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WORCESTER CITY CLERK

VARIANCE APPLICATION

2024 DEC 31 PM 12: 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.

Address: 19 Dixon Ave

Parcel ID or MBL: 09-041-0010A

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:	20'
Square footage provided:		Setback provided:		Setback provided:	13.1'
Relief requested:		Relief requested:		Relief requested:	6.9'
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		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. 19 Dixon Ave, Worcester, MA 01605
Address(es) – please list all addresses the subject property is known by
- b. Map 9, Block 41, Lot 10A
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 52287 Page 20
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RS-7
Zoning District and all Zoning Overlay Districts (if any)
- e. Single detached house. First floor- kitchen, living, dining, bathroom (853 ft2) with attached two-car garage. Second floor- 2 bathrooms and 4 bedrooms (1152 ft2). The house has an exterior porch off kitchen in back.
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. There are 4 bedrooms and that will not change
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Candy Lo
Name(s)
- b. 19 Dixon Ave, Worcester, MA 01605
Mailing Address(es)
- c. C.Lo@CLOsolutions.biz 617-319-0266
Email and Phone Number(s)
- d. n/a
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

Candy L Candy L
(Signature)

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

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

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:

The noise from Route 290 was exacerbated when the trees in the buffer area between the backyard and Route 290 were removed several years ago due to an infestation of Asian Long-horned Beetle. This addition will create a noise buffer area in the backyard. Also, I am working from home more; this addition would create a conducive work environment that is open and quieter.

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:

This addition will not have any effect on soil erosion because the slope of the soil will not significantly change. However, the area in which this addition encompasses will reduce the rain runoff because the water from the roof will be piped away from the backyard.

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 proposed change in variance will have a negligible impact on the neighbors on either side because there is a buffer for mature trees and brush on both sides of the house. This brush on either side is dense enough that you really do not see the neighbor's houses. The back of the yard abuts the Greendale Golf Course, and there is a buffer of young trees that is about 400 feet before you reach the Greens.

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:

This variance will have minimal impact because, currently, there is a deck that this addition will replace. The footprint of the deck extends 10 feet from the house. The new addition will increase it to another 4 feet. I am asking for minimal relief in the rear setback to allow this addition to occur.

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. Candy Lo
Name
- b. *Candy L* *Candy L*
Signature certifying payment of all municipal charges
- c. 19 Dixon Ave., Worcester, MA
Mailing Address
- d. C.Lo@CLOsolutions.biz 617-319-0266
Email and Phone Number

If a Partnership or Multiple Owners:

- e. n/a
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

4. Representative Information

a. Charles De Gennaro

Name(s)

b.

Signature(s)

c. 19 Dixon Ave., Worcester, MA 01605

Mailing Address(es)

d. C.DeGennaro@csgd.biz 508-579-0516

Email and Phone Number

e. Husband

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

5. Owner Authorization

Authorization I, Candy Lo, Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 9 Block 41 Lot(s) 10A, do hereby

authorize Charles De Gennaro to file this application with the Division of Planning &

Regulatory Services of the City of Worcester on this the 27 day of November, 2024.

6. Proposal Description

Remove the original outside deck and replace it with a four-season room extending the kitchen. A part of the outside kitchen wall will be removed. The new room size will be 18' long (along the house) and 14' feet deep (extending into the backyard). A new outside deck will be on the side of the new room, which will be 8'4" long and 14' deep. The new room will be a single story with a shed roof. The perimeter of this room will comprise mostly of windows. Under the new room will be unheated storage space, and the size will be approximately 16' long and 12' deep. This storage area will have full height ceiling of approximately 8'.

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

b. n/a

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. n/a

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.

List any additional information relevant to the Variance (s)