 736 PLEASANT STREET

OWNED BY:
 JOSEPH M. & CHARLOTTE LOSAVIO
 DATE: SEPTEMBER 30, 2024 SCALE: 1" = 20'



MONROE AVENUE
 (PUBLIC - 60.00 FT. WIDE)

N/P
 SULLIVAN REALTY TRUST
 W.D.R.D. BOOK 5164 PAGE 211
 N.B.L.: 24-024-00005

N/P
 VALERIE N. & AGEREVY J.
 LICUINVA
 W.D.R.D. BOOK 5987 PAGE 246
 N.B.L.: 24-024-00005

PLEASANT STREET
 (PUBLIC - 1895 RELOCATION)

S.R./D.H.
 Pvd - Held For Lm

S.R./D.H.
 Pvd - Held

S
 P

FLOOR 1

DECK
10'-1" X 4'-4"

REPLACE
CABINETS AND
COUNTERS IN
EXISTING KITCHEN

ENTRY
COMMON
AREA
HALLWAY

EXISTING
PANTRY

EXISTING ENTRY

UP TO 2ND
FLOOR

REPLACE TOILET, VANITY AND
SHOWER IN EXISTING BATH.
INSTALL NEW VENT FAN

LIVING ROOM
NO WORK

BATH

CLOSET

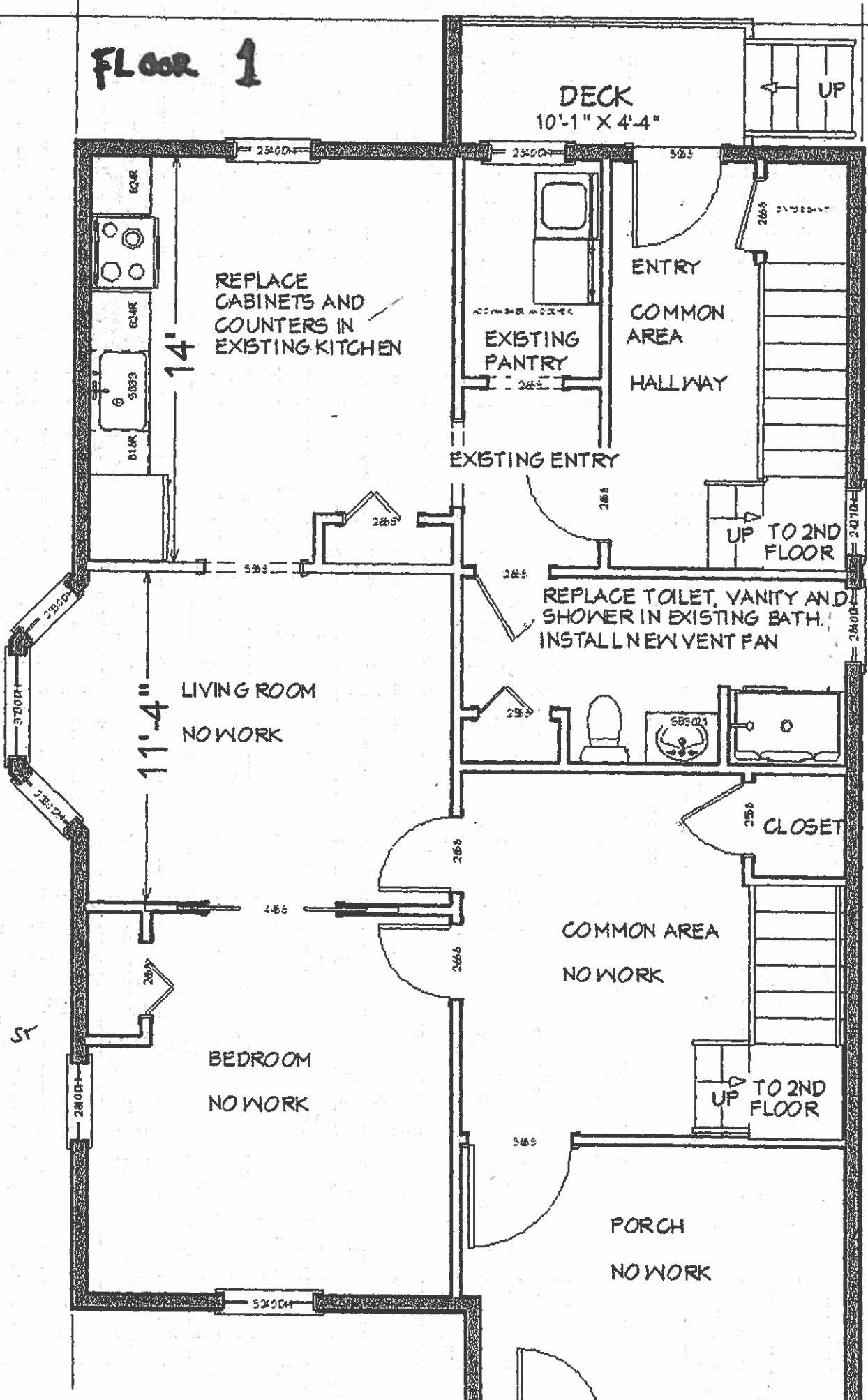
COMMON AREA
NO WORK

UP TO 2ND
FLOOR

BEDROOM
NO WORK

PORCH
NO WORK

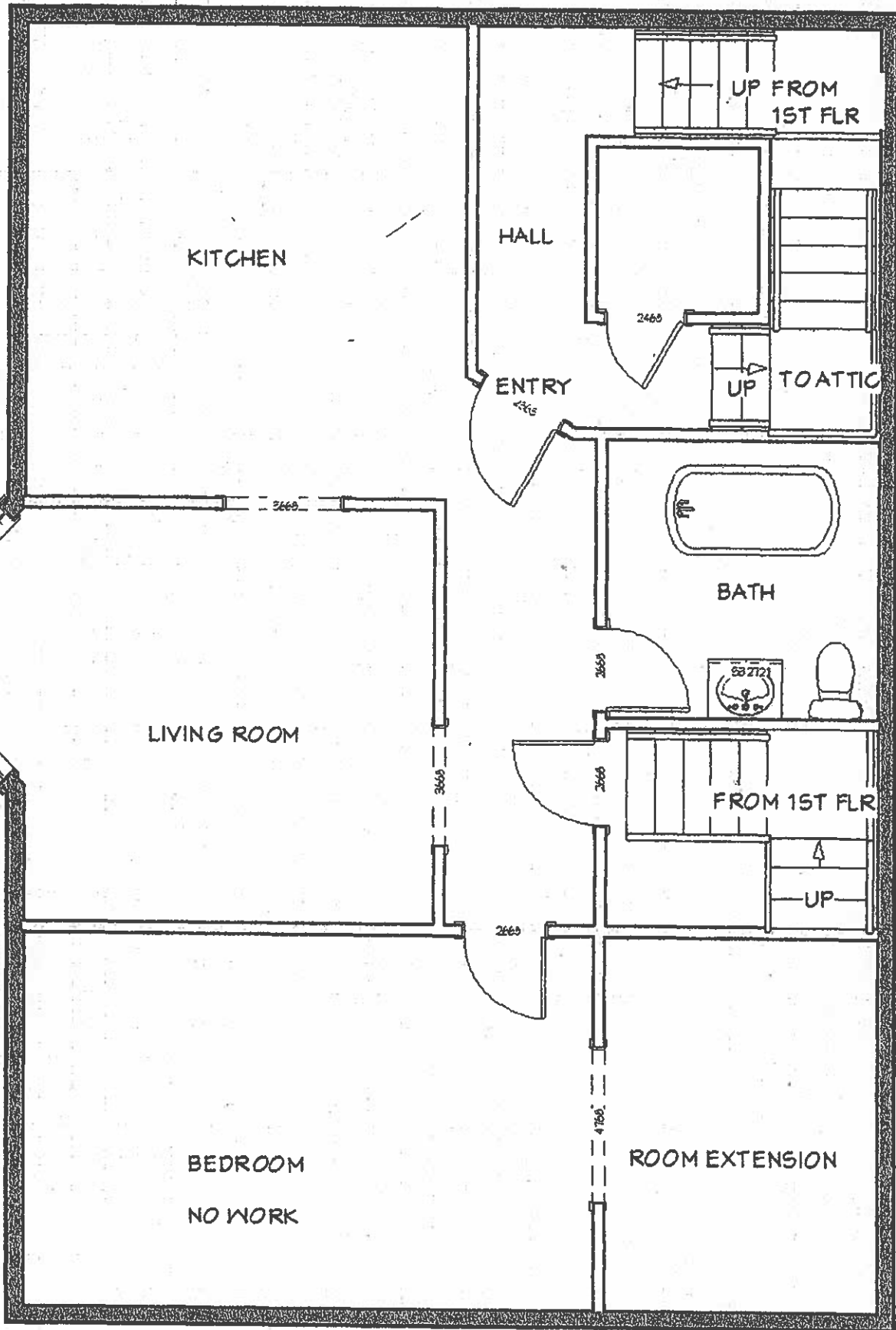
736
PLEASANT ST



FLOOR 2

27'

40'



736
PLEASANT
ST

AUTHORIZATION

ZONING BOARD OF APPEALS

I, the undersigned, hereby confirm that I have authorized Attorney Donald J. O'Neil of Worcester, Massachusetts to prepare and file an Application for Special Permit, together with any and all supporting documents related thereto, with the Worcester Zoning Board of Appeals for the premises located at 736 Pleasant Street, Worcester, MA 01602

Signed this 7th day of November, 2024


Joseph M. Lospapio


Charlotte Lospapio