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WORCESTER CITY CLERK

VARIANCE CHECKLIST

2025 MAR 24 PM 2:55

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

STEP 1: PROVIDE DIGITAL COPIES OF THE FOLLOWING ITEMS IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH DPRS STAFF BEFORE SUBMISSION OF ONE (1) PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- Application with original signatures by all petitioners/owners.**
If you are not the owner of subject property, 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.
- Zoning Determination Form** obtained from the Inspectional Services Division (ISD) (Email inspections@worcesterma.gov or call 508-799-1198 for more information.)
- A Certified Abutters List(s)** issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters to abutters within 300' of the edge of the landowner's property.
Note: If the property(s) is within 300 ft. of another town, an abutters list from that town may be required.
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 4)
- Certification of Tax/Revenue Collection Compliance**
All current owners of subject property and applicants must certify that all local taxes, fees, assessments, betterments, or any other municipal charges of any kind are current with the City Treasurer's Office (page 7)
- A Site Plan** showing the full project scope and all elements listed on page 8 of this application, stamped, and signed by all applicable professionals
- Architectural drawings or renderings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals, if applicable

Note: Any application items not produced electronically, such as hand-drawn plans or schematics, handwritten applications, or other materials created prior to March 2013 that are not available to the applicant in electronic format, are not required to be submitted electronically.

STEP 2: ONCE STAFF CONFIRMS VIA EMAIL REPLY THAT YOUR APPLICATION IS COMPLETE, SUBMIT THE FOLLOWING TO DPRS:

- A. **Two Sets of Stamped Envelopes with Assessor's Address Labels** for abutters and applicant.
 - Request two (2) sets of Assessor's Address Labels (listing all abutters and abutters to abutters) from the Assessor's Office (2nd floor, City Hall)-prepared for a fee
 - Create two (2) separate sets of stamped envelopes with Assessor's labels.
 - Include two stamped, addressed envelopes for each applicant.
 - The return address on the envelopes should be: City of Worcester, Division of Planning and Regulatory Services; 455 Main Street, Room 404; Worcester, MA 01608
 - These envelopes will be used to send notices of the public hearing and outcome.
- B. **Appropriate fee.** Please make checks payable to the City of Worcester and list your project number on the memo line. Please confirm amount with staff prior to submission.



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.

Address: 31 Camp Street

Parcel ID or MBL: 07-020-00013

If more than one structure on the lot, identify relevant structure requiring relief: _____

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	5,000	Setback required:		Setback required:	
Square footage provided:	4,129	Setback provided:		Setback provided:	
Relief requested:	871	Relief requested:		Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	80	Setback required:		Setback required:	
Frontage provided:	70	Setback provided:		Setback provided:	
Relief requested:	10	Relief requested:		Relief requested:	
Off-street Parking		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:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

1. Property Information

- a. 31 Camp Street
Address(es) – please list all addresses the subject property is known by
- b. 07-020-00013
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69585 Page 301
Current Owner(s) Recorded Deed/Title Reference(s)
- d. PG Properties Inc. - Patricia Vega
Zoning District and all Zoning Overlay Districts (if any)
- e. BL-1.0
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. The lot is currently used as a surface parking lot
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. PG Properties Inc. - Patricia Vega
Name(s)
 - b. 608 Boston Post Road East, Apt. 25, Marlborough, MA 01752
Mailing Address(es)
 - c. patricia@vegarealtyma.com, 774-249-2689
Email and Phone Number(s)
 - d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)
- I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below
- Patricia Vega
(Signature)

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

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- c. _____
Email and Phone Number

4. Representative Information

a. Matthew Eckel, Fletcher Tilton PC

Name(s)

b. Matthew Eckel

Signature(s)

c. 100 Front Street, 5th Floor, Worcester, MA 01608

Mailing Address(es)

d. meckel@fletchertilton.com, 508-459-8097

Email and Phone Number

e. Attorney

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

5. Owner Authorization

Authorization I, Patricia Vega, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 07 Block 020 Lot(s) 00013, do hereby authorize Fletcher Tilton PC to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 13th day of February, 2025.

6. Proposal Description

The lot in question is a preexisting nonconforming lot which contains 4,128 square feet. Literal enforcement of the provisions of the City of Worcester Zoning Ordinance would require 5,000 square feet to allow a building as of right. This enforcement causes a substantial hardship both financially and otherwise, as without relief from the zoning board of appeal, the applicant cannot build the proposed structure and the lot will remain as a paved parking lot or unusable.

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

b. N/A

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. N/A

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. The site is a preexisting nonconforming lot which is almost entirely paved and underutilized. List any additional information relevant to the Variance (s)

VARIANCE - FINDINGS OF FACT

In the spaces below, please 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)(3) of the Zoning Ordinance. Attach additional supporting documentation as necessary.

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

The lot in question is a preexisting nonconforming lot which contains 4,129 square feet. Literal enforcement of the provisions of the City of Worcester Zoning Ordinance would require 5,000 square feet to allow a building as of right. This enforcement causes a substantial hardship both financially and otherwise, as without relief from the zoning board of appeal, the applicant cannot build the proposed structure and the lot will remain as a paved parking lot or unusable.

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 hardship is owing to existing circumstances relating to the size of the lot. The lot is one parcel away from the corner of Camp Street and Cambridge Street and the orientation of how Camp Street and the abutting Douglas Street meet Cambridge Street create a unique situation where the lot is not as deep as the majority of the lots along Camp Street, which results in the lot be somewhat undersized.

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:

Desirable relief may be granted as the request and resulting proposal is for a residential structure in a predominately residential area. The two residential units are reasonable in terms of size scale, and the use is less intense than many of the surrounding properties. This relief will allow a project to move forward that will create needed housing units, the removal of a significant amount of impervious area and landscaping, all of which will improve and beautify the property.

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 relief is the minimum required for the proposed project. The proposed use, height, setbacks, and parking all comply with the regulations in the zoning district.

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. Patricia Vega
- b. Signature certifying payment of all municipal charges
Name
Signature
Patricia Vega
- c. 608 Boston Post Road East, Apt. 25, Marlborough, MA 01752
Mailing Address
- d. patricia@vegarealtyma.com
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. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____ _____
State of Incorporation Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
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

**CITY OF WORCESTER
ZONING BOARD OF APPEALS**

RE: 31 CAMP STREET, WORCESTER, MASSACHUSETTS
OWNER/APPLICANT: PG PROPERTIES INC
VARIANCES FROM LOT SIZE AND FRONTAGE REQUIREMENTS AS
ESTABLISHED IN TABLE 4.2 OF THE CITY OF WORCESTER ZONING
ORDINANCE

Memorandum of Applicant in Support of Requested Variances

INTRODUCTION:

PG Properties, INC. (“Applicant”) owns the property identified as 31 Camp Street within the City of Worcester. The property has a Parcel ID of 07-020-00013 and contains approximately 4,129 square feet of land. The property currently contains a surface parking lot containing approximately twelve parking spaces. Essentially, the entirety of the lot is paved to accommodate these spaces, with little green space, plantings or trees.

The Applicant wishes to erect a structure on the lot, which will create two housing units and allow for landscaping, a decrease of impervious area, and overall improvements to the lot. The proposed development will require variances from the City of Worcester Zoning Board of Appeals. Specifically, the Applicant is seeking a variance from the requirements as outlined in Table 4.2 of the City of Worcester Zoning Ordinance relating to lot size and frontage as the lot, as it currently exists is an undersized pre-existing lot.

EXISTING CONDITIONS:

The exiting property is known as 31 Camp Street and is identified by the Worcester Assessor’s Department as having a Map, Block and Lot number of 07-020-00013. Overall, the lot contains 4,129 square feet. The lot is vacant and has historically been used as a parking lot. The lot is accessed from Camp Street and is surrounded by a chain link fence on three sides of the lot. The lot contains approximately seventy feet of frontage on Camp Street. The lot is abutted to the right by a single family structure that fronts on Cambridge Street, multiple dwellings on the property to the rear which fronts on Douglas Street and a three-family structure to the left. Overall, the neighborhood is predominantly residential, with a mixture of different typology of uses including single-family, two-family, three-family, and multi-family homes. A few commercial uses are also located in close proximity along Cambridge Street. The existing lot is predominantly paved and features very little plantings or drainage.

PROPOSED USE:

The Applicant proposes to construct a new residential building. Overall, the structure will contain two units and four parking spaces, with each unit containing a garaged interior parking space and a second space in each individual driveway. Additionally, the Applicant is seeking to develop the site to accommodate improvements to usable open space and landscaping. The proposal also includes removing approximately 2,352 square feet of existing impervious area.

