



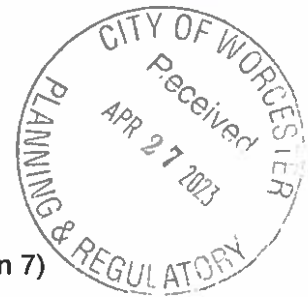
**SPECIAL PERMIT APPLICATION**

**CITY OF WORCESTER ZONING BOARD OF APPEALS**  
455 Maint Street, Room 404: Worcester, MA 01608  
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406

2023 APR 27 AM 3:25

**TYPE OF SPECIAL PERMIT** (check the Special Permit you are requesting and describe what you are requesting)

- 1.  Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
- 2.  Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 3.  Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 4.  Non-Accessory Sign (Article IV, Section 6)
- 5.  Residential Conversion (Article IV, Section 9)
- 6.  Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7.  Modification of Parking/Loading Requirements (Article IV, Section 7)
- 8.  Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
- 9.  Other Special Permit (Describe Special Permit sought):



1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 11 Earle Terrace  
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: 8 Earle Terrace

3. **OWNER OF RECORD:** Steven Christopher  
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are PO Box 12, Shrewsbury, MA 01545

5. Worcester District Registry of Deeds (WDRD) Book(s) 59359, Page(s) 328  
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map01 Block026 Lot 0014A   
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Steven Christopher

8. Address of Applicant: PO Box 12, Shrewsbury, MA 01545

9. Telephone: (508) 344-1112

10. Email: c/o djo@oneilbarrister.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s)  (If you are not the owner of the subject property and are a lessee or optionee, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property.)
12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):  
BL-1.0
13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):  
Existing motor vehicle sales lot with repair facilities for repair and servicing of vehicles to be sold. Used car sale licenses issued by City of Worcester dating back to 12/08/1992 through 2021 are attached hereto. No Special Permit issued for current use by the Zoning Board of Appeals as required by the Zoning Ordinance notwithstanding the issuance of licenses for the premises.
14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):  
Continue current ongoing operations as much as possible. The most recent used car license issued by the City of Worcester to the Applicant was for the sale of up to 24 vehicles. Applicant would like to obtain general approval for the use of the premises as requested from the Zoning Board of Appeals for the proposed use with the option to submit a site plan for approval of same once the use is approved to either Inspectional Services or the Planning Board depending upon the number of vehicles to be sold in accordance with the Zoning Ordinance which grants approval authority for display lots based on the number of vehicles. If the total number of vehicles is less than 8 approval is by Inspectional Services with anything thing over that requiring approval by the Planning Board.
15. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):  
Article IV, Section 2, Table 4.1 Lines 15 & 16.
16. 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):  
Use variance issued for motor vehicle repairs was issued for the garage building on site when the area was zoned for residential use. In addition Assessor's records indicate garage constructed on the property in 1940 with used car licenses issued by the Police Department for at least 30 years. Copies of same provided herewith.
17. 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)? If so, explain:  
Applicant served with a Cease and Desist Order issued by the Department of Inspectional Services on August 15, 2022. Appeal of same filed with hearing date pending.
18. List any additional information relevant to the Special Permit (s):  
Applicant seeks Special Permit approval to allow the repair and sale of up to 8 vehicles with approval of site plan to be under the jurisdiction of Inspectional Services in accordance with the Zoning Ordinance. Applicant seeks waiver for submission of site plan in connection with this filing.

## SPECIAL PERMIT FINDINGS OF FACT

**In the spaces below 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)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

1. Social, economic or community needs that are served by the proposal:

The proposed use is an allowed use in a BL-1.0 Zone by Special Permit and will allow for the continuation of an existing local business servicing City residents.

2. Traffic flow and safety, including access, parking and loading areas:

Limited traffic is associated with proposed use given the scale of the business proposed. No safety issues presented.

3. Adequacy of utilities and other public services:

Existing utilities and other public services available on site are adequate for the proposed use.

4. Neighborhood character and social structure:

The proposed use is the same use as the existing use only on a much reduced scale and is in keeping with the surrounding business uses.

5. Impacts on the natural environment:

No adverse impacts on the natural environment are anticipated given the already developed nature of the site.

6. Potential fiscal impact, including city services needed, tax base, and employment:

Approval of the Applicant's request would allow for an existing business to continue to operate with no increased demand on City services, maintain the existing tax base, and continue to provide needed services to City residents.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By:   
(Signature of Applicant or Applicant's Agent)  
If more than one applicant, all applicants must fill out information.

