



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: _____

Parcel ID or MBL: _____

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:		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. 77 Amherst Street
Address(es) – please list all addresses the subject property is known by
- b. 43-007-00059
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 58452-56 Page 54084-295
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RS-7
Zoning District and all Zoning Overlay Districts (if any)
- e. Single family house and 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. 3 bedrooms existing and proposed
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. GEORGES, JIMMY
Name(s)
- b. 77 Amherst Street
Mailing Address(es)
- c. 508-769-6814
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)

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. Lesley Wilson

Name(s)

b. Lesley Wilson

Signature(s)

c. 75 Hammond Street Worcester 01610

Mailing Address(es)

d. 508-575-4944 lwilson@hstgroup.net

Email and Phone Number

e. Engineer

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

5. Owner Authorization

Authorization I, Jimmy Georges, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 43 Block 007 Lot(s) 00059, do hereby authorize HST Group Inc. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 6th day of July, 2023.

6. Proposal Description

a. Get variance for rear setback line

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. There is no additional information

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:

Get variance for rear setback line

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 deck is in the rear of the property and is existing. It can not be seen from the street.

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 deck is existing and currently is not causing any negative effects.


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 rear setback is 20 ft from the property line, the existing deck is 13 from the property line. The difference is minimal and is not causing any negative effects.

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. GEORGES, JIMMY
Name
- b. 
Signature certifying payment of all municipal charges
- c. 77 Amherst Street Worcester MA
Mailing Address
- d. 508-769-6814
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



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: 44

Parcel Address: 77 AMHERST ST
 Assessor's Map-Block-Lot(s): 43-007-00059

 Owner: GEORGES, JIMMY

 Owner Mailing: 77 AMHERST ST
WORCESTER, MA 01611

 Petitioner (if other than owner): LESLEY WILSON
 Petitioner Mailing Address: 75 HAMMOND ST
WORCESTER

 Petitioner Phone: 508-757-4944

Planning: X Zoning: _____ License Commission: _____ Conservation Commission: _____
 Historical: _____ Cannabis: _____ Other: _____

11-025-11+12	O'CONNOR TARA M	0065 WINIFRED AVE	WORCESTER MA 01602
43-008-00050	PAVON EDITH Y + VASQUES EDWIN J	0010 CHIPPEWA RD	WORCESTER MA 01602

43-007-00022	BOSNAKIS MARIANTHE + JOY TRUSTEES	0092 WINIFRED AVE	WORCESTER MA 01602
43-007-00037	TSIGAS PANAGIOTIS + KATHERINE	0024 LONGWORTH RD	WORCESTER MA 01602
43-007-00059	GEORGES JIMMY	0077 AMHERST ST	WORCESTER MA 01611
43-008-00049	LEGACY CHRISTOPHER J	0006 CHIPPEWA RD	WORCESTER MA 01602
43-007-00017	JOYCE LINDSAY M	0105 WINIFRED AVE	WORCESTER MA 01602
43-007-00032	ROGERS TIMOTHY + MICHELLE	0029 LONGWORTH RD	WORCESTER MA 01602
43-007-00018	O'HARA JANET B	0101 WINIFRED AVE	WORCESTER MA 01602
43-007-00033	SAHVERDIYAN VARTAN	0027 LONGWORTH RD	WORCESTER MA 01602
43-007-00024	SHAUGHNESSY ADAM J	0100 WINIFRED AVE	WORCESTER MA 01602
43-008-00051	KUNHARDT ELIZABETH M +	0014 CHIPPEWA ST	WORCESTER MA 01602
43-007-00034	MURTHA JOHN M + PATRICE D	0025 LONGWORTH RD	WORCESTER MA 01602
43-007-00047	GENEST DANIEL M +	0002 CRICKET LN	WORCESTER MA 01602
43-007-00023	SCZYLVIAN BRETT TRUSTEE	0002 CUTTER LN	WESTFORD MA 01866
43-007-00020	WHITSON IVAN	83 WINIFRED AVE	WORCESTER MA 01602
43-009-00041	LANGLOIS JOHN P +	0098 AMHERST ST	WORCESTER MA 01602
43-009-00052	MCMANUS BETH DEBON	0088 AMHERST ST	WORCESTER MA 01602
43-009-00031	TRANNNI DAVID V + DIANNE E	0078 WINIFRED AVE	WORCESTER MA 01602
43-007-00038	CONNOLLY BARRY +	0091 AMHERST ST	WORCESTER MA 01602
43-007-00058	MCANDLESS LEANNE S	0081 AMHERST ST	WORCESTER MA 01602
43-007-00004	NIEDBALA RONALD E + HARRON A	0069 AMHERST ST	WORCESTER MA 01602
11-025-00009	GARCIA KANDIDA	0072 AMHERST ST	WORCESTER MA 01602
43-009-00053	KRISTIE PETRA J	0074 WINIFRED AVE	WORCESTER MA 01602
11-025-0009A	MOOSHAGIAN MARK MR	0068 AMHERST ST	WORCESTER MA 01602
11-025-00018	MEES MATTHEW + WILCZYNSKI ANYA	0064 AMHERST ST	WORCESTER MA 01602
43-009-00051	SZYMBORSKI JANUSZ	0019 LONGWORTH RD	WORCESTER MA 01602
11-025-00010	HARTMAIER ABBIEANN I	0073 WINIFRED AVE	WORCESTER MA 01602
43-009-00029	GENTILUCCI ADRIAN A TRUSTEE	0066 WINIFRED AVE	WORCESTER MA 01602
43-009-00011	RYAN CHRISTINA D + SEAN P	0015 LONGWORTH RD	WORCESTER MA 01602
11-025-00022	MOQUIN ALBERT JR	0030 KINNICUTT RD SOUTH	WORCESTER MA 01602
43-009-00028	NGUYEN THOA	52 VALLEY HILL DR	WORCESTER MA 01602
11-025-0010A	ROSENBERG ROSALIND	40 ELLIS DR	WORCESTER MA 01609
43-007-00026	BROPHY PATRICK W + MCHALA	0108 WINIFRED AVE	WORCESTER MA 0102
43-007-00025	POWERS DENNIS P + CAROLYN C	0104 WINIFRED AVE	WORCESTER MA 01602
43-007-00019	SULLIVAN STEPHEN J + JEAN M	0097 WINIFRED AVE	WORCESTER MA 01602
43-007-00046	HILGAR ARTHUR G + ELIZABETH N	0004 CRICKET LN	WORCESTER MA 01602
43-009-0009A	BAHRAMI SHAHIN	0012 LONGWORTH RD	WORCESTER MA 01602
11-025-00019	INFINITE EDGE LLC	0314 GAFFNEY RD	OAKHAM MA 01068
43-009-0030A	GILLIS SANDRA M	0068 WINIFRED AVE	WORCESTER MA 01602
11-025-00001	MCCOURT CHRISTOPHER + COLLEEN	0077 WINIFRED AVE	WORCESTER MA 01602
43-007-00036	MULLIGAN TODD M + DIANE M	0087 AMHERST ST	WORCESTER MA 01602
43-008-00048	FORD DAVID B	0061 AMHERST ST	WORCESTER MA 01602
43-007-059-1	GEORGES JIMMY	0077 AMHERST ST	WORCESTER MA 01611

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 43-007-00059 as cited above.

Certified by:

Samuel E. Koniczny

06/14/2023

Signature

Date



The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map

