



**VARIANCE & SPECIAL PERMIT 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.

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	10,000 sf	Setback required:		Setback required:	
Square footage provided:	9,470 sf	Setback provided:		Setback provided:	
Relief requested:	530 sf	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/Loading		Height		Accessory Structure 5-foot Setback	
Parking required:	12	Height permitted:		Type of structure:	
Parking provided:	10	Height provided:		Square footage of structure:	
Relief requested:	2	Relief requested:		Relief requested:	
Loading required:		Other Variances			
Loading provided:		Relief requested:			
Relief requested:		Zoning Ordinance Article & Section:			
Signs		Requirement:			
Area permitted:		Provided:			
Area provided:		<p align="center">Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.</p>			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

**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: 32 Tirrell Street, Worcester, MA

(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: \_\_\_\_\_

3. OWNER OF RECORD: Dean Avrahami (manager) 32 Tirrell Street, LLC

(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 45 Azalea Road, Sharon, MA

5. Worcester District Registry of Deeds (WDRD) Book(s) 61866, Page(s) 265

(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 07 Block 014 Lot 00009

(List

MBL number for the subject property as listed at Assessor's Office)

7. NAME OF APPLICANT(S): Dean Avrahami (manager) 32 Tirrell Street, LLC

8. Address of Applicant: 45 Azalea Road, Sharon, MA

9. Telephone: 617-620-1159

10. Email: deanavr@gmail.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):

RG-5

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):  
Currently on site is a single family dwelling, garage and shed all slated to be demolished under this proposal.
14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):  
The applicant seeks to demolish all structures on-site and construct a 6 unit multi family dwelling with a 10 space parking lot.
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 II, Table 4.2

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):  
No known approvals have previously been granted for this parcel.
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:  
No known applicants have applied for a building permit for this parcel.
18. List any additional information relevant to the Variance (s) and Special Permit (s):

## VARIANCE FINDINGS OF FACT

**Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.**

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

The applicant would not be able to construct the multi family dwelling. Due to the high cost of construction and land values in the City of Worcester, a literal enforcement would make the project not feasible to proceed with.

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 existing structure on site is uninhabitable due to fire damage and needs total replacement. The replacement cost would out weigh the feasibility of developing the lot without zoning relief.

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:

Many dwellings in the surrounding area are not in conformance with the current zoning bylaws. Thus, granting the relief requested for this project would not be out of the norm for the existing area.

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 dimensional variances requested are existing or the minimum necessary to provide relief from the statutory hardship. The applicants are proposing 3 floors, so the building foot print will remain the same whether or not the applicants construct a 5 unit or 6 unit building. Adding an additional unit (totaling 6) would make the project more feasible for the applicant.

## **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 construction of the multi-family residential building will provide modern homes with higher standards of living such as two full bathrooms and a home office space which is in dire need during these times of working from home. Additionally, this proposal will provide more much needed housing units for the residents of Worcester.

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

The proposed parking lot and access driveway have been designed to provide adequate traffic flow and driveway access/egress for the proposed building from Tirrell Street.

3. Adequacy of utilities and other public services:

The utilities and public services proposed for this project will be adequate for the proposed multi-family dwelling. Connection to the City's water, sewer and drainage systems will be made to the utilities in Tirrell Street.

4. Neighborhood character and social structure:

The neighborhood consists of multi family dwellings, single family and two family dwellings. Allowing the construction of a 6 unit multi family dwelling would be consistent with the area. Tirrell Street has multifamily dwellings ranging from 2-16 units.

5. Impacts on the natural environment:

The impacts to the natural environment will be construction activities and adding impervious surfaces within the site. These have been minimized and the impacts will be mitigated with a stormwater management system and a sediment and erosion control plan during construction. Once completed all disturbed areas will be loamed and seeded and landscaping will be provided to reduce the impacts on the natural environment.

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

Allowing the construction of the 6 unit multi-family dwelling will increase the tax base for the City of Worcester.

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.

\_\_\_\_\_  
(Name of Applicant)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Contact Phone Number)

\_\_\_\_\_  
(Email)

\_\_\_\_\_  
(Date)

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

Dean Avrahami  
\_\_\_\_\_  
(Name of Property Owner)

45 Azalea Road, Sharon, MA  
\_\_\_\_\_  
(Address)

617-620-1159  
\_\_\_\_\_  
(Contact Phone Number)

deanavr@gmail.com  
\_\_\_\_\_  
(Email)

8/4/20  
\_\_\_\_\_  
(Date)

#### SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY

Complete the requested information for the Special Permit requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit (s) you are applying for.

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure  
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)
2. Indicate how long the nonconforming aspects of the structure have been in existence:
3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)
4. Describe the proposed extension, alteration or change and the total square footage of any physical expansion:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed: Note: In residential districts, the structure as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
7. Explain how the structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Use  
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this use:
2. Indicate how long the nonconforming use has been in existence? What year did the use begin? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)
3. At the time the use was initiated, was the use allowed under the then applicable Zoning Ordinance?
4. Describe the proposed extension, alteration or change of use and the total square footage to be utilized for the use:
5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
7. Explain how the use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing use:



10. 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.

**Residential Conversion  
(Article IV, Section 9)**

1. Total number of existing units/Total number of proposed units:
  
  
  
  
  
  
  
  
  
  
2. Will the external appearance of the structure remain unchanged except for new doors, windows, fire escapes, and stairways?
  
  
  
  
  
  
  
  
  
  
3. Number of off-street parking spaces to be provided (If new parking is being created, the applicant(s) may need to seek a Special Permit for extension, alteration or change of a pre-existing, nonconforming structure if existing structure does not meet current zoning dimensional requirements. If additional parking cannot be provided for new dwelling unit(s), the proposed conversion may also require a Variance or Special Permit from off-street parking requirements):
  
  
  
  
  
  
  
  
  
  
4. Which dimensional requirements/setbacks are you seeking relief by the Special Permit?

**Placement of Fill/Earth Excavation  
(Article IV, Section 5)**

1. Indicate whether the Special Permit is for Placement of Fill or Earth Excavation:
2. Attach documentation showing proposed measures to protect pedestrians and vehicles.
3. Provide a proposed timeline for completion of placement of fill.
4. Attach documentation from the Director of Public Health and the Conservation Commission as outlined in the City of Worcester Zoning Ordinance Article IV, Section 5.
5. Attach a site plan with all required information in support of the application per the City of Worcester Zoning Ordinance Article IV, Section 5.

**Modification of Parking/Loading Requirements  
(Article IV, Section 7)**

1. Indicate what relief is being sought under the Special Permit:

The applicant seeks to reduce the driveway width from the required 24 feet to 22'.

This would allow the applicant to meet the new required 5' setback from property lines. It is in our opinion the providing the 5 foot buffer would be more beneficial to provide additional screening for the neighbors.

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:

see above.

2. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:

na

**Other Special Permits**

1. Describe Special Permit sought and provide relevant details on the plan of land and rendering. Provide square footage and height of any structures and indicate percentage of lot structure will occupy:

**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 \_\_\_\_\_

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

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

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

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

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

**(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: _____

**(3) If a Corporation:**

Full Legal Name 32 Tirrell Street LLC  
State of Incorporation MA  
Principal Places of Business 45 Azalea Road, Sharon, MA, 02067  
Place of Business in Massachusetts " " "

Printed Names of Officers of Corporation:	Title
<u>Dean Avrahami</u>	<u>Managing Member</u>
_____	_____
_____	_____

Owners of Corporation:	Address	% of stock
Printed Names		
<u>Dean Avrahami</u>	<u>45 Azalea Rd, Sharon, MA</u>	<u>50%</u>
<u>Einar Makover</u>	<u>45 Azalea Rd, Sharon, MA</u>	<u>50%</u>

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

Dean Avrahami Date: \_\_\_\_\_  
Date: 8/4/20  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_

**(4) If a Trust:**

Name of Trust \_\_\_\_\_  
Business Address \_\_\_\_\_  
Printed Names of Trustees: \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Printed Names of Beneficiaries: \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):**

Printed Name of Applicant: Dean Avrahami  
Signature of Applicant: Dean Avrahami Date: 8/4/20

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.  
City Manager



Samuel Konieczny, MAA  
City Assessor

Administration and Finance  
Division of Assessing

**REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:**

Please be advised that requested lists will typically be completed within ten (10) business days. Lists will be provided for a fee of \$20.00 paid at the time of request. Please state the reason for the abutters' list and indicate if the subject parcel has shared ownership with an adjoining parcel, this will ensure the provided list meets the appropriate regulations. Two sets of mailing labels will be included when required.

Our email address is: [Assessing@worcesterma.gov](mailto:Assessing@worcesterma.gov) and our fax number is (508) 799-1021.

Please contact our office with any questions.

ABUTTER'S LIST      LABELS       Yes      No      1 SET       2 SETS  
 MAP(S)

JUL 17 2020 PM 3:49

PROPERTY ADDRESS 32 Tirrell Street

MBL No. 07-014-00009

REASON:  PLANNING  
 ZONING  
 LIQUOR LICENSE  
 CONSERVATION COMMISSION  
 HISTORICAL COMMISSION  
 OTHER- \_\_\_\_\_

Footage for radius 300'

**PAID**  
8000 total ✓  
136/6

CONTACT: NAME: Zac Couture

ADDRESS: 75 Hammond st. Worcester, MA 01610

TELEPHONE: 508-757-4944



**CITY OF WORCESTER, MASSACHUSETTS**

**Edward M. Augustus, Jr.**  
City Manager



**Samuel Konieczny, MAA**  
City Assessor

**Administration and Finance  
Division of Assessing**

**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:   59  

Owner: 32 Tirrell Street LLC  
 Owner Mailing: c/o Dean Avraham (Manager)  
45 Azalea Road  
Sharon, MA 02067

Petitioner (if other than owner): Zac Couture  
 Petitioner Mailing Address: 75 Hammond Street  
Worcester, MA 01610

Petitioner Phone: 508-757-4944

Parcel Address: 32 Tirrell Street  
 Assessor's Map-Block-Lot(s): 07-014-00009

Planning:                             Zoning:   X                        Liquor License:                             ConComm:         
 Historical:                             Cannabis:                             Other:       

07-014-00014	VELEZ ESPERANZA + NIEVES	0002 LOWELL ST	WORCESTER MA 01603
08-035-00026	DENNIS LUKE W + ALEXZENIA	0021 STONELAND RD	WORCESTER MA 01603
08-035-00013	ANOKYE STEPHEN K +	0026 STONELAND RD	WORCESTER MA 01603
08-035-00018	KOMO SAMPSON	0037 STONELAND RD	WORCESTER MA 01603
07-014-00003	NGO LYNNZIE H	10 LOWELL ST # 1	WORCESTER MA 01603
07-014-00002	PENA JOSE M + JOSELY A	0012 LOWELL ST	WORCESTER MA 01603
07-014-00008	BELANGER JOSHUA + KIMBERLY	36 TIRRELL ST	WORCESTER MA 01608
07-011-00012	MERCADO FELIX C + BLANCA I	0016 LOWELL ST	WORCESTER MA 01603
07-011-00019	GALLAGHER JOSEPH W +	0042 TIRRELL ST	WORCESTER MA 01603
08-036-00008	POTTER BEN	0016 SWAM PL	ARLINGTON MA 02476
08-035-00021	MCGRAIL RICHARD A + DEBRA A	0031 STONELAND RD	WORCESTER MA 01603
08-036-00014	NORFORD SAMUEL	0020 TIRRELL ST	WORCESTER MA 01603
07-014-00006	POPINCHALK SETH A +	0012 BEECHING ST	WORCESTER MA 01602
07-014-00021	1013 MAIN STREET LLC	0003 LYDIAS PATH	WESTBOROUGH MA 01581
07-011-00021	PHAM AN V +	0014 LOWELL ST	WORCESTER MA 01603
07-014-00005	MEANS DENISE + MICHAEL	PO BOX 30791	WORCESTER MA 01603
07-014-00004	LI LI	0008 LOWELL ST	WORCESTER MA 01603

07-014-00015	YU SHENMIAN	0374 RIVER RD	ANDOVER MA 01810
07-014-00001	FLETCHER LAUREN E	0029 TIRRELL ST	WORCESTER MA 01603
07-014-00011	MAGNOLIA CAPITAL LLC	0102 STONEY HILL RD	SHREWSBURY MA 01545
07-011-00022	NGUYEN QUYET D + QUYNHCHI D +	P.O. BOX 2977	WORCESTER MA 01613
07-014-00020	PEREZ ERIDANTA CRISPEN +	0020 TIRRELL ST	WORCESTER MA 01603
07-014-00017	DIREDA NICHOLAS J JR	0008 SUZANNE DR	OXFORD MA 01537
07-011-00023	RIGGS RICHARD D +	0028 FREELAND ST	WORCESTER MA 01603
07-014-00019	LAFRENIER BETH MAE	24 TIRRELL ST # 2	WORCESTER MA 01603
07-014-00009	32 TIRRELL STREET LLC	0045 AZALEA RD	SHARON MA 02067
07-011-00013	TIVNAN STANLEY F +	0041 TIRRELL ST	WORCESTER MA 01603
07-011-00014	PADIN JOSE L + GOMEZ	0045 TIRRELL ST	WORCESTER MA 01603
08-036-00013	LAZARUS BENNETT J TRUSTEE	0019 STONELAND RD	WORCESSTER MA 01603
08-036-00016	PARAFINOWICZ WALDEMAR	216 MILLBURY ST	AUBURN MA 01501
07-014-10+18	SANTAMARIA ADELBERTO	0030 TIRRELL ST	WORCESTER MA 01603
08-036-00015	DO QUAN	0015 STONELAND RD	WORCESTER MA 01603
08-035-24+25	MOQUIN LANCE	0109 FRANCIS ST	WORCESTER MA 01606
08-036-00010	NGUYEN NHAN VAN + KEOMANY V	16 STONELAND RD APT 2	WORCESTER MA 01603
08-035-00023	TRUONG LINH	0027 STONELAND RD	WORCESTER MA 01603
07-011-00017	GORDON ROBERT D + SHARON M	0046 TIRRELL ST	WORCESTER MA 01603
08-036-00009	MANNING JAMES WILLIAM TRUSTEE	0071 HANCOCK ST	BOSTON MA 02125
08-035-00022	OPONG JOANA +	0029 STONELAND RD	WORCESTER MA 01603
08-035-00009	LE THANH THI TRUSTEE	0083 PENN AVE	WORCESTER MA 01604
07-011-00016	BROWER DIANNE + ROBERT JR +	0050 TIRRELL ST	WORCESTER MA 01603
08-036-00007	REJICUS LLC	0079 SUSSEX LN	WORCESTER MA 01602
08-035-00020	MALLET JOANNE	0033 STONELAND RD	WORCESTER MA 01603
08-035-00014	MARCHAND DAVID A +	0024 STONELAND RD	WORCESTER MA 01608
08-035-00019	TA TUYEN + PHAM	0035 STONELAND RD	WORCESTER MA 01603
08-036-00035	BROSNIHAN MARY ELLEN TRUSTEE	0051 BURNCOAT LANE	LEICESTER MA 01524
08-035-00012	NGUYEN THANH VIET	2 JASMINE DR.	WORCESTER MA 01605
08-035-00017	NICHOLAS SERGIO + MALIA	0039 STONELAND RD	WORCESTER MA 01603
08-036-00034	RODWILL JOHN P	00029 HITCHCOCK ROAD	WORCESTER MA 01603
08-035-00016	OWUSU MARGARET	0041 STONELAND RD	WORCESTER MA 01603
08-035-00011	TZIMAS PANAGIOTIS N	0030 STONELAND RD	WORCESTER MA 01603
08-036-00033	RODWILL JOHN P	0029 HITCHCOCK RD	WORCESTER MA 01603
08-035-00042	RODWILL JOHN	0029 HITCHCOCK RD	WORCESTER MA 01603
08-035-00010	BIALEK BOGUSLAW J	0182 WALNUT ST	DORCHESTER MA 02122
08-035-00044	SCALES MARK A + MORIN	0031 HITCHCOCK RD	WORCESTER MA 01603
08-035-00043	RODWILL JOHN P	00029 HITCHCOCK ROAD	WORCESTER MA 01603
08-035-00008	RUTTERS BROOK LLC	0056 DURANT AVE	MAYNARD MA 01754
08-035-00071	DOWNING BRIANNE D	0007 OLD FARM RD	STURBRIDGE MA 01566
08-035-006+7	RAPTIS MARKOS TRUSTEE	P O BOX	ROCHDALE MA 01542
08-035-00041	TRAM LOAN + HA NGOC	0047 HITCHCOCK RD	WORCESTER MA 01603

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 07-014-00009 as cited above.

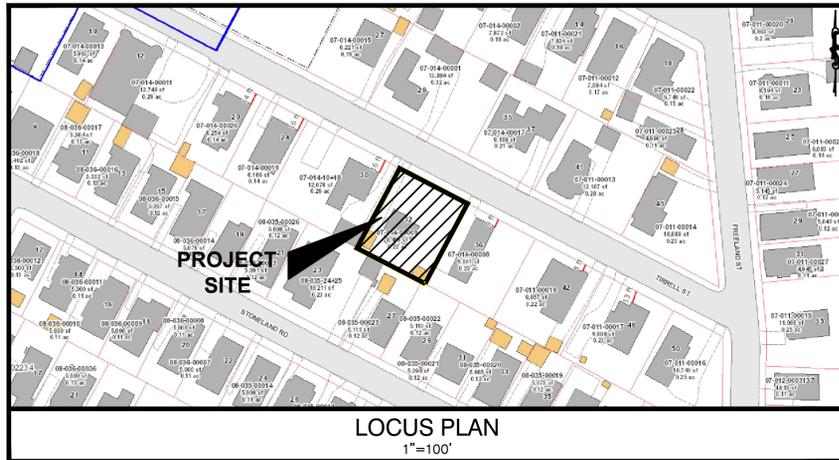
Certified by:

*Samuel E. Konieczny*

Signature

7/20/2020

Date



- NOTES:**
- THIS PLAN WAS PREPARED BY H. S. & T. GROUP, INC. OF WORCESTER, MASSACHUSETTS AND IS BASED ON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY H. S. & T. GROUP, INC. ON 02-05-20.
  - THE DEED FOR THIS PARCEL IS RECORDED IN BOOK 61866 PAGE 265 AT THE WORCESTER REGISTRY OF DEEDS.
  - THE WORCESTER ASSESSOR'S GRID INDEX MAPS SHOWS THIS PROPERTY AS MAP-BLOCK-LOT 07-014-00009.
  - THIS PROPERTY IS PART OF THE RESIDENCE GENERAL 5,000 SF MINIMUM LOT SIZE (RG-5) ZONING DISTRICT IN THE CITY OF WORCESTER, MASSACHUSETTS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION IS TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
  - THIS PROJECT WILL REQUIRE APPROVAL FROM THE WORCESTER PLANNING BOARD AND WORCESTER CONSERVATION COMMISSION.
  - IF APPROVED, STORMWATER CALCULATIONS AND DRAINAGE REPORT WILL BE PRODUCED AT THE PLANNING BOARD LEVEL. THE PROJECT TRIGGERS STORMWATER MANAGEMENT DUE TO THE NUMBER OF UNITS.
  - ALL SNOW IS TO BE TRUCKED OFF SITE. NO STORAGE OF SNOW IN LANDSCAPING BUFFER IS ALLOWED.

**LOT ZONING SUMMARY**

TOTAL LOT AREA: 9,470 SF  
 ZONING DISTRICT: RG-5  
 EXISTING USE: EXISTING SINGLE FAMILY DWELLING (TO BE RAZED)  
 PROPOSED USE: PROPOSED 6 UNIT DWELLING

**ZONING TABLE-(EXISTING SINGLE FAMILY DWELLING)**

ZONING REGULATION	REQUIRED/ALLOWED	EXISTING
MINIMUM LOT AREA	5,000 SF	9,470 SF
MINIMUM LOT FRONTAGE	50 FT	90.00 FT
MINIMUM FRONT YARD SETBACK	15 FT	42.9 FT
MINIMUM SIDE YARD SETBACK	8 FT	16.8 FT
MINIMUM REAR YARD SETBACK	15 FT	22.2 FT

**ZONING TABLE-MULTI-FAMILY LOW RISE**

ZONING REGULATION	REQUIRED/ALLOWED	6 UNIT DWELLING
MINIMUM LOT AREA	10,000 SF*	9,470 SF***
MINIMUM LOT FRONTAGE	75 FT**	90 FT***
MINIMUM FRONT YARD SETBACK	12.3 FT****	12.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	10.3 FT
MINIMUM REAR YARD SETBACK	15 FT	15.3 FT

\* MINIMUM LOT AREA: MULTI-FAMILY DWELLING LOW-RISE - FIRST UNIT = 7,000 SF + 2,000 SF PER ADDITIONAL DWELLING UNITS -> 5,000 SF + (5 UNITS X 1,000 SF) = 10,000 SF REQUIRED

\*\* MINIMUM LOT FRONTAGE: MULTI-FAMILY DWELLING LOW-RISE - FIRST UNIT = 50 FT + 5 FT PER DWELLING UNIT TO A TOTAL OF 140 FT -> 50 FT + (5 FT X 5 UNITS) = 75 FT REQUIRED

\*\*\* RELIEF REQUESTED FROM THE WORCESTER ZONING BOARD OF APPEALS  
 \*\*\*\* SETBACK WAS DETERMINED UTILIZING THE FRONT YARD ALIGNMENT (ARTICLE IV, SECTION 4, TABLE 4.2, NOTE 6.) WITH THE AVERAGE WAS DETERMINED TO BE 12.3'.

**RELIEF REQUESTED:**

- VARIANCE 1: FOR RELIEF OF 530 SF FROM THE 17,000 SF MINIMUM LOT AREA DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- VARIANCE 2: FOR RELIEF OF 2 PARKING SPACES OF THE REQUIRED 12 PARKING SPACES (ARTICLE IV, SECTION 7, TABLE 4.4)
- SPECIAL PERMIT 2: TO MODIFY PARKING, LOADING REQUIREMENTS, DIMENSIONAL REQUIREMENTS, LAYOUT, AND/OR THE NUMBER OF REQUIRED SPACES AND LANDSCAPING REQUIREMENTS (ARTICLE IV, SECTION 7)

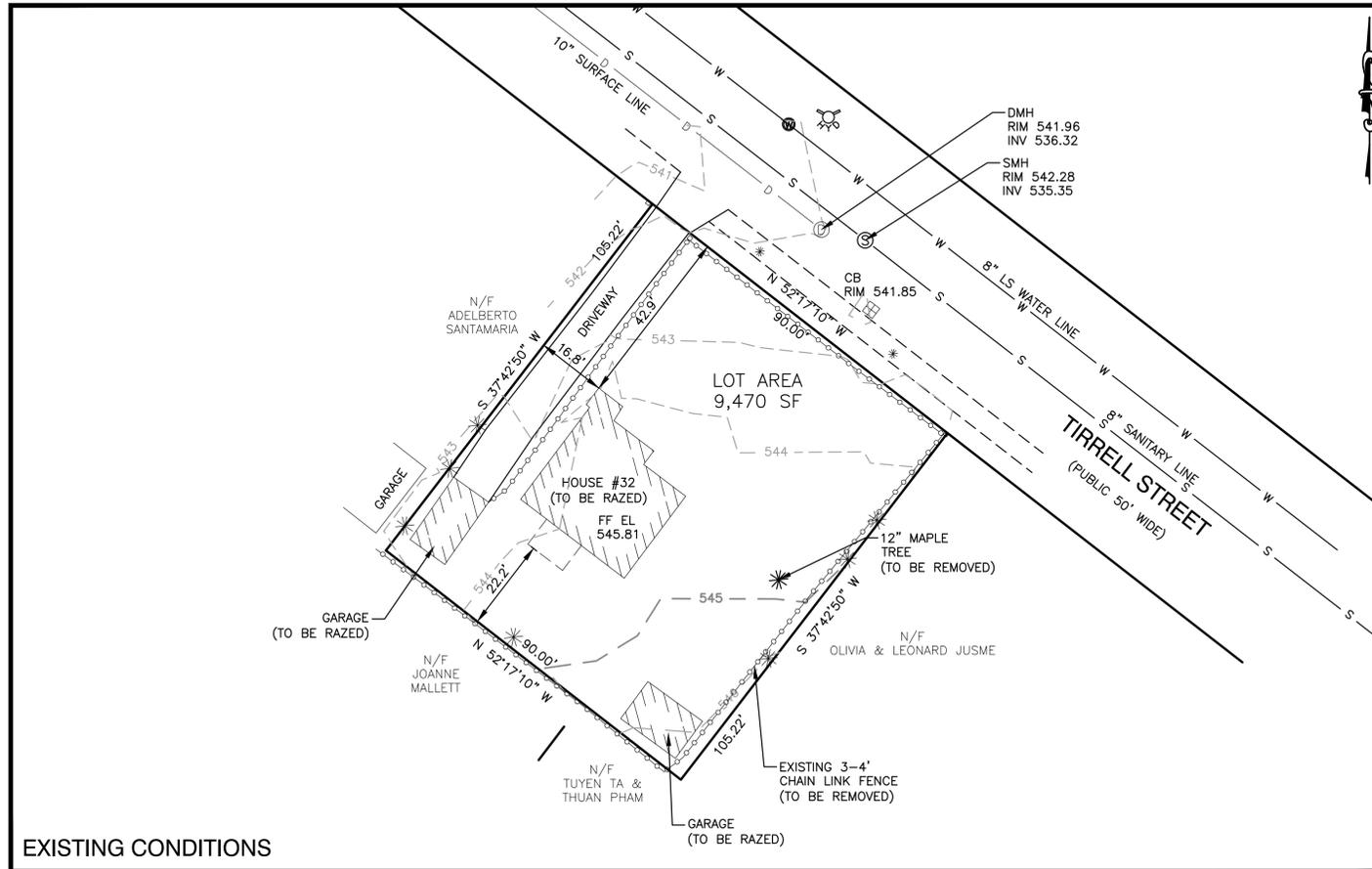
**SITE LANDSCAPING LEGEND**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
⊙	15	CORNUS KOUSA	KOUSA DOGWOOD	3 1/2" CALIPER
⊙	29	KALMIA LATIFOLIA	SNOWDRIFT MOUNTAIN LAUREL	2-3' IN HEIGHT
⊙	29	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	3' IN HEIGHT
⊙	27	ILEX X MESERVEAE BLUE BOY	HOLLY - BLUE BOY	3' IN HEIGHT

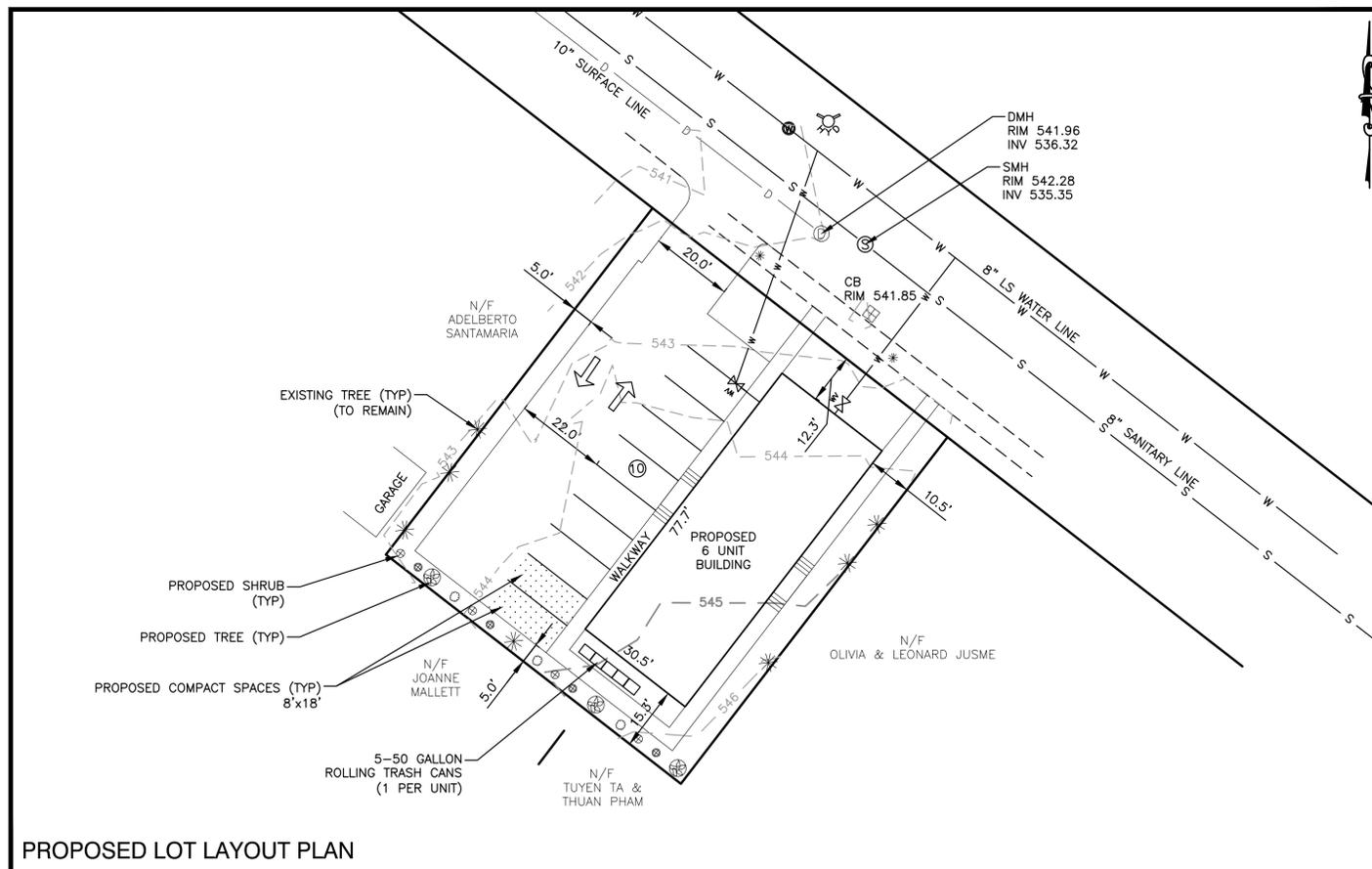
NOTE: ABOVE LIST ARE SUGGESTED TREE AND SHRUB VARIETIES. SUBSTITUTIONS MAY BE MADE AS LONG AS TREE AND SHRUB SPECIES SELECTED CONFORM TO THE CITY OF WORCESTER LANDSCAPING REQUIREMENTS. ALL LANDSCAPING MATERIALS TO BE PLANTED ON THE SITE SHALL BE ASIAN LONGHORNED BEETLE AND EMERALD ASH BORER RESISTANT SPECIES.

**FRONT YARD IMPERVIOUS CALCULATIONS (LOT 1)**

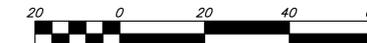
FRONT YARD AREA=1,106 SF ±  
 IMPERVIOUS SURFACE IN FRONT YARD (DRIVEWAY & WALKWAY)=327 SF ±  
 PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD = 327 SF/1106 SF =.295 =>30%



**EXISTING CONDITIONS**



**PROPOSED LOT LAYOUT PLAN**



HORIZONTAL SCALE 1"=20'

**NOT FOR CONSTRUCTION**

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY



**H. S. & T. GROUP, INC.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 75 HAMMOND STREET - 2ND FLOOR  
 WORCESTER, MASSACHUSETTS 01610-1723  
 PHONE: (508) 757-4944 FAX: (508) 752-8895  
 EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

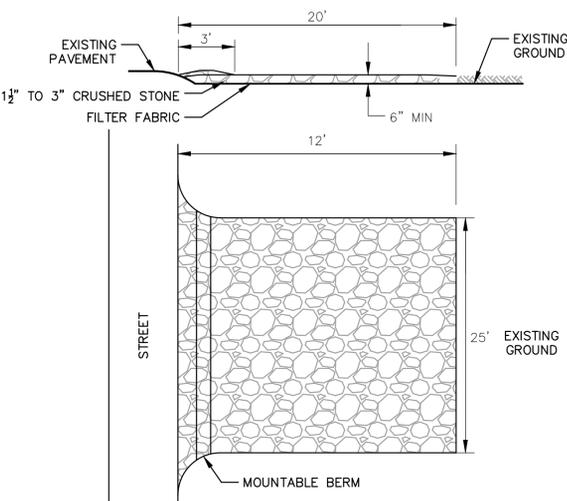
**VARIANCE & SPECIAL PERMIT SITE PLAN**  
 32 TIRRELL STREET, WORCESTER, MA

APPLICANT/OWNER:  
 DEAN AVRAHAMI OF 32 TIRRELL STREET, LLC  
 45 AZALEA ROAD, SHARON, MA

DATE: 08/05/2020	COMP'D: DJT	FIELD:	PS
SCALE: 1"=20'	CAD: STF	FLD. BK:	657-44
ZONE: RG-5	REV'D: HH	DWG:	TIRRELL32ZBA
JOB NUMBER: 6882	SHEET NUMBER 1 OF 2		
DWG NUMBER: XXXX			

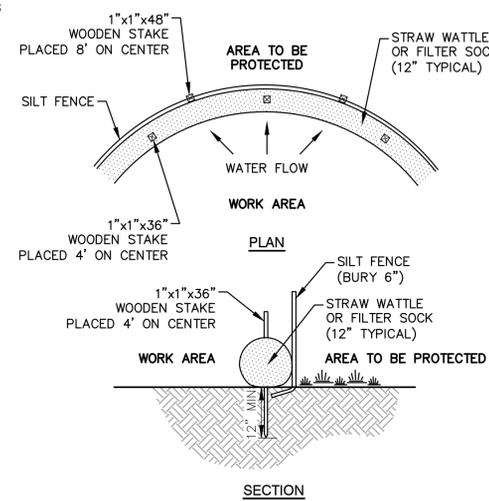
**GRADING, UTILITY & EROSION CONTROL NOTES:**

- ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE REFERENCED TO WORCESTER SEWER DATUM.
- ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
- ALL PROPOSED PAVEMENT AREAS SHALL BE PITCHED AS SHOWN ON THE DRAWINGS. IF NOT OTHERWISE SHOWN, PROPOSED PAVEMENT AREAS SHALL BE PITCHED A MINIMUM OF 1% (1/8" PER FOOT) TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENTS. EDGES ARE TO BE SAW CUT. THE PAVEMENT JOINTS ARE TO BE EMULSION OILED AND SANDED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION IS TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- PROPOSED RETAINING WALLS IN EXCESS OF 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- PROPOSED RETAINING WALLS SHALL TIE INTO THE EXISTING GROUND SURFACE ALONG THE OUTSIDE PERIMETER OF THE WALL.
- ALL WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. WATER LINES SHALL BE INSULATED IN AREAS WHERE THERE IS LESS THAN 4 FEET OF COVER.
- ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS.
- PRESSURE AND LEAKAGE TESTING, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
- THE PRIMARY WATER METER (AND BACKFLOW PREVENTER, IF REQUIRED) SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED, THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE PIPES AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- EXACT LOCATION OF UTILITY STUBS FOR BUILDINGS CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDINGS SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF WORCESTER BEFORE BEING BACKFILLED. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTION.
- ANY WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
- THE STRAW WATTLES AND SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CUTTING OF VEGETATION OR EARTHWORK. THE HAYBALES AND SILT FENCE SHALL SERVE AS THE LIMIT OF WORK. THE STRAW WATTLES AND SILT FENCE SHALL BE KEPT IN GOOD WORKING ORDER DURING THE DEVELOPMENT OF THIS LOT.

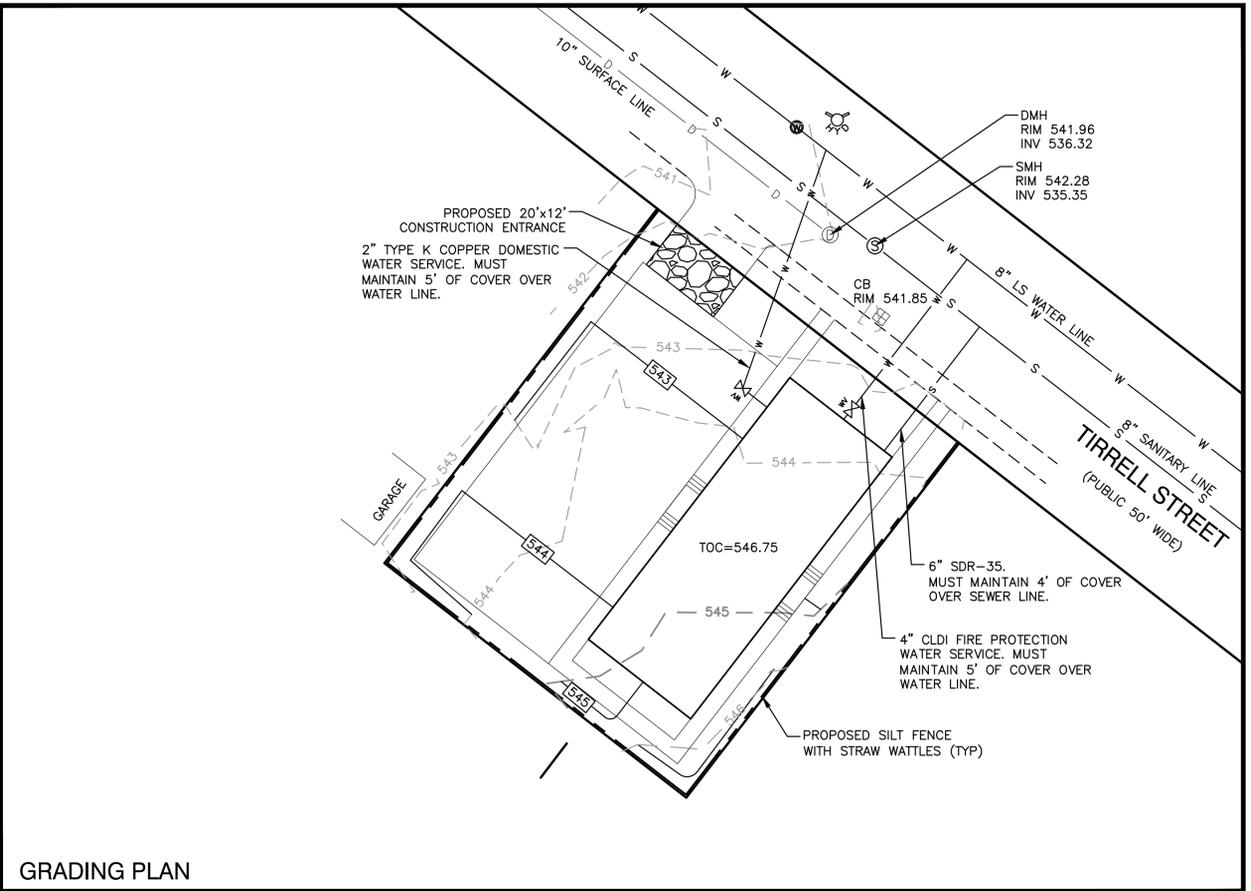


NOTE: THE MOUNTABLE BERM SHALL BE USED TO ASSIST REMOVAL OF MUD FROM THE TIRES OF VEHICLES LEAVING THE SITE DURING CONSTRUCTION.

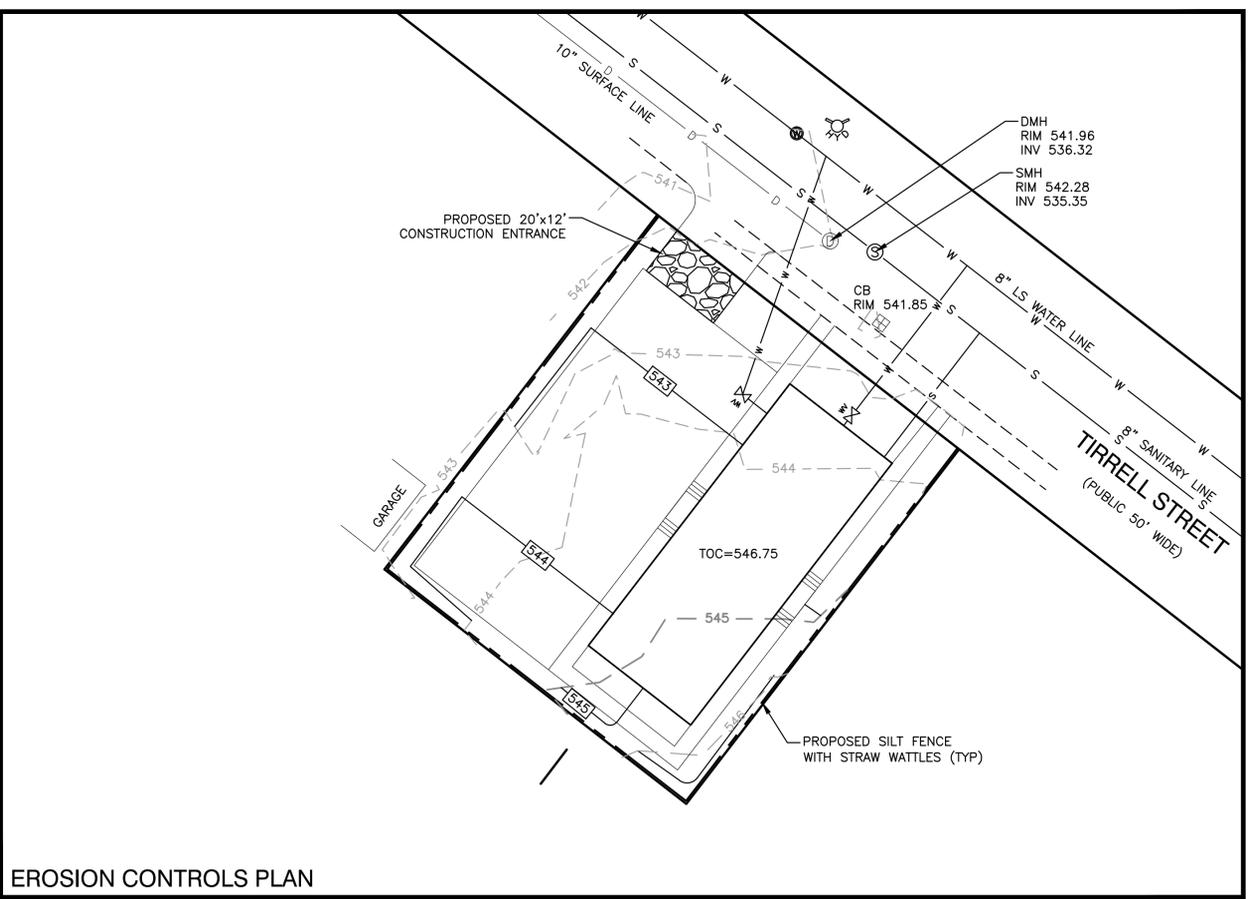
**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NTS



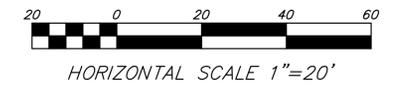
**EROSION CONTROL BARRIER (ECB)**  
NTS



**GRADING PLAN**



**EROSION CONTROLS PLAN**



**NOT FOR CONSTRUCTION**  
THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

**LEGEND**

---	PROPERTY LINE
-----EOP-----	EDGE OF PAVEMENT
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	PROPOSED CONTOUR
⊙	EXISTING SURFACE DRAIN MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING DRAIN LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED SILT FENCE WITH HAYBALES
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
HT	HEIGHT OF WALL
WH □	EXISTING WORCESTER HIGHWAY BOUND

**PLAN REVISIONS:**

NO.	DATE	DESCRIPTION	BY



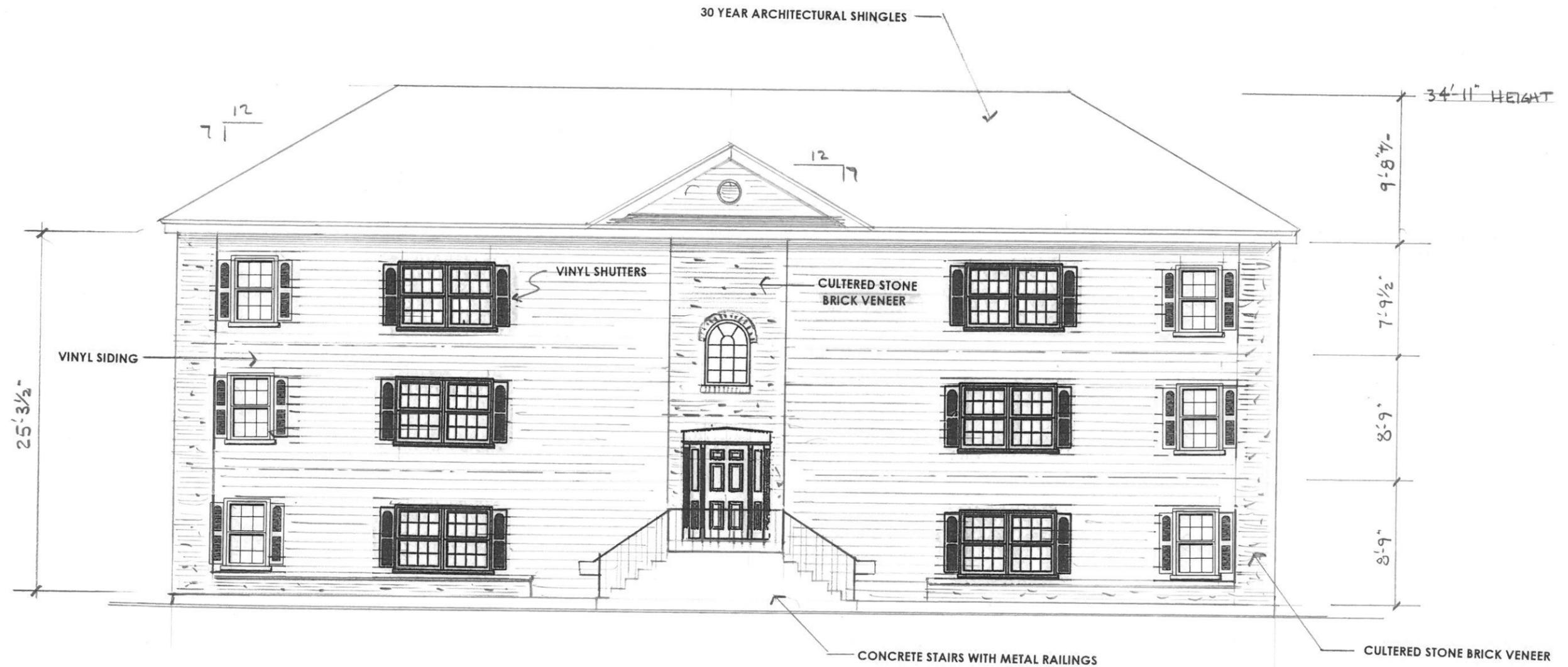
**H. S. & T. GROUP, INC.**  
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PHONE: (508) 757-4944 FAX: (508) 752-8895  
EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

**GRADING AND UTILITIES & EROSION CONTROL PLAN**  
32 TIRRELL STREET, WORCESTER, MA

APPLICANT/OWNER:  
DEAN AVRAHAMI OF 32 TIRRELL STREET, LLC  
45 AZALEA ROAD, SHARON, MA

DATE: 08/05/2020	COMP'D: DJT	FIELD: PS
SCALE: 1"=20'	CAD: STF	FLD. BK: 657-44
ZONE: RG-5	REV'D: HH	DWG: TIRRELL32ZBA
JOB NUMBER: 6882	SHEET NUMBER 2 OF 2	
DWG NUMBER: XXXX		

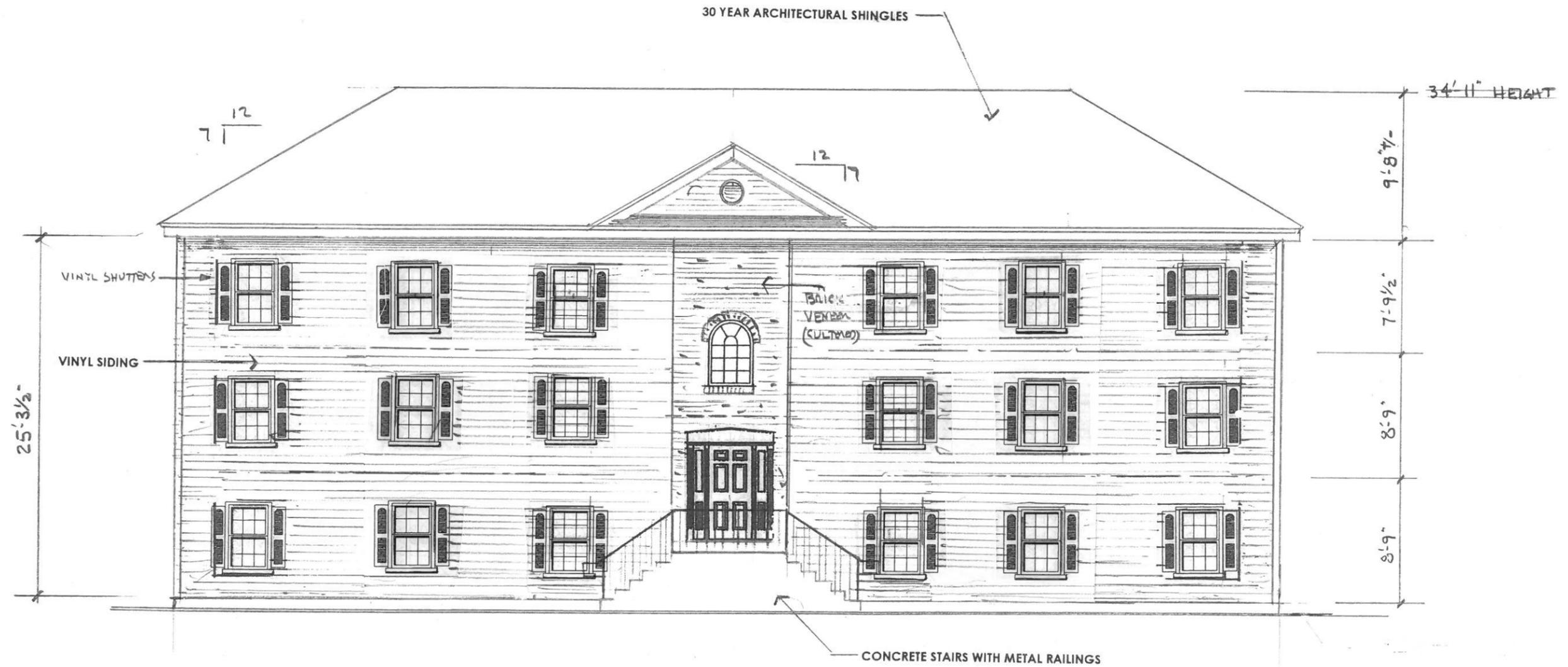
DEAN AVRAHAMI  
32 TIRRELL STREET  
WORCESTER, MA.



**FRONT ELEVATION**

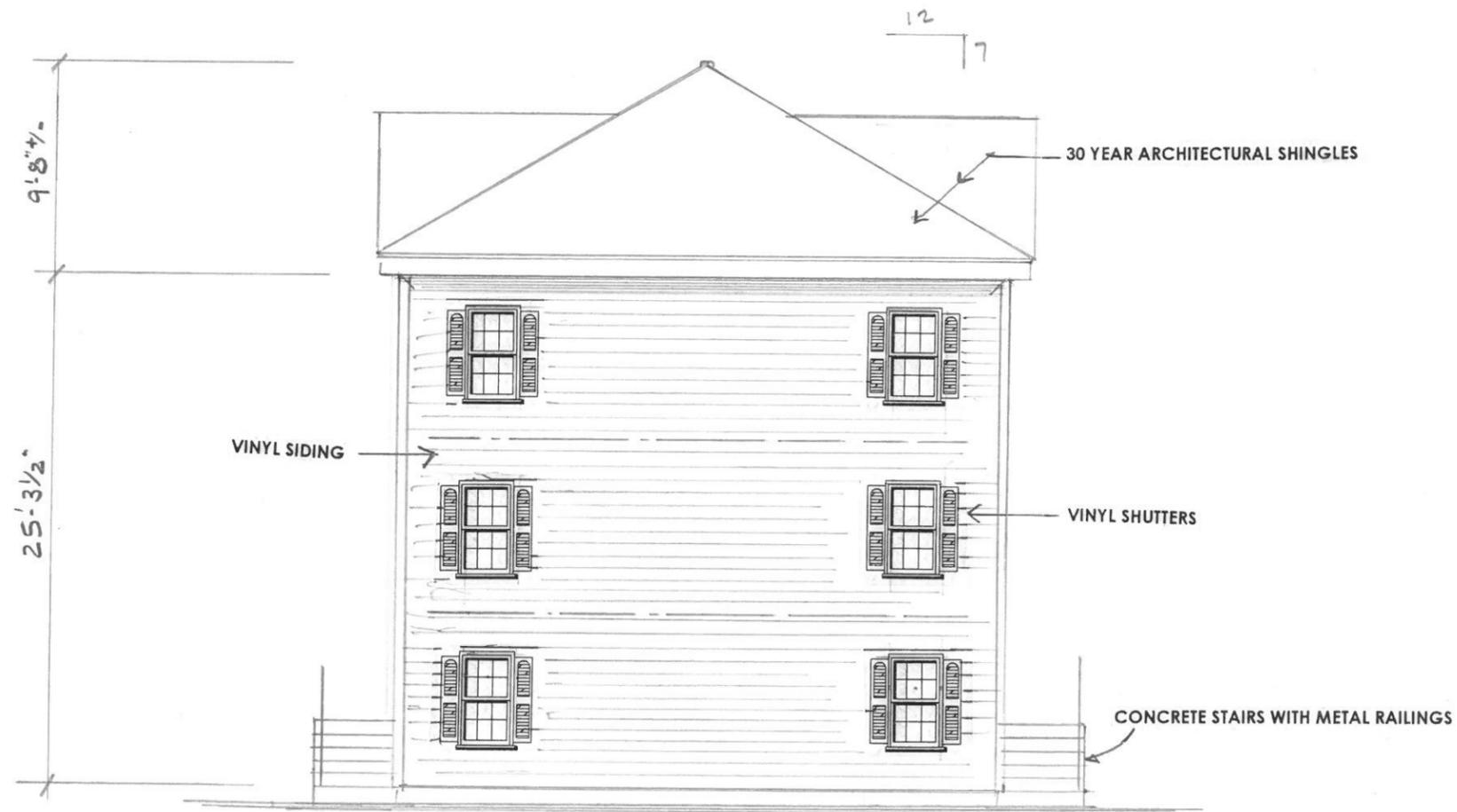
1/8"=1'-0"

DEAN AVRAHAMI  
32 TIRRELL STREET  
WORCESTER, MA.



**REAR ELEVATION**

1/8"=1'-0"



## SIDE ELEVATIONS

1/8" = 1'-0"