



**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

RECEIVED  
WORCESTER CITY CLERK  
2024 DEC 16 PM 3:29

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. Candy Lo

Zoning District and all Zoning Overlay Districts (if any)

e. Single detached house which has 4 bedrooms on the second floor. The two-car garage is attached to the house. It has an exterior porch off the kitchen in the 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

4. Representative Information

a. Charles De Gennaro  
Name(s)

b. [Signature]  
Signature(s)

c. 19 Dixon Ave., Worcester, MA 01605  
Mailing Address(es)

d. C.DeGennaro@csdg.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)