ZONING BOARD OF APPEALS VARIANCE FINDINGS OF FACT:

In order for the Zoning Board to grant a variance, the Board must find that certain conditions have been met. Specifically, the Board must find the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to the considerations per Article II, Section 6(A)(3) of the Zoning Ordinance. The Applicant believes it satisfies the approval criteria for the reasons stated below:

I. A literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

The lot in question is a pre-existing lot which contains 4,129 square feet. Literal enforcement of the provisions of the City of Worcester Zoning Ordinance would require 5,000 square feet to allow a building as of right. This enforcement causes a substantial hardship both financially and otherwise, as without relief from the Zoning Board of Appeals, the applicant cannot build the proposed structure and the lot will remain as a paved parking lot or unusable.

II. 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 hardship is owing to existing circumstances relating to the size of the lot. The lot is one parcel away from the corner of Camp Street and Cambridge Street and the orientation of how Camp Street and the abutting Douglas Street meet Cambridge Street creates a unique situation where the lot is shallower than the majority of the lots along Camp Street. This results in the lot being somewhat undersized and necessitates the requested zoning relief.

III. 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:

Desirable relief may be granted as the request and resulting proposal is for a residential structure in a predominately residential area. The two residential units are reasonable in terms of size and scale, and the use is less intense than many of the surrounding properties. This relief will allow a

project to move forward that will create needed housing units, the removal of a significant amount of impervious area, and landscaping, all of which will improve and beautify the property.

IV. 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 relief is the minimum required for the proposed project. The proposed use, height, setbacks, and parking all comply with the regulations in the zoning district and the proposed building will fit within the context of the neighborhood.

CONCLUSION:

The proposed use will not have a detrimental effect on the neighborhood, town, or zoning district. The proposed use is consistent with the type of use contemplated within this zoning district as evidenced by the fact that it is an allowed use. The project as proposed, will create much needed residential housing units, increase the tax base of the property, significantly reduce the impervious area of the lot, and allow for landscaping, all of which will beautify the lot and substantially improve the use and aesthetics of the property. Overall, this proposal will not adversely affect the abutters or community at large, but rather will benefit the neighborhood and improve this parcel of land.

For the reasons stated, the Owner/Applicant PG Properties, INC., respectfully requests the Worcester Zoning Board of Appeals grants variances relating to the required lot size and lot frontage. Thank you in advance for your time and consideration of this matter.

Respectfully submitted,
PG Properties, INC.

Matthew J. Eckel

By: Matthew J. Eckel, Esquire
Fletcher Tilton PC
100 Front Street
Worcester, MA 01608
Tel: (508) 459-8097
Email meckel@fletchertilton.com



The City of Worcester

Department of Inspectional Services

Department of Inspectional Services

25 Meade Street

P | 508-799-1198 F | 508-799-8544

Inspections@WorcesterMA.gov

Zoning Determination Form

To obtain a building permit, you are required to file the following Board application(s):

Property Address(es): 31 Camp Street Submitted Plan Date: 2/13/25

Zoning District(s): BL-1.0 Overlay District(s): N/A

Project Description (attach supplemental narrative as needed):

Seeking to erect a new 2-family building on a 4,129 SF paved lot that currently contains surface parking

Planning Board: (indicate all that apply)

Site Plan

Preliminary Definitive

Trigger(s):

15% Slope 5+ Units Airport
 Cluster GFA Lodging House
 National Register Subdivision

Special Permit(s)

ADU AROD AUM CCOD CCRC
 Cluster WRPOD IZ

Other _____

Subdivision

Preliminary Definitive Frontage (Definitive)

Parking Plan

ANR

More than One Building on a Lot (residential)

81G Street Opening or Ch. 12 Sec. 12 Review

Other Filings: (either Board)

Amendment to: _____

Extension of Time for _____

Other: _____

For Official Use Only:

Todd Miller



2-18-25

ISD Authorized Signature Required: TAM DCH Date

Zoning Board of Appeals: (indicate all that apply)

Variance(s)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)	5,000	4,129	871 SF
Frontage (ft.)	40 per DU = 80	70	10'
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
	Accessory Structure		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Other			

Special Permit(s)

Use Allowed by Special Permit #: _____

Expansion/Change of privileged nonconforming

Structure Use To a Use of a Similar Nature

Mod. Dimensional Requirements for Residential Conversion

Modify Parking/Loading/Layout/Landscaping

Other: _____

Administrative Appeal (ZBA)

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER
ADMINISTRATION & FINANCE

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: 71

31 CAMP ST

Parcel Address:

Assessor's Map-Block-Lot(s):

07-020-00013

Owner:

PG PROPERTIES INC
22 BOWSTRING WAY
MARLBOROUGH, MA 01752

Owner Mailing:

Petitioner (if other than owner):

TRACEYMONTIGNY/FLETCHER
TILTON

Petitioner Mailing Address:

100 FRONT ST
WORCESTER, MA
508-459-8060

Planning: X
Historical:

Zoning: X
Cannabis:

Liquor License:
Other:

ConComm:

HUARD, JASON R	07-019-0101A	0315 CAMBRIDGE ST UNIT 101A	WORCESTER, MA 01603
COE, JAQUAINE	07-019-0101B	0315 CAMBRIDGE ST UNIT 101B	WORCESTER, MA 01603
ASENCIOS, ELVIO G	07-019-0102A	0315 CAMBRIDGE ST UNIT 102A	WORCESTER, MA 01608
FILHO, WALTER GOMES DE CARVALHO +	07-019-0102B	0315 CAMBRIDGE ST UNIT 102B	WORCESTER, MA 01603
ORTEGA, LUIS FREDO	07-019-0201A	0315 CAMBRIDGE ST #201A	WORCESTER, MA 01603
O'CONNOR, CHELSEY	07-019-0201B	0079 GLENVILLE AVE APT 3 201B	ALLSTON, MA 02134
KELLEHER, JOHN M	07-019-0202A	0315 CAMBRIDGE ST UNIT 202A	WORCESTER, MA 01603
AGUILAR, MARINA	07-019-0202B	0080 EUREKA ST 201B	WORCESTER, MA 01603
VELEZ, XIOMARA +	07-019-0301A	0315 CAMBRIDGE ST UNIT 301a	WORCESTER, MA 01603
ANABAKA, VIOLET	07-019-0301B	0315 CAMBRIDGE ST # 301B	WORCESTER, MA 01603
TREMARCHE, ADAM KENDALL	07-019-0302A	0315 CAMBRIDGE ST UNIT 302A	WORCESTER, MA 01608
LASICA, MLADEN + GORDANA(LIFE ESTATE)	07-019-0302B	0315 CAMBRIDGE ST UNIT 302B	WORCESTER, MA 01603
PEREZ, JAMES + OLGA I	07-020-00006	0024 DOUGLAS ST	WORCESTER, MA 01603
KARIUKI, SAMUEL K	07-020-00005	0010 HERBERT RD	WORCESTER, MA 01602
RODRIGUES, JOSE MIGUEL	07-020-00003	0074 FRANKLIN ST	ALLSTON, MA 02134
UNITY PROPERTY PARTNERS LLC	07-020-00008	218 R S QUINSIGAMOND AVE	SHREWSBURY, MA 01545

ESCRIBANO,NATASHA	07-019-00108	0003 HACKER ST	WORCESTER, MA 01603
HUYNH,KIM	07-019-00075	0032 CAMP ST	WORCESTER, MA 01603
TCHAMOU,BERTHE	07-019-00017	0225 IRVING ST	FRAMINGHAM, MA 01702
LA,TAN K	07-019-00030	0008 HACKER ST	WORCESTER, MA 01603-2821
BULIKOWSKI,WITOLD G + ROBIN	07-019-00041	0028 CAMP ST	WORCESTER, MA 01603-2807
TRAN,NHA LE	07-022-00020	0361 CAMBRIDGE ST	WORCESTER, MA 01603-2346
PHAN,THIEN	07-020-00019	0004 CANAAN ST	SHREWSBURY, MA 01545
RODRIGUEZ,LUZ	07-020-04+16	0005 DOUGLAS CT	WORCESTER, MA 01603
TORTORA,EDWARD	07-020-00025	0020 HULBERT RD.	WORCESTER, MA 01603
PHAN,JUNE + THIEN	07-020-00021	0004 CANAAN ST	SHREWSBURY, MA 01545
39 WORCESTER LLC	07-019-00027	68 HARRISON AVE STE 605 PMB 62151	BOSTON, MA 02111
UNITY PROPERTY PARTNERS LLC	07-020-00010	218B S QUINSIGAMOND AVE	SHREWSBURY, MA 01545
VIOLA LLC	07-022-00013	6280 W 3RD ST UNIT 408	LOS ANGELES, CA 90036
SON,TUOI NGOC	07-020-00009	23 CAMP ST	WORCESTER, MA 01603
KOINA,AMBER L	07-019-00028	0012 HACKER ST	WORCESTER, MA 01603
JOSEPH,CASCILLA A	07-022-0013A	P.O. BOX 16384	WORCESTER, MA 01601
EDMOND,GAELLE + SUZIE	07-022-00018	0029 DOUGLAS ST	WORCESTER, MA 01603
CRUZ,ROSALBA	07-019-00010	0005 HACKER ST	WORCESTER, MA 01603
ZHENG,STEVEN D S + LI,YU XIANG	07-020-00012	0030 BRIARCLIFF DR	AUBURN, MA 01501
JOHN NAGLE COMPANY	07-022-00015	306 NORTHERN AVE	BOSTON, MA 02210
UNITY PROPERTY PARTNERS LLC	07-020-00007	218B S QUINSIGAMOND AVE	SHREWSBURY, MA 01545
CHANSIGNAVONG,MATTHEW	07-019-00031	0026 CAMP ST 2ND FLOOR	WORCESTER, MA 01603
CLARK,ROBERT A + DEBRA A	07-019-00029	0010 HACKER ST	WORCESTER, MA 01603-2821
MWEZE,DELPHINE +	07-020-00024	0032 DOUGLAS ST	WORCESTER, MA 01603
HERNANDEZ,FRANCISCA	07-020-00011	0025 CAMP ST	WORCESTER, MA 01603
NGANDJUI,BLAISE + CHARLOTTE	07-022-00017	0120 EASTERN AVE	LYNN, MA 01902
GB GLOBAL LLC	07-022-16+32	0065 VINEYARD RD	SEEKONK, MA 02771
URENA,ROSA E + CIFUENTES,KATHERINE	07-019-00032	0030 CAMP ST	WORCESTER, MA 01603
SANTOS,ROBERVAN S	07-019-00033	0015 MALLARD CIR	SHREWSBURY, MA 01545
ARGYRIADIS,IORDANIS + MELPOMEN	07-022-00019	0031 DOUGLAS ST	WORCESTER, MA 01603-2852
SOSA,EFREN H	07-020-00014	0036 DOUGLAS ST	WORCESTER, MA 01603
JTH DEVELOPMENT	07-019-00036	0012 BERTON RD	UPTON, MA 01568
MONTVILLE,ERNEST J III	07-022-00208	0033 DOUGLAS ST	WORCESTER, MA 01603
TILL,NATHAN B	07-022-00034	90 FLORENCE STREET	WORCESTER, MA 01603
NAGATTI,BENJAMIN + ORNA TRUSTEES	07-022-00021	0124 HICKS LN	GREAT LAKE, NY 11024
LAVANDIER,RAMON R + TAVERAS,EUNICE	07-022-00022	0369 CAMBRIDGE ST	WORCESTER, MA 01603
QUEZADA,MARIA Y SILVESTRE	07-022-00023	0373 CAMBRIDGE ST	WORCESTER, MA 01603
DESROSIERS,PAULINE(LIFE ESTATE)+	07-020-00015	0033 CAMP ST	WORCESTER, MA 01608
ROMAN CATHOLIC BISHOP OF WORCESTER	07-046-01+13	0596 CAMBRIDGE ST,	WORCESTER, MA 01610
JCPM PROPERTIES LLC	07-046-00020	0080 GRACE LN	STOUGHTON, MA 02072
VITO,JEFFREY F + LAURA	07-046-00015	0005 HARLOW RD	FOXBORO, MA 02035
BLANCHARD,MATTHEW C	07-046-00021	0057 PARKER ST	LEICESTER, MA 01524-2200
BLANCHARD,MARCIA L TRUSTEE	07-046-00016	0057 PARKER ST	LEICESTER, MA 01524
CITY OF WORCESTER	07-045-00007	455 MAIN ST, PARKS DEPT	WORCESTER, MA 01608
BLANCHARD,MATTHEW	07-046-00019	0057 PARKER ST	LEICESTER,, MA 01524-2200
BLANCHARD,MATTHEW + MARIA L	07-046-00017	57 PARKER ST.	LEICESTER, MA 01524-2200
PG PROPERTIES INC	07-020-00013	0022 BOWSTRING WAY	MARLBOROUGH, MA 01752
PG PROPERTIES INC	07-020-00022	0022 BOWSTRING WAY	MARLBOROUGH, MA 01752
PG PROPERTIES INC	07-020-00022	0022 BOWSTRING WAY	MARLBOROUGH, MA 01752

TBN REALTY LLC	07-019-00025	0076 FOURTH ST	WORCESTER, MA 01602
TBN REALTY LLC	07-019-00039	0076 FOURTH ST	WORCESTER, MA 01602
GB GLOBAL LLC	07-022-00024	0065 VINEYARD RD	SEEKONK, MA 02771
LE, TYANA THY	07-019-00026	0022 CAMP ST	WORCESTER, MA 01603
HENDERSON, BRUCE T + KAREN L	07-019-00040	0024 CAMP ST	WORCESTER, MA 01603-2807
BEACHEMAN, EVA	07-019-00024	0016 HACKER ST	WORCESTER, MA 01603-2821

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 07-020-00013 as cited above.

Certified by:



Signature

02/12/2025
Date

Edward M. Augustus, Jr.
CITY MANAGER

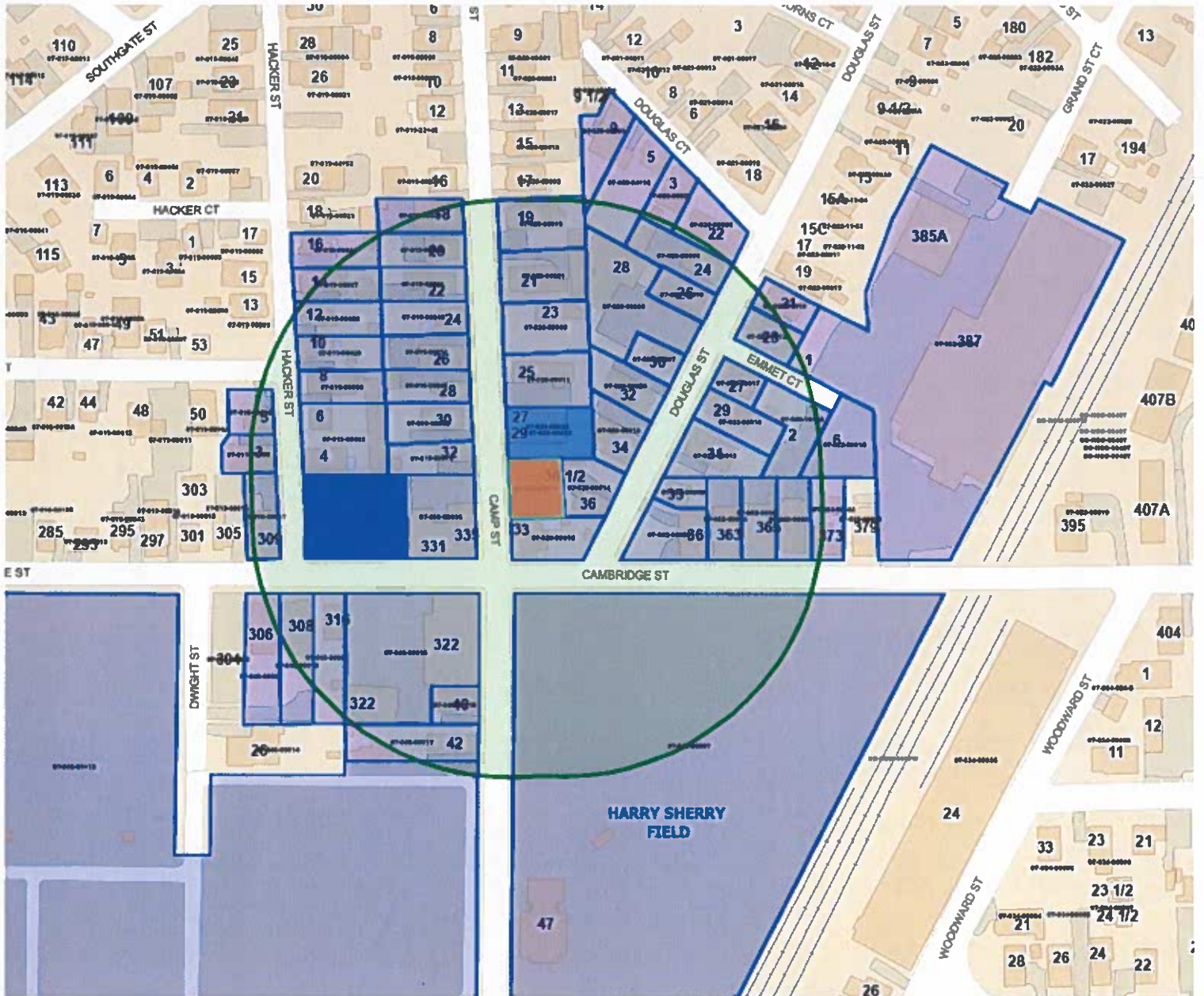


Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER
ADMINISTRATION & FINANCE

Abutters Map



BL-1.0 two-family (proposed)

