



PROPOSED LOT 1

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: 138 Cohasset Street

Parcel ID or MBL: 18-028-00013

If more than one structure on the lot, identify relevant structure requiring relief: Lot 2 (area)

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.



PROPOSED LOT 2

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: 138 Cohasset Street

Parcel ID or MBL: 18-028-00013

If more than one structure on the lot, identify relevant structure requiring relief: Lot 2 (area)

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	5,000	Setback required:		Setback required:	
Square footage provided:	4,000	Setback provided:		Setback provided:	
Relief requested:	1,000	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. 138 Cohasset Street
Address(es) – please list all addresses the subject property is known by
- b. 18-028-00013
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 70069 Page 68
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RG-5
Zoning District and all Zoning Overlay Districts (if any)
- e. Single family dwelling with detached accessory 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. Three bedrooms existing dwelling with three additional proposed for new structure.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Dover Investment Group, LLC
Name(s)
- b. 7 Powder House Road, Dover, MA 02030
Mailing Address(es)
- c. doverinvestmentgroup@gmail.com ; (774) 262-3187
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) Anthony For
Tracy Nguyen Tran Manager
Dover Investment Group LLC

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, Joseph Agency For Thy N. Tran, Owner of Record of the property listed with the Manager Power Investment Group LLC Assessing Division of the City of Worcester, Massachusetts as Map 18 Block 028 Lot(s) 00013, 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 30th day of April, 2024.

6. Proposal Description

a. A literal enforcement of the Zoning Ordinance would limit the potential use of the parcel to the owners detriment and impose a substantial financial hardship on the owner by preventing the
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. Existing house to occupy conforming lot with no relief for same being required.

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 Zoning Ordinance would limit the potential use of the parcel to the owners detriment and impose a substantial financial hardship on the owner by preventing the premises for being put to its highest and best use as a multifamily property.

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 hardship in this case arises out of the existing dwelling on the premises which does not lend itself to expansion by addition to add additional dwelling units to fully utilize the frontage and area available for housing. The existing single family use on a lot of this size is atypical for lots located in RG-5 zoning districts which in general support greater density.

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:

Relief will allow for the construction of an additional dwelling unit without exceeding applicable density controls as the property, taken as a whole, has sufficient area and frontage to accommodate up to five dwelling units under the density controls set forth in the Zoning Ordinance.

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:

Requested relief is the minimum necessary to allow for the proposed use of the property. Proposal meets applicable frontage, building setbacks, and off street parking requirements under the Zoning Ordinance for both lots proposed with minimal relief being required for Lot 2 only.