Steven Christopher  
(Name of Applicant)

PO Box 12, Shrewsbury, MA 01545  
(Address)

(508) 344-1112  
(Contact Phone Number)

c/o djo@oneilbarrister.com  
(Email)

April 11, 2023  
(Date)

By:   
(Signature of Property Owner or Owner's Agent)  
If more than one property owner, all owners must fill out information.

Steven Christopher  
(Name of Property Owner)

Steven Christopher  
(Address)

(508) 344-1112  
(Contact Phone Number)

c/o djo@oneilbarrister.com  
(Email)

April 11, 2023  
(Date)

**Non-Residential Use allowed only by Special Permit  
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed use (include description of business, proposed hours of operation, and number of employees)

Used car lot with repair of vehicles to be sold performed on site. One employee. Normal business hours.

2. Total square footage of proposed use:

Garage space in use is approximately 88 square feet. Balance of lot to be used for vehicle display. Approval sought limited to 8 vehicles.

3. Number of off-street parking spaces to be provided. Indicate location of those parking spaces: garage, parking lot, parking spaces on a different lot provided through the same ownership and/or leased spaces (a 5-year minimum lease with renewal options must be provided) within 1,000 feet of the use it will serve.

Ample area exists for off-street parking. Site plan design subject to the approval of Inspectional Services in accordance with Zoning Ordinance.

4. For a proposed animal hospital, animal clinic, pet shop or animal shelter, per Article IV, Section 2, Notes to Table 4.1, Note 4, indicate the location of any animal runs if a residential zoning district is within 200 feet of the subject property.

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.

6. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

7. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

8. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**Non-Accessory Sign  
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure:

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

**\*Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

**(1) If a Proprietorship or Single Owner of residential property:**


Name of Owner Steven Christopher

Business Address PO Box 12, Shrewsbury, MA 01545

Home Address \_\_\_\_\_

Business Phone (508) 344-1112 Home Phone \_\_\_\_\_

Signature of owner (certifying payment of all municipal charges):

 AH, PJ  
Steven Christopher Date: April 11, 2023

**(2) If a Partnership or Multiple Owners of residential property:**

Full names and address of all partners

Printed Names	Addresses
_____	_____
_____	_____
_____	_____
_____	_____

Business Address \_\_\_\_\_

Business Phone \_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_



### 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: 45

Parcel Address: 11 EARLE TER  
 Assessor's Map-Block-Lot(s): 01-026-0014A  
 Owner: CHRISTOPHER, STEVEN  
 Owner Mailing: PO BOX 12  
SHREWSBURY, MA 01545  
 Petitioner (if other than owner): DONALD J ONEIL  
 Petitioner Mailing Address: 688 PLEASANT ST  
WORCESTER, MA  
 Petitioner Phone: 5087555655

Planning: \_\_\_\_\_  
 Historical: \_\_\_\_\_

Zoning: X  
 Cannabis: \_\_\_\_\_

Liquor License: \_\_\_\_\_  
 Other: \_\_\_\_\_

Conservation  
 Commission: \_\_\_\_\_

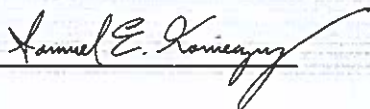
01-026-3+17A	FOSTER DAWN TRUSTEE	0027 MORTON STATION RD	CHARLTON MA 01507
01-025-37+39	104 BELMONT ST LLC	0011 DOWNING DR	NORTON MA 02766
01-025-13+14	RAINBOW CHILD DEVELOPMENT CENTER IN	10 EDWARD STREET	WORCESTER MA 01605
01-026-00007	DELLOSTRITTO MARIA	0007 EARLE ST	WORCESTER MA 01605
01-026-0014A	CHRISTOPHER STEVEN	PO BOX 12	SHREWSBURY MA 01545
01-027-00024	YELVERTON JOHNNIE + EARLEN A	0007 ELIZABETH ST	WORCESTER MA 01605
01-026-0005A	MENJIVAR JESUS A	0010 ELIZABETH ST	WORCESTER MA 01605
01-018-00024	MEDICAL CENTER OF CENTRAL MA INC	328 SHREWSBURY ST	WORCESTER MA 01604
01-018-00026	MEDICAL CENTER OF CENTRAL MASS INC	328 SHREWSBURY ST	WORCESTER MA 01604