	Required	Existing	Provided
Lot Area	5,000 s.f.	#4,129 s.f.	#4,129 s.f.
Frontage	#80'	#70'	#70'
Front Yard	15'	NA	15'
Side Yard	10'	NA	10'
Rear Yard	20'	NA	20'
Far	1:1 max	NA	0.7:1 (3,036/4,129)

RG-5 two-family (proposed)

	Required	Existing	Provided
Lot Area	6,000 s.f.	#4,129 s.f.	#4,129 s.f.
Frontage	55'	60'	60'
Front Yard	15'	NA	15'
Side Yard	8'	NA	10'
Rear Yard	15'	NA	20'
Far	NA	NA	0.7:1 (3,036/4,129)

Note#: Variances are requested to allow a two-family to be built in the BL-1.0 zone/RG-5 split zone on the existing 4,129 s.f. lot with the existing 70' of frontage.

notes:

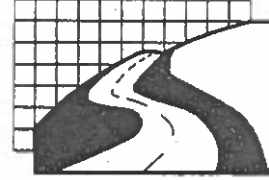
1. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
2. Conservation approval may be required. Stormwater management, may be required. A building permit is required.
3. This property is serviced by municipal Water & Sewer.
4. the 4 proposed parking spaces shown are all 8' wide x 18' long.

Variance Request Plot Plan located at 31 Camp Street

Worcester, MA
Assessors ID: 07-020-00013
deed book 69585 page 301

owned by
PG Properties, Inc.

22 Bowstring Way
Marlborough MA 01752
March 18, 2025



Land Planning, Inc.

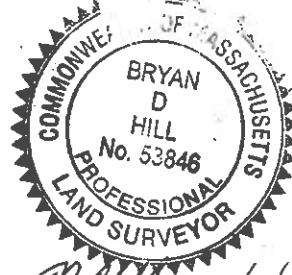
Civil Engineers • Land Surveyors
Environmental Consultants

North Grafton

214 Worcester St.
N. Grafton, MA 01536
508-839-9526

www.landplanninginc.com

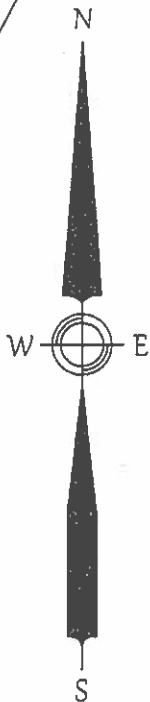
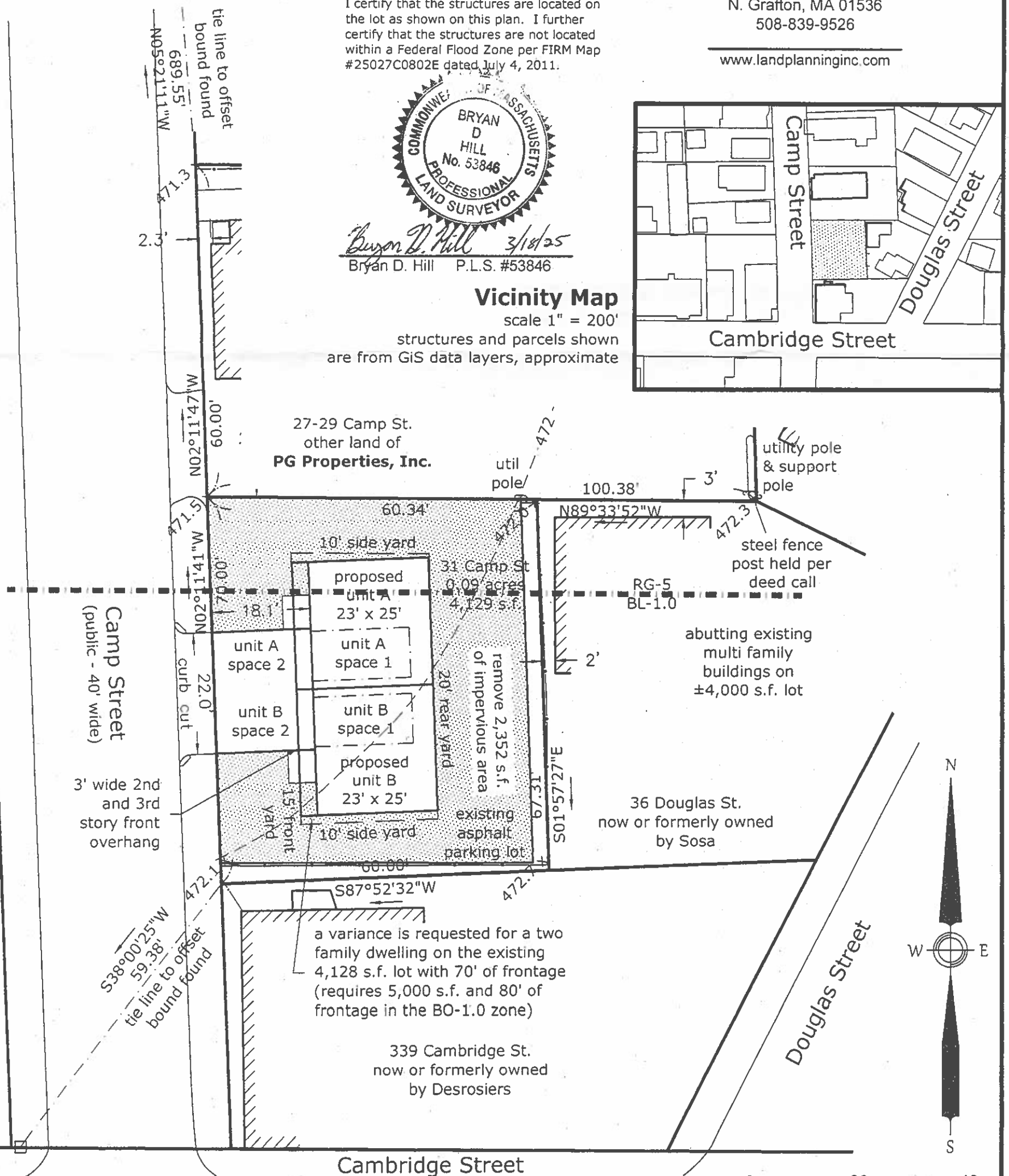
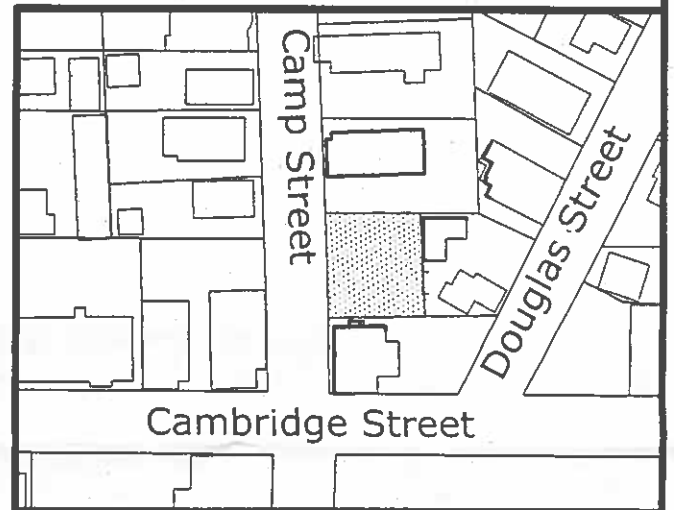
I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0802E dated July 4, 2011.



Bryan D. Hill 3/18/25
Bryan D. Hill P.L.S. #53846

Vicinity Map

scale 1" = 200'
structures and parcels shown are from GIS data layers, approximate



Scale 1"=20' 0 10 20 30 40

PROJECT

PROPOSED BUILD TWO TOWNHOUSE 25' X 23' EACH ON THE VACANT LOT, 31 CAMP ST



HOUSESTECH@GMAIL.COM
774-3001926



LOCATION



PICTURE FROM THE LOT



CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

GENERAL NOTES :

- 1- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- 2- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
- 3- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.
- 4- ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- 5- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE.
- 6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
- 7- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS OR DEVIATION FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR DESIGNER AND OBTAIN APPROVAL FROM THE BUILDