December 22, 2021

Worcester Zoning Board of Appeals
City Hall Room 404
455 Main Street
Worcester, MA 01608

Re: #9 Dalton Street

To the Board,

DiVerdi Builders, Inc. owns the property at #9 Dalton Street. The property has 110 feet of frontage, 15,451 s.f. and is partially located in the BL-1.0 and RL-7 zoning districts. The property currently contains a mobile home and two paved driveways. An aerial photo of the property can be seen below.

![Aerial Photo of #9 Dalton Street Property]

Figure 1. Location of Proposed Parking Lot Work.

DiVerdi Builders, Inc. proposes to remove the existing mobile home and construct a new (4) unit multi-family attached building on the property. The proposed multi-family attached use is allowed by right in the BL-1.0 district and requires a Special Permit in the RL-7 district.
The property contains adequate area for (5) dwelling units, however, is limited by the amount of frontage. As a result of proposing only (4) dwelling units, there is ample outdoor space on the easterly and southerly portion of the property for the future residents to use for recreation.

The proposed multi-family attached use is consistent with the BL-1.0 district, with existing multi-family use located on the abutting property at #247-#275 Sunderland Road and other properties in the neighborhood.

The enclosed Special Permit application is respectfully submitted for the Board’s review and approval.

Please do not hesitate to call if you have any questions or comments.

Sincerely,
QUINN ENGINEERING, INC.

Carl Hultgren, PE
Senior Engineer

Cc: File
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

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: 9 Dalton Street
   (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: DiVerdi Builders, Inc.
   (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 789 Wachusetts St. Holden, MA 01520

5. Worcester District Registry of Deeds (WDRD) Book(s) 65700, Page(s) 233
   (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 Block Lot MBL number for the subject property as listed at Assessor’s Office)

7. NAME OF APPLICANT(S): DiVerdi Builders, Inc.

8. Address of Applicant: 789 Wachusetts St. Holden, MA 01520

9. Telephone: 508-752-0430

10. Email: diverdibuilders@aol.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):
   RL-7 and 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):
   A mobile home is currently located on the property.

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):
   The Applicant seeks to remove the existing mobile home and construct a new (4) unit single family attached dwelling.

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 use of the property):
   The proposed single family attached use is allowed in the BL-1.0 district and requires a Special Permit in the RL-7 district.

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.

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.

18. List any additional information relevant to the Special Permit(s):
   Please see attached narrative.
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 multi-family dwelling will increase the housing stock and taxable base in the City of Worcester.

2. Traffic flow and safety, including access, parking and loading areas:
   The property is located between Grafton Street and Sunderland Road. The proposed dwelling units are not expected to impact traffic flow or safety on those street. Each dwelling unit is provided with a 2-car garage and 2 visitor parking spaces have been proposed.

3. Adequacy of utilities and other public services:
   The proposed dwellings will be served by municipal sewer and water services.

4. Neighborhood character and social structure:
   The adjacent properties consist of single family, multi-family and commercial uses. The proposed single family attached dwelling use is consistent with the abutting property at 247-275 Sunderland Road.

5. Impacts on the natural environment:
   The proposed development is not expected to negatively impact the natural environment.

6. Potential fiscal impact, including city services needed, tax base, and employment:
   The proposed (4) dwelling units will increase the City's tax base.
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.

DiVerdi Builders, Inc.
(Name of Applicant)

789 Wachusett St. Holden
MA 01520
(Address)

508-752-0430
(Contact Phone Number)

diverdi builders@aol.com
(Email)

12/20/2021
(Date)

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

DiVerdi Builders, Inc.
(Name of Property Owner)

789 Wachusett St. Holden MA 01520
(Address)

508-752-0430
(Contact Phone Number)

diverdi builders@aol.com
(Email)

12/20/2021
(Date)
SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS

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 including 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 neighborhood than the existing nonconforming 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 utilized for that use:

5. Explain how the extension, alteration or change itself complies with the current requirements of the Ordinance:

6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use: 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:

Residential Use allowed only by Special Permit in a particular zoning district

(Article IV, Section 2, Table 4.1)

1. Describe the proposed residential use:
   A single family attached dwelling is proposed. The property is partially located in the BL-1.0 and RL-7 districts. Single family detached dwellings are allowed in BL-1.0 and require a Special Permit in the RL-7.

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:
   (4) dwelling units are proposed. Each unit contains 3 bedrooms and will contain approximately 1,740 s.f.

3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.
   Each dwelling unit is proposed with a 2-car garage. (2) additional spaces have been designated for visitor parking.
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)

2. Total square footage of proposed use:

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.

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

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

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: ____________________________

_________________________________________ Date: ____________________________

_________________________________________ Date: ____________________________

_________________________________________ Date: ____________________________

_________________________________________ Date: ____________________________
(3) If a Corporation:

Full Legal Name: DiVerdi Builders, Inc.
State of Incorporation: MA
Principal Places of Business: 789 Wachusett St. Holden MA 01520
Place of Business in Massachusetts:
Printed Names of Officers of Corporation:

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Owners of Corporation:
Printed Names

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

Signature: ______________________
Date: 12/20/2021

(4) If a Trust:

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

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Printed Names of Beneficiaries:

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

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

Printed Name of Applicant: Robert DiVerdi
Signature of Applicant: ______________________
Date: 12/20/2021
PROPOSED DEFINITIVE SITE PLAN
IN WORCESTER, MASSACHUSETTS

#9 DALTON STREET

DECEMBER 21, 2021
PROPOSED BASEMENT FLOOR PLAN

TOTAL AREA THIS LEVEL: 3,480 S.F.

UNIT 9A (AREA THIS LEVEL: 870 S.F.)
UNIT 9B (AREA THIS LEVEL: 870 S.F.)
UNIT 9C (AREA THIS LEVEL: 870 S.F.)
UNIT 9D (AREA THIS LEVEL: 870 S.F.)

MECHANICAL & STORAGE ROOM
MUD ROOM
MECHANICAL & STORAGE ROOM
MECHANICAL & STORAGE ROOM

TWO CAR GARAGE

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

TO CHANGE OR DELETION IN INFORMATION SHOWN IS SUBJECT NOT FOR CONSTRUCTION PROGRESS PRINT: 01-10-22
DIVERDI BUILDERS, INC.
9 DALTON ST.
WORCESTER, MA

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PROPOSED SECOND FLOOR PLAN

TOTAL AREA THIS LEVEL: 3,480 S.F.
PROPOSED SOUTHWEST (FRONT) ELEVATION