



RECEIVED		 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
	Feb 18 2025	
	Amy Beth Laythe	
	Planning Analyst Planning & Regulatory Services	

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and answer only the associated supplementary questions on page 8-12)

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-Residential Use allowed only by Special Permit – Self Storage Facility (Article IV, Section 2, Table 4.1)
5. Residential Conversion (Article IV, Section 9)
6. Placement of Fill/Earth Excavation (Article IV, Section 5)
7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)
8. Other Special Permit (Describe Special Permit sought):

1. Property Information

- a. 623 Chandler Street
Address(es) – please list all addresses the subject property is known by
- b. 30-002-10+7A
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 70368 Page 187
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BL-1.0; RS-7 (small portion)
Zoning District and all Zoning Overlay Districts (if any)

The property is approximately 0.411 acres in size and currently contains a 2-story approximately 3,896 SF commercial building and an accessory parking area containing approximately 15 parking spaces. Current uses at the site include an insurance office, a tutoring center, a restaurant and small offices on the second floor. The subject restaurant contains 1,000 SF of space and has interior seating for up to 18 persons.

- e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):

f. N/A

If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

a. Gyro & Souvlaki LLC

Name(s)

b. 55 Iroquois Street, Worcester, MA 01602

Mailing Address(es)

c. jsmith@bowditch.com; (508)-926-3464

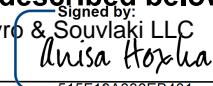
Email and Phone Number(s)

d. Lessee

Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Special Permit as described below

Signed by:
Gyro & Souvlaki LLC

By:  , Anisa Hoxha, its Manager

(Signature)

3. Owner of Record Information (if different from Applicant)

a. Markopoulos & Sons LLC

Name(s)

b. 23 Blackthorn Drive, Worcester, MA 01609

Mailing Address(es)

d. jsmith@bowditch.com; (508)-926-3464

Email and Phone Number

4. Representative Information

a. Joshua Lee Smith, Esq.

Name(s)

b. 

Signature(s)

c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608

Mailing Address(es)

d. jsmith@bowditch.com; (508)-926-3464

Email and Phone Number

e. Attorney for Applicant

Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

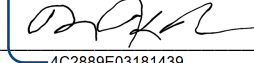
(For office use only: Project Number: ZB-20____ - _____)

5. Owner Authorization

Nicholas Markopoulos, Manager of Markopoulos & Sons LLC
Authorization I, _____, Owner of Record of the property listed with the
Assessing Division of the City of Worcester, Massachusetts as Map 30 Block 002 Lot(s) 10+7A, do hereby
authorize Bowditch & Dewey, LLP to file this application with the Division of Planning &
Regulatory Services of the City of Worcester on this the _____ day of February, 2025
2/18/2025

Markopoulos & Sons LLC

6. Proposal (attach a separate narrative if necessary)

By:  _____, Nicholas Markopoulos, its Manager
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Convert its existing use as a food establishment without alcohol into a food establishment with the sale of beer and wine. A special permit is required for the change in use. No interior or exterior modifications are proposed to the Property.

a. _____
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

Article IV, Section 2, Table 4.1 Business Uses: (8) Food services (includes consumption/sale of alcoholic beverages) - allowed by Special Permit.

b. _____
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.

c. No. _____
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. No exterior modifications to the Property are proposed, the special permit is required solely for the change in use to permit the sale of alcohol.
List any additional information relevant to the Special Permit (s)

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:

Granting the special permit would allow the Applicant the ability to diversify the new restaurant's options and provide an additional and alternative revenue stream. The restaurant's future success will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will patronize local businesses and economic centers in and around the neighborhood. The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties.

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

The Project will not result in a substantial increase in trip generation levels to and from the Property, and the minor traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. There is currently approximately 15 off-street parking spaces provided on site, in addition to ample on-street and other off-street parking in close proximity to the Property which is more than adequate to service the existing uses at the property which currently comprise of an insurance office, a tutoring center, a restaurant, and small offices on the second floor.

No loading area is required for the Project.

3. Adequacy of utilities and other public services:

Water and sewer connections, gas and electric service facilities and infrastructure are readily available to be connected to any new utilities that are necessary for the Project.

4. Neighborhood character and social structure:

The neighborhood contains a mix of businesses (gas stations, pharmacy, office uses, food establishments, bank, etc.) as well as residential uses. The proposed service of alcohol will fit into the present character of the neighborhood, and granting this relief will continue to promote an appropriate use of the site.

5. Impacts on the natural environment:

There are no natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property.

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

The Project will support a local small business and will generate additional tax revenues and fees for the City. The restaurant currently employs between 8-10 people.

**1b. 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:

5. Indicate the total square footage to be utilized for the proposed use:

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 structure:

**2. 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:

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:

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.

**3. 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)

The proposed use will be to continue operations as a Greek Restaurant, but with the ability to sell beer and wine on the premises, subject to obtaining the requisite licensing. The restaurant contains approximately 1,000 SF of space, has 8-10 employees with no more than 4 on site per shift, and is open from 11am-10pm Monday-Saturday.

2. Total square footage of proposed use:

Approximately 1,000 square feet.

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.

15 off-street parking spaces proposed adjacent to the building. There is also ample on-street parking and available off-street parking in close proximity to the Property.

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.

N/A

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

N/A

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

N/A

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

N/A

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

**4. Non-Residential Use allowed only by Special Permit – Self Storage
(Article IV, Section 2, Table 4.1)**

1. Provide information that demand for self-storage exists both locally in proximity to the proposed site as well as overall in the city as demonstrated by a current market assessment

2. What conditions make the site poorly suited for other permitted uses?

3. Can adequate access can be provided without adversely affecting neighboring uses or the public realm?

4. Will structures with architectural or historical integrity will be appropriately preserved or improved, and that no such structures have been demolished within the past five (5) years to prepare the site for redevelopment?

**5. 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?

**6. 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.

7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (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:

8. 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:

TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

If a Partnership or Multiple Owners:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. Signed by
Gyrd & Souvlaki LLC
By: Anisa Hoxha, Anisa Hoxha, its Manager
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. Markopoulos & Sons LLC
Full Legal Name
- k. MA 23 Blackthorn Drive, Worcester, MA 01609
State of Incorporation Principal Place of Business
- l. 23 Blackthorn Drive, Worcester, MA 01609
Mailing Address or Place of Business in Massachusetts Markopoulos & Sons LLC
- m. _____
By: [Signature], Nicholas Markopoulos, its Manager
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges