



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.

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:	5 ft	Setback required:	
Square footage provided:		Setback provided:	+/- 2.7 ft	Setback provided:	
Relief requested:		Relief requested:	+/- 2.3 ft	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:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		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:					

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 96 and 98-100 Beacon Street, Worcester, Massachusetts 01608
(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:** 98 Beacon 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 40 Jackson Street, Worcester, MA 01608

5. Worcester District Registry of Deeds (WDRD) Book(s) 67142, Page(s) 140
(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 03 Block 001 Lot 0001A and 00008
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** 98 Beacon Street LLC

8. Address of Applicant: 40 Jackson Street, Suite 3200, Worcester, MA 01608

9. Telephone: (508) 688-9136

10. Email: mborenstein@bowditch.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):
Business, General (BG-6.0) and Commercial Corridors Overlay District (CCOD-D)

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
The property is occupied by an existing historic 4-story approximately 38,610 square foot mill building with an accessory parking area and loading dock area.

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):
The Applicant seeks to: (i) make alterations to the existing building to install approximately 55 dwelling units (including ground floor residences); (ii) upgrade building systems; (iii) renovate the facade; (iv) replace windows and doors; (v) reconfigure the existing curb-cut on Beacon Street; (vi) repave the existing parking area to the east of the existing building to install 7 off-street parking spaces; (vii) install stairs and accessible ramps and walkways; (viii) remove the existing curb-cut and loading area along Lagrange Street; and (ix) conduct other site improvements related thereto.

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, Residential Use #10 - Multi-Family Dwelling, High-Rise (permitted as of right).

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):

Unknown.

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 Variance (s):

Please see attached Statement in Support.

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:

Please see attached Statement in Support.

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:

Please see attached Statement in Support.

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:

Please see attached Statement in Support.

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:

Please see attached Statement in Support.

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

98 Beacon Street LLC
By its Manager: Worcester Beacon MM LLC
By: , Andrew P. Consigli, Authority Signatory
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.


98 Beacon Street LLC
(Name of Applicant)

40 Jackson Street, Worcester, MA 01608
(Address)

(508) 688-9136
(Contact Phone Number)

mborenstein@bowditch.com
(Email)

February 27, 2023
(Date)

98 Beacon Street LLC
By its Manager: Worcester Beacon MM LLC
By: , Andrew P. Consigli, Authorized Signatory
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

98 Beacon Street LLC
(Name of Property Owner)

40 Jackson Street, Worcester, MA 01608
(Address)

(508) 688-9136
(Contact Phone Number)

mborenstein@bowditch.com
(Email)

February 27, 2023
(Date)

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: _____

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Business Phone _____ Home Phone _____

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

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Business Address _____

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