01-027-003-1	BELMONT PARK LLC	017 WILLET DR	SHREWSBURY MA 01545
01-027-00026	TERZIAN AVED TRUSTEE	0087 SALISBURY ST	WORCESTER MA 01609
01-026-00002	NGUYEN TOAN KHANH +	0007 HAMILTON WAY	HOLBROOK MA 02323
01-026-14-17	LI JIARUI	2715ALMA STREET	PALO ALTO CA 94306
01-026-00016	TOMEN GUY ROGER KAJEMBEU TRUSTEE	0012 TAJ DR	WORCESTER MA 01605
01-026-00001	ST PAUL REALTY LLC	243 WEST MAIN ST	HOPKINTON MA 01748
01-027-00022	YELVERTON JOHNNIE J T	0007 ELIZABETH ST	WORCESTER MA 01605
01-025-00040	VASILIADIS GEORGIA LIFE EST+	0027 LAURELWOOD DR	WORCESTER MA 01605
01-026-00018	JAI PARAS PROPERTIES LLC	45 UPTON RD	WESTBORO MA 01581
01-026-00005	RUIZ GUADALUPE G	0008 ELIZABETH ST	WORCESTER MA 01605
01-026-00006	MERCHANT TROY	0012 ELIZABETH ST	WORCESTER MA 01605
01-027-00025	DRAGOTI ANDREA +	0011 ELIZABETH ST	WORCESTER MA 01605
01-025-00011	104 BELMONT ST LLC	0104 BELMONT ST LLC	WORCESTER MA 01605
01-026-00009	ROSS KATHLEEN M +	0009 EARLE ST	WORCESTER MA 01605
01-026-00012	MORRISSEY DANIEL J	005 EARLE ST	WORCESTER MA 01605
01-028-00025	DA SILVA CARLA BARBOSA +	0015 EDWARD ST	WORCESTER MA 01605
01-028-00012	VENERINI SISTERS INC	23 EDWARD ST	WORCESTER MA 01605
01-028-00024	MOKKEDEM ABDELILLAH	0006 EARLE ST	WORCESTER MA 01605
01-028-00028	WIGGINS IAN	16 ELIZABETH ST APT #2	WORCESTER MA 01605
01-028-00023	WADE ADRIENNE	0016 ELIZABETH ST	WORCESTER MA 01605
01-027-00009	RUTHERFORD CHRISTOPHER M	0015 ELIZABETH ST	WORCESTER MA 01605
01-028-0012A	JOVEL WALTER W	0020 ELIZABETH ST	WORCESTER MA 01605
01-028-00022	EPH INVESTMENTS LLC	0056 ALBERT RD	AUBURNDALE MA 02466
01-028-00021	SOERIO SAULO BARCELOS +	0021 ELIZABETH ST	WORCESTER MA 01604
01-027-099-1	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-2	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-3	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-4	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-7	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-8	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-5	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-027-099-6	M JEMMS WORCESTER I LLC	0020 PROUTY RD	BURLINGTON MA 01803
01-028-00014	PIPERHILL LLC	0035 OAK AVE	WORCESTER MA 01605
01-027-00005	CHAUDHRY MUZAFFAR + FAQUIHA	0009 ELIZABETH ST	WORCESTER MA 01605
01-018-00001	WORCESTER MEMORIAL HOSPITAL IN	281 LINCOLN STGROSVENOR BLDNG-G109	WORCESTER MA 01605
01-026-00010	WU STER CLAN LLC	0172 POND BROOK RD	CHESTNUT HILL MA 02467

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 01-026-0014A as cited above.

Certified by:



