



VARIANCE APPLICATION

RECEIVED
WORCESTER CITY CLERK

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

2025 JAN -8 PM 2:58

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Address: **LOT 1 (22 HURON AVENUE)**

Parcel ID or MBL: **46-21-78 + 80**

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:	65.00	Setback required:		Setback required:	
Frontage provided:	29.77	Setback provided:		Setback provided:	
Relief requested:	35.23	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. 22 Huron Avenue

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

b. 46-21-78 + 80

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

c. Worcester District Registry of Deeds, Book 69207

Page 91

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

d. RS-7

Zoning District and all Zoning Overlay Districts (if any)

e. Vacant land. Application seeks to divide lot in two and build on Lot 1.

Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):

f. Proposed single family dwelling has two bedrooms.

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

2. Applicant Information

a. Happy Hen Properties, LLC

Name(s)

b. 1599 North Brookfield Road, Oakham , MA 01068

Mailing Address(es)

c. c/o djo@oneilbarrister.com

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

 Atty For Happy Hen Properties LLC

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

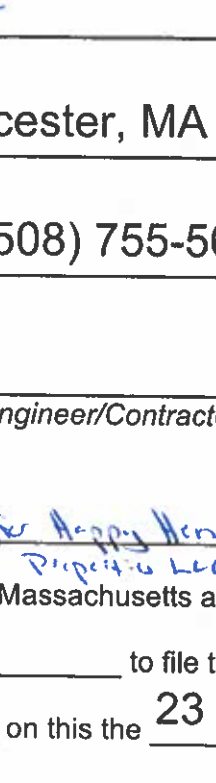
b. 
Signature(s)

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,  *Owner Happy Men Properties LLC*, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 46 Block 21 Lot(s) 78+80, 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 23 day of December, 2024.

6. Proposal Description

a. use
Divide the property in two and build a single family on Lot 1. Parcel A to be reserved for future use
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

b. Unknown.
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. Premises has 226' of frontage on Huron Ave. of which 29.77 ' are paved.
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 provisions of the Zoning Ordinance would require the Petitioner to upgrade and pave an additional 35.23' of roadway to meet the frontage requirement at great expense, which poses a hardship for the Petitioner, notwithstanding the fact that the proposed house can be adequately accessed from the existing paved portion of Huron Avenue which is recognized as an official street by the City of Worcester.

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 construction of additional roadway at the site to meet the frontage requirement would be both challenging and expensive given the site topography which represents a hardship that does not generally affect other lots in RS-7 zoning districts.

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:

Desirable relief may be granted without detriment to the public good given that; 1) the proposed use is an allowed residential in keeping with the surround area; 2) the lot size exceeds the minimum lot area; 3) the plan provides required off-street parking; 4) the proposed building meets applicable setback requirements; and 5) the existing paved area on Huron Ave. provides adequate access to the property without the need for installation of additional roadway pavement.

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 frontage relief is the minimum relief required for the construction of a dwelling on Lot 1, all other zoning requirements being satisfied by the proposal. Applicant proposes to delay development of Parcel A pending possible future upgrades to Huron Ave. to provide access to same. No relief is being proposed for Parcel A in connection with the Petition.

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. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
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. Happy Hen Properties, LLC
Full Legal Name
- k. Massachusetts Oakham, MA
State of Incorporation Principal Place of Business
- l. 1599 North Brookfield Road, Oakham, MA 01068
Mailing Address or Place of Business in Massachusetts
- m. Stephen B. Gonia Sr Manager Happy Hen Properties LLC
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. Jennifer Ford Manager Happy Hen Properties LLC
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

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

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: 48

22 HURON AVE

Parcel Address:

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

46-021-78-80

Owner:

HAPPY HEN PROPERTIES

Owner Mailing:

1599 NO BROOKFIELD RD
OAKHAM, MA 01068

Petitioner (if other than owner):

DONALD J ONEIL

Petitioner Mailing Address:

688 PLEASANT ST
WORCESTER, MA 01602
5087555655

Planning: _____
Historical: _____

Zoning: X
Cannabis: _____

Liquor License: _____
Other: _____

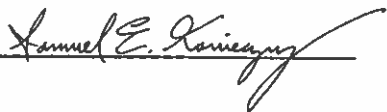
ConComm: _____

SNYDER,JARIN T +	46-021-70+71	0011 CHINO AVE	WORCESTER, MA 01605
MARQUEZ,MIGUEL	46-021-74+75	0028 HURON AVE	WORCESTER, MA 01605
NGO,JIMMY T	46-021-72+73	0015 CHINO AVE	WORCESTER, MA 01605
SOLIVAN,BENJAMIN G	46-021-66+67	0063 PASADENA PRKWY	WORCESTER, MA 01605
POPIAK,CHERYL J	46-021-64+65	PO BOX 76	THOMPSON, CT 06277
CARABALLO,LILLIAN	46-021-76+77	0024 HURON AVE	WORCESTER, MA 01605
JONES,FRANKLIN	46-020-00103	0086 PASADENA PKWY	WORCESTER, MA 01605
BOAKYE-YIADOM,SANDRA	46-022-331-4	24 BULLARD AVE	WORCESTER, MA 01605
ESSIEN,JANE	46-021-00061	0050 PASADENA PRKWY	WORCESTER, MA 01605
MARCELLUS,GRACE	46-022-00309	0051 PASADENA PRKWY	WORCESTER, MA 01605
GAYLORD,MARSHALL C + SHARON M	46-030-0289B	0085 PASADENA PRKWY	WORCESTER, MA 01605
SALMON,NATALEE	46-030-00281	0032 CHINO AVE	WORCESTER, MA 01605
HIPPERT,GERALD R + DELINES	46-023-00341	0050 BULLARD AVE	WORCESTER, MA 01605
LAM,BINH T	46-030-00237	0005 YUKON AVE	WORCESTER, MA 01605
MORALES,ANTONIO	46-023-00339	0044 BULLARD AVE	WORCESTER, MA 01605
HAPPY HEN PROPERTIES LLC	46-021-78-80	1599 NO BROOKFIELD RD	OAKHAM, MA 01068
AMATO,SUSAN M	46-020-00105	0084 PASADENA PKWY	WORCESTER, MA 01605-1606

DOLE, MICHAEL F +	46-021-00068	0017 JASON WAY	WEST BRIDGEWATER, MA 02379
HOPEMANN, ALWIN E	46-022-00302	17 WHEELER RD	RUTLAND, MA 01543
MEDEIROS, LOURDES S	46-022-00303	0009 HURON AVE	WORCESTER, MA 01605
BROWN, LORRAINE M	46-021-00053	0072 PASADENA PKWY	WORCESTER, MA 01605-1635
MAYER, JAMES F + SANDRA B	46-022-00305	0233 PROSPECT ST	SHREWSBURY, MA 01545
WHITNEY, ALYSSA MARIE +	46-021-56-58	0062 PASADENA PRKWY	WORCESTER, MA 01605
DARBUTAITE, VILMA +	46-022-307-3	0020 BULLARD AVE	WORCESTER, MA 01605
ROSA, NILDA	46-022-00307	0003 HURON AVE	WORCESTER, MA 01605
SANTOS, LAIZA B	46-021-00059	0060 PASADENA PRKWY	WORCESTER, MA 01605
SPEIGHT, LISA RENEE	46-022-307-2	0018 BULLARD AVE	WORCESTER, MA 01605
CICILIANE, HEIDY	46-021-00063	0010 HEMANS ST	WORCESTER, MA 01605
GORHAM, THOMAS F III + JANICE M	46-023-00291	33 CHINO AVE	WORCESTER, MA 01605
CARDENAS, MOISES J + MARIA L	46-020-00108	0006 CHINO AVE	WORCESTER, MA 01605-1606
LANAVA, STEPHEN T	46-021-00081	0009 CHINO AVE	WORCESTER, MA 01605
DEJESUS, LUCELIA TRUSTEE	46-021-00069	0069 PASADENA PKWY	WORCESTER, MA 01605
NGUYEN, TRAN + KIEM	46-030-00288	0012 CHINO AVE	WORCESTER, MA 01605
GONSALVEZ, JUDE +	46-023-00338	0036 BULLARD AVE	WORCESTER, MA 01605
CRUZ, PAULA	46-023-0341A	0048 BULLARD AVE	WORCESTER, MA 01605
PEREDES, CARLOS M + RINCON, CAROLINA	46-023-00294	0031 HURON AVE	WORCESTER, MA 01605
CANTON, ARMIDE	46-030-00235	0087 PASADENA PRKWY	WORCESTER, MA 01605
MCGRATH, KAREN L	46-023-00296	0025 HURON AVE	WORCESTER, MA 01605
LOPEZ, HECTOR	46-021-00055	0068 PASADENA PKWY	WORCESTER, MA 01605-1635
APAU, JOSEPH + LISA M	46-022-00336	0034 BULLARD AVE	WORCESTER, MA 01605
AMATO, JOHN R + MARY	46-022-00299	0021 HURON AVE	WORCESTER, MA 01605-1611
HARINGA, MELISSA L + NELSON, SAMUEL P	46-030-00285	0022 CHINO AVENUE	WORCESTER, MA 01605
MCCARTHY, ELIZABETH A TRUSTEE	46-030-239-3	0232 KILLDEER RD	WEBSTER, MA 01570
ODURO, DERRICK O + OKYERE, ABIGAIL	46-022-331-3	0026 BULLARD AVE	WORCESTER, MA 01605
BULLIS, GRANT + ABIGAIL	46-022-00331	0028 BULLARD AVE	WORCESTER, MA 01605
LAI, ANTHONY	46-022-331-1	30 BULLARD AVE	WORCESTER, MA 01605
OFORI, JEROME + BONNEY, ANASTASIA	46-030-239-2	0011 YUKON AVE	WORCESTER, MA 01605
NUNEZ, ELVIS S	46-030-239-1	0009 YUKON AVE	WORCESTER, MA 01605

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 46-021-78+80 as cited above.
Certified by:

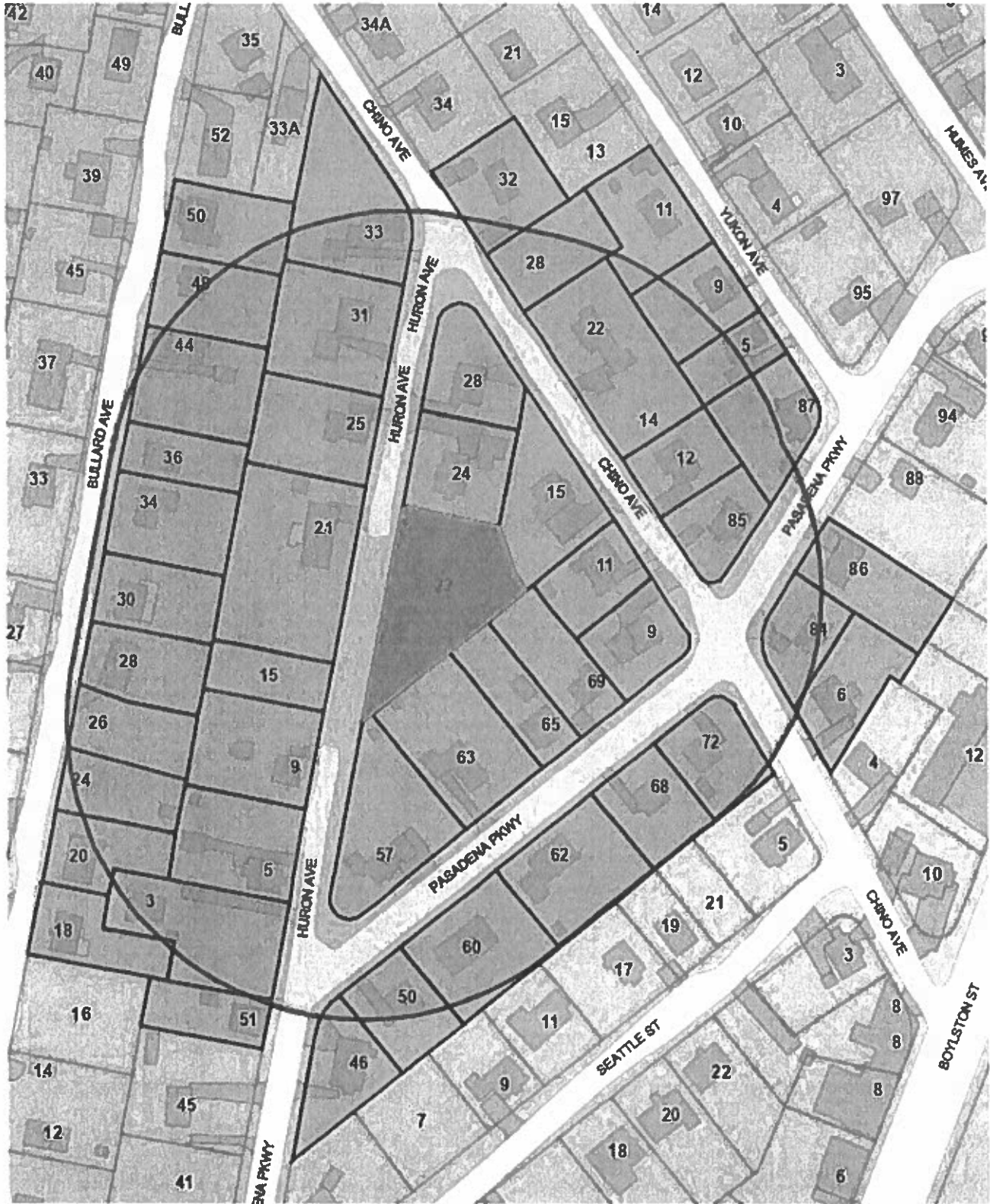
Signature

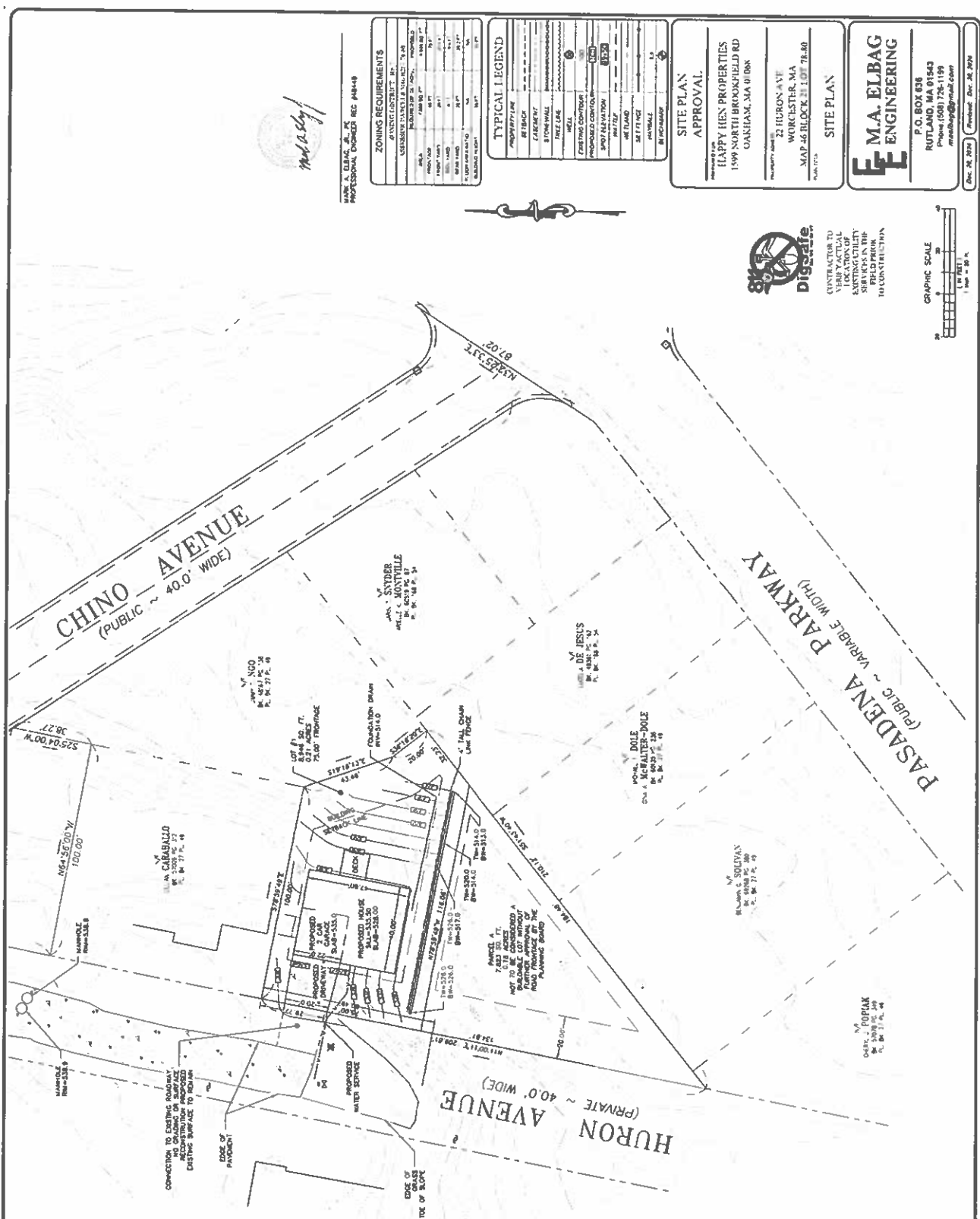
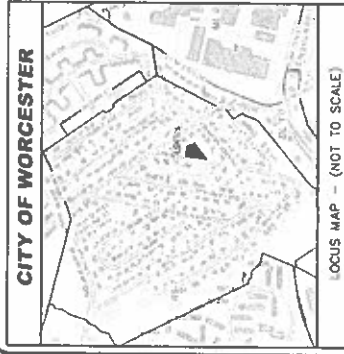


12/19/2024
Date



Abutters Map





IMPERVIOUS CALCULATION:
 225'x120' FROM STRUCTURE TO FRONT LOT LINE 210'
 FRONT YARD AREA = 23.0' x 75.0' = 1,725 SF
 FRONT YARD IMPERVIOUS AREA = 485 SF
 FRONT YARD IMPERVIOUS PERCENTAGE = 485 SF / 1,725 SF = 28.1%



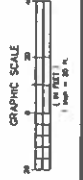
MARK A. ELBAG, P.E. No. 15072
 PROFESSIONAL ENGINEER REG. 848-148

ZONING REQUIREMENTS	
ZONING DISTRICT:	R-2
PERMITTED USES:	RESIDENTIAL SINGLE-FAMILY DWELLING
AREA:	10,000 SQ. FT.
HEIGHT:	35 FT.
setbacks:	
Front:	5 FT.
Side:	5 FT.
Back:	10 FT.

TYPICAL LEGEND	
PROPERTIES LINE	---
SETBACK	---
CURBLINE	---
STREET WALL	---
POLE LINE	---
CONTRACTOR TO BE DETERMINED	---
PROPOSED CONSTRUCTION	---
NOT TO BE CONSIDERED AS PART OF THIS PLAN UNLESS APPROVED BY THE BOARD OF ZONING	---
SEE FLANDERS	---
SEE 175	---
SEE 175	---
SEE 175	---

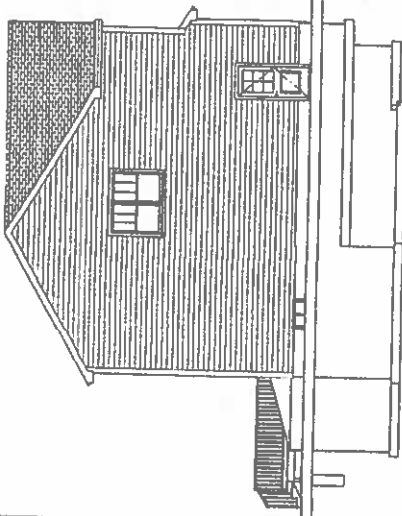
SITE PLAN APPROVAL
 HAPPY HEN PROPERTIES
 1599 NORTH BROOKFIELD RD
 OAKHAM, MA 01068
 22 HURON AVE
 WORCESTER, MA
 MAP 46 BLOCK 21 LOT 78-80
 1/28/20

M.A. ELBAG ENGINEERING
 P.O. BOX 838
 RUTLAND, MA 01543
 Phone (508) 728-1199
 maelbag@comcast.com
 (Rev. 2/1/20) (Project No. 20-202)

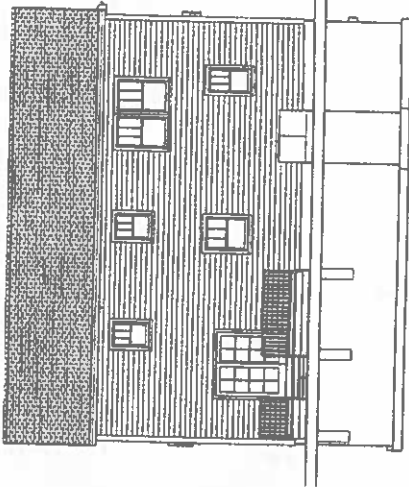


DisSafe
 CONTRACTOR TO BE DETERMINED
 THE LOCATION OF EXISTING UTILITY SERVICES IN THE SUBGRADE ARE TO BE DETERMINED TO CONSTRUCTION

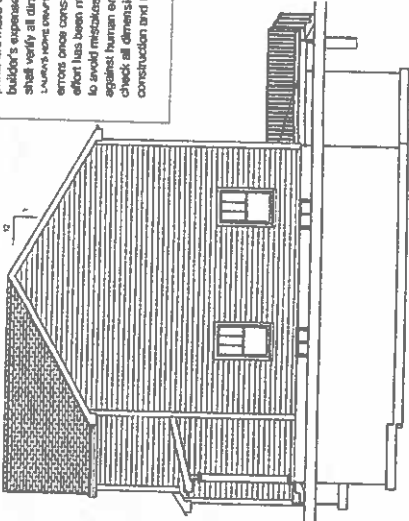
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after print are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. **OWNER'S RESPONSIBILITY** is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



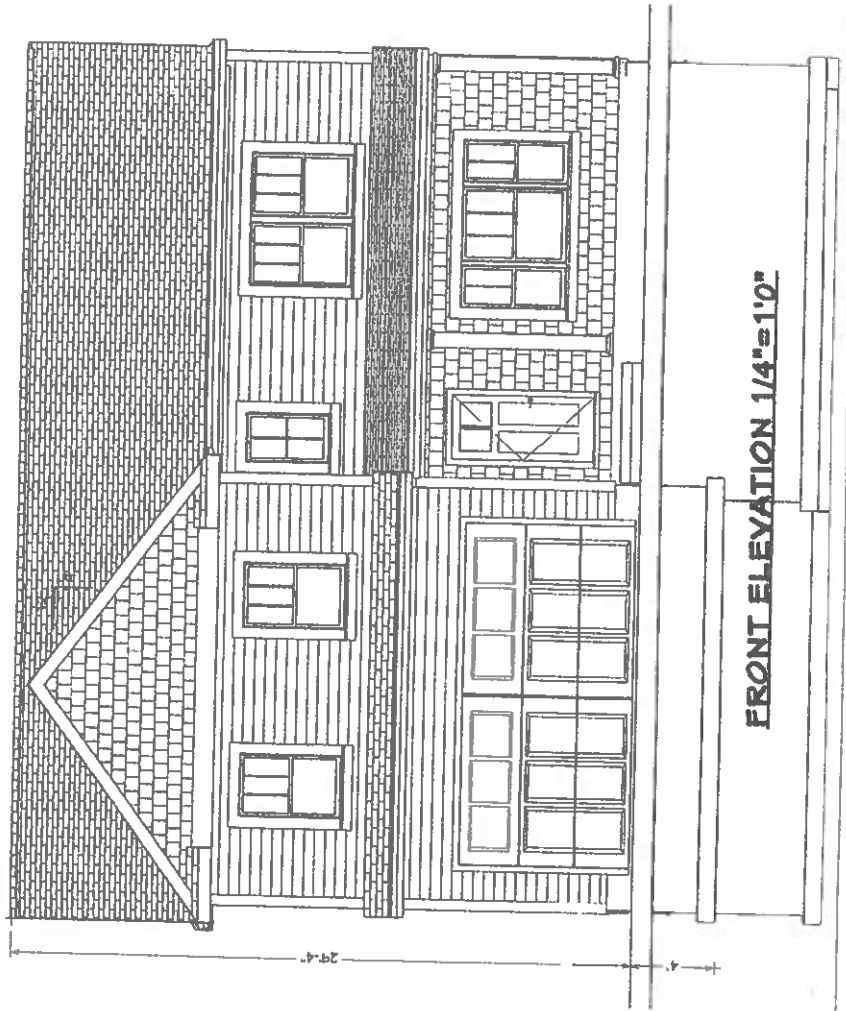
LEFT ELEVATION 1/8"=1'0"



REAR ELEVATION 1/8"=1'0"



RIGHT ELEVATION 1/8"=1'0"



FRONT ELEVATION 1/4"=1'0"

ELEVATIONS

DRAWINGS PROVIDED BY
 LAURA HOME DRAFTING AND DESIGN
 220 TAYLOR ST. GRANBY, MA 01033 413-461-2998
 BUILDING CODES REFERENCED:
 NINTH EDITION CHAPTER 10
 2015 INTERNATIONAL RESIDENTIAL CODE

DATE:

2/28/2024

SCALE:

1/8"=1'0"

SHEET:

P-1

FIRST FLOOR PLAN

DRAWINGS PROVIDED BY
LAURA'S HOME DRAFTING AND DESIGN
220 TAYLOR ST. GRANBY, MA 01909 413-461-2999
BUILDING CODES REFERENCED:
NINTH EDITION CMR780
2015 INTERNATIONAL RESIDENTIAL CODE

DATE:

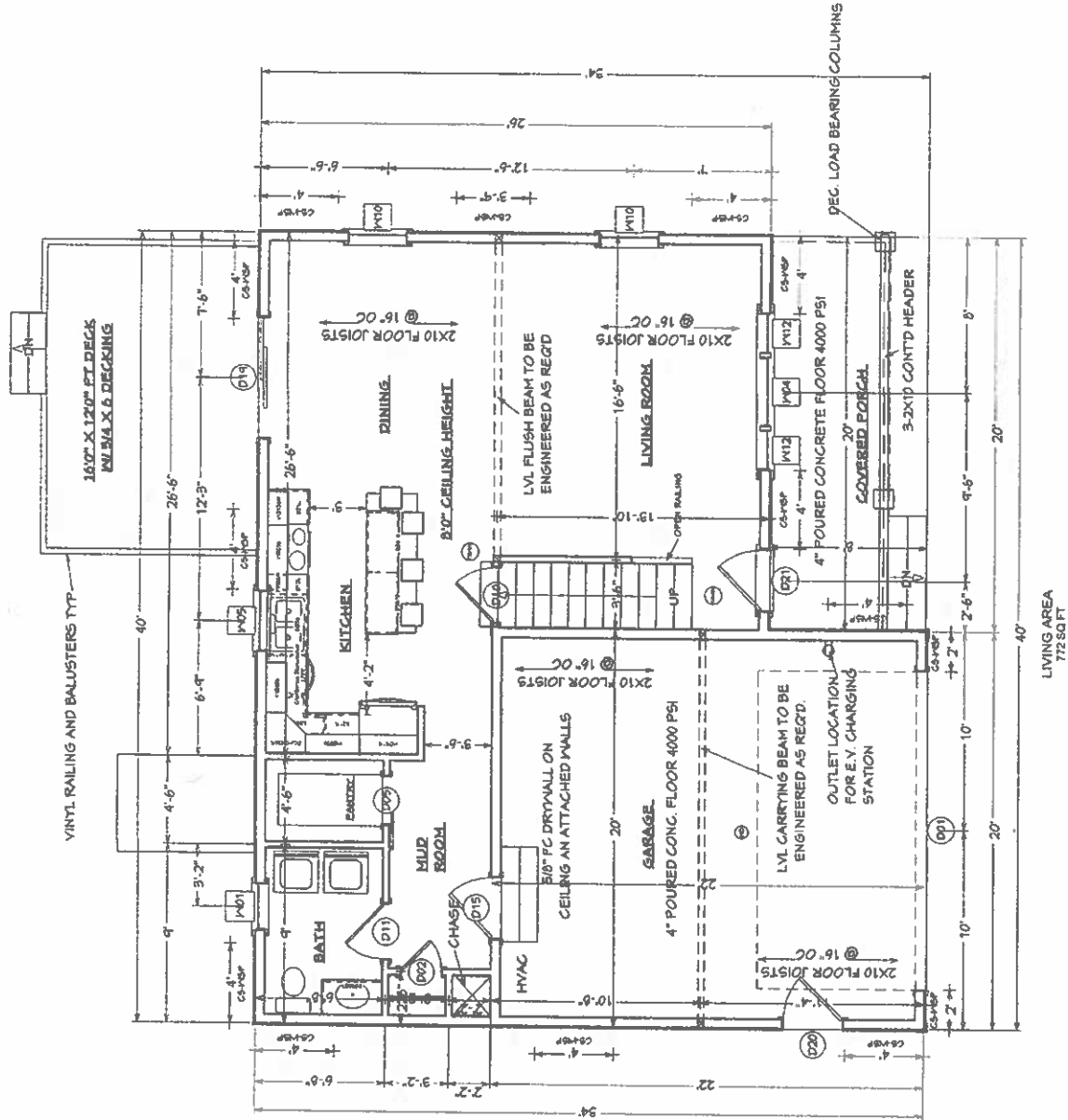
2/28/2024

SCALE:

1/4"=1'-0"

SHEET:

P-2



LIVING AREA
772 SQ FT

SECOND FLOOR PLAN

DRAWINGS PROVIDED BY
 LAURA'S HOME DRAFTING AND DESIGN
 220 TAYLOR ST. GRANBY, MA 01933 413-467-2899
 BUILDING CODES REFERENCED:
 NINTH EDITION CMR170
 2015 INTERNATIONAL RESIDENTIAL CODE

DATE:

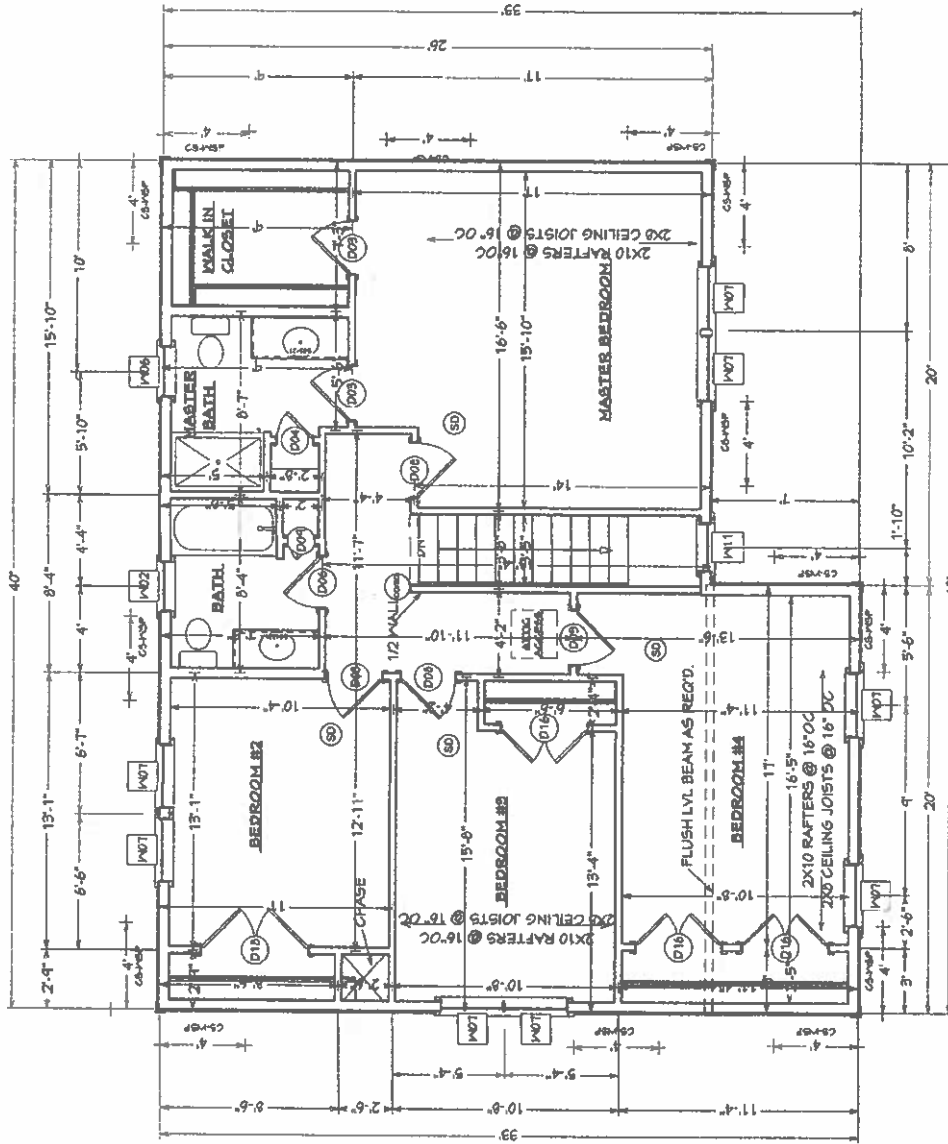
2/28/2024

SCALE:

1/4" = 1'-0"

SHEET:

P-3



LIVING AREA
 1129 SQ. FT.