2/23/2023



Signature

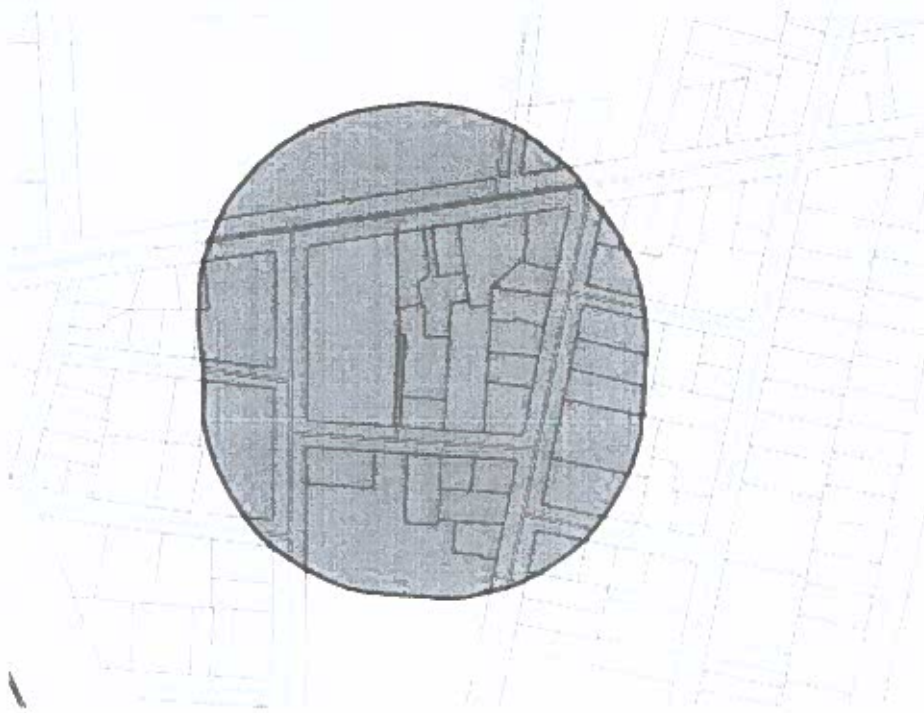
Date



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](mailto:assessing@worcesterma.gov)

### Abutters Map



# DETAILS

The tax date or "assessment valuation date" is the January 1st preceding the fiscal year. For this reassessment, January 1, 2022 is the legal tax or assessment date. This means the values should represent the market value of the property based upon a theoretical sale date of January 1, 2022.

### MBL

01-026-0014A

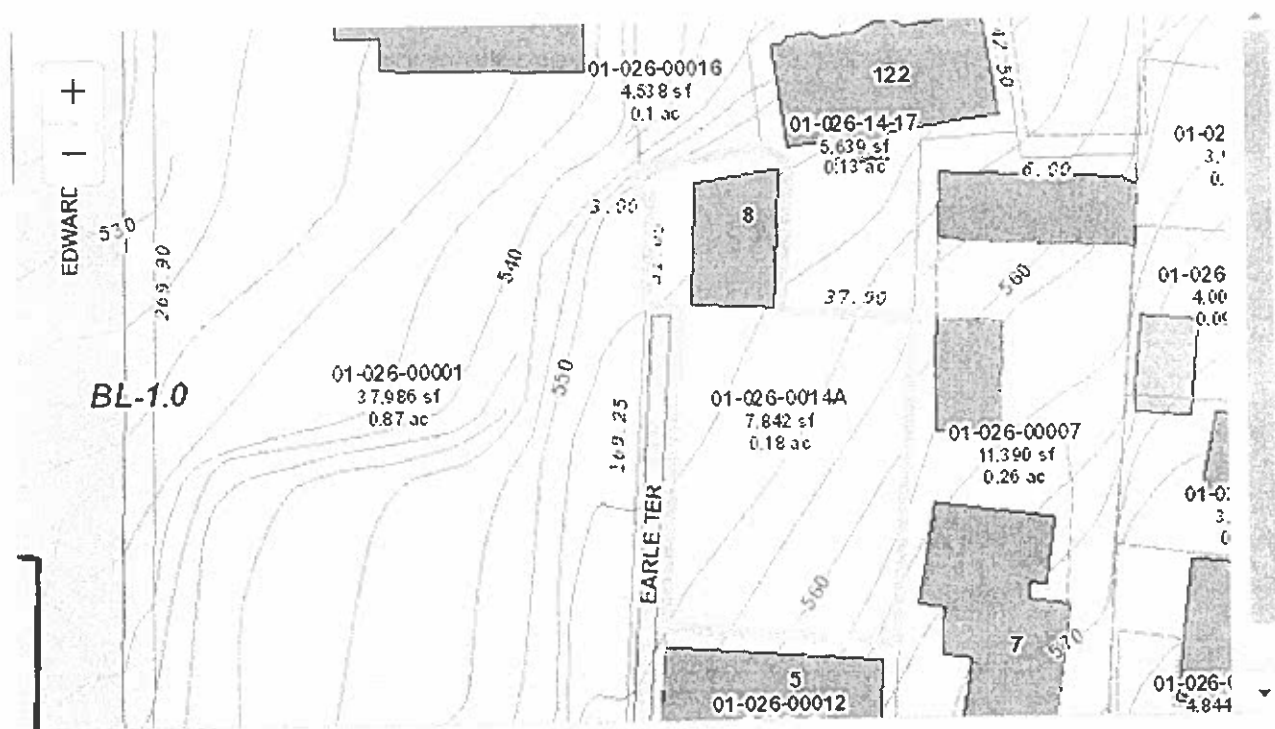
### Address

11 EARLE TER

### Assessed Owner

CHRISTOPHER, STEVEN

### Property Map & Information

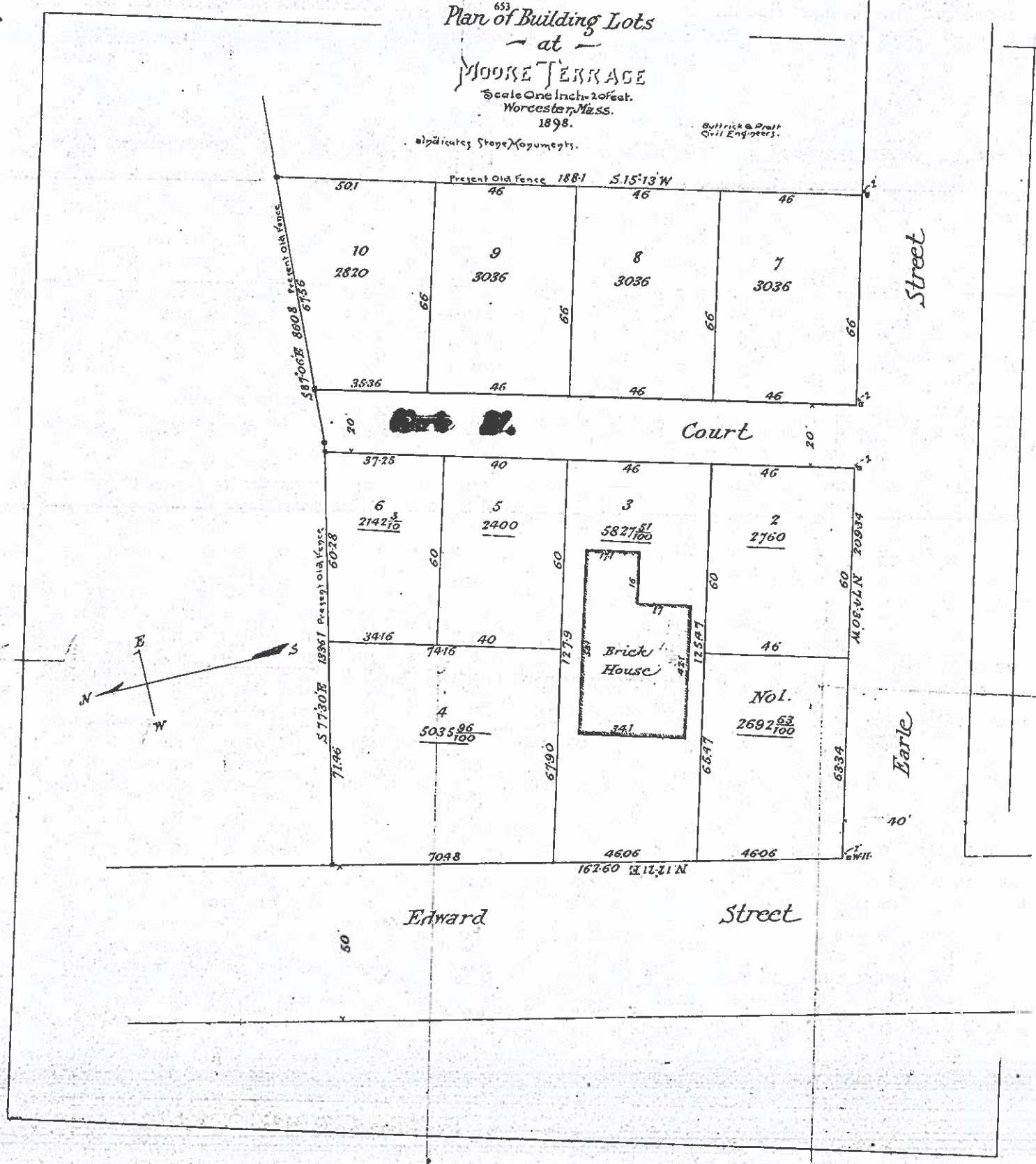


- [VISION Property Card](#)
- [Worcester Map Viewer](#)
- [Tax Payment History](#)

Book 1578  
653  
*Plan of Building Lots*  
- at -  
**MOORE TERRACE**  
Scale One Inch = 20 Feet.  
Worcester, Mass.  
1898.

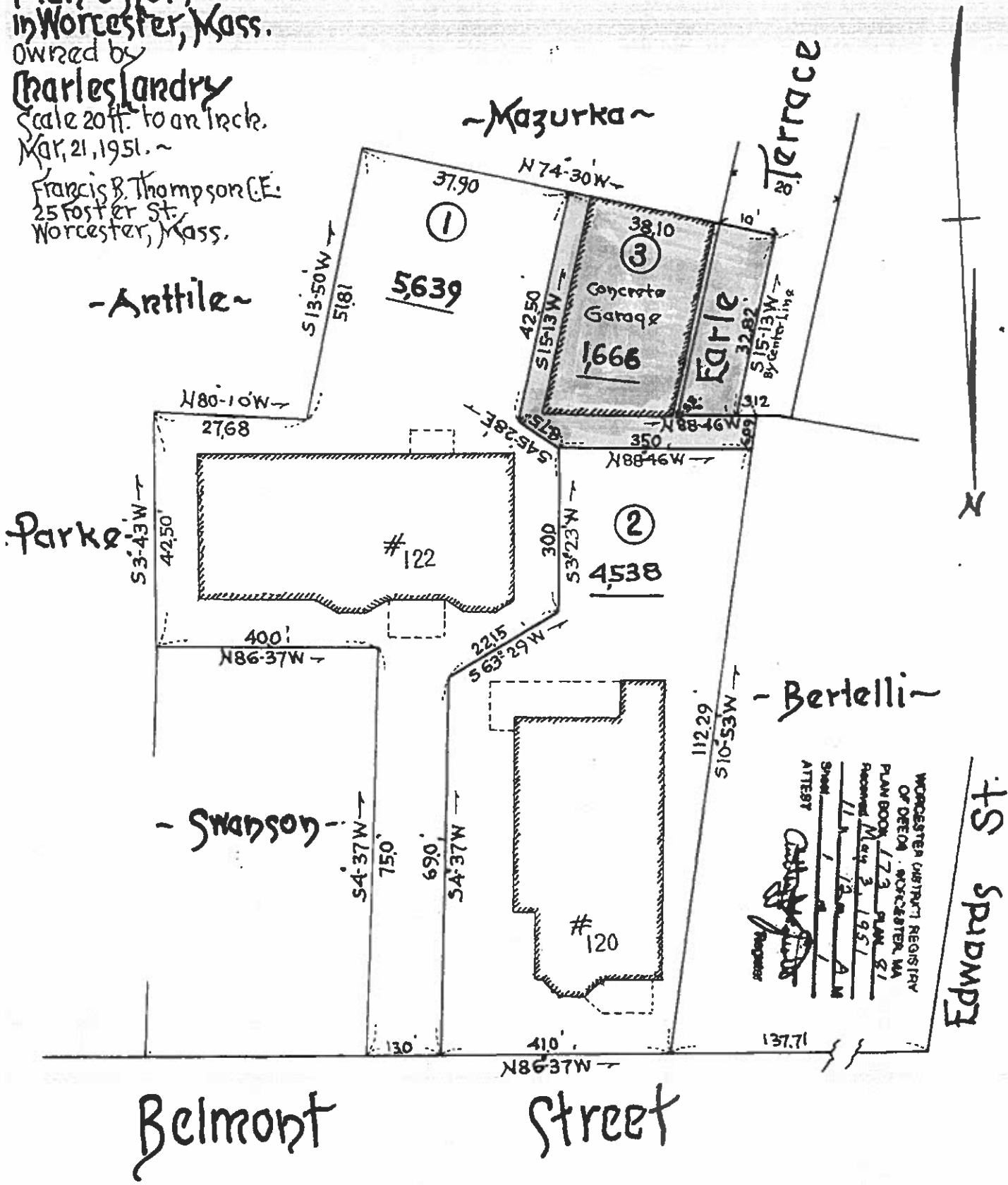
Buttrick & Pratt  
Civil Engineers.

Indicates Stage Measurements.



Plan of lots  
in Worcester, Mass.  
Owned by  
**Charles Landry**  
Scale 20 ft. to an inch.  
Mar. 21, 1951. ~

Francis B. Thompson (C.E.)  
25 Foster St.  
Worcester, Mass.



Worcester Registry  
OF DEEDS - WORCESTER, MA  
PLAN BOOK 173 - PLAN 81  
Recorded May 3, 1951  
11:12 AM  
A.M.  
Shew  
ATTEST  
*Carolyne [Signature]*  
Register

Edwards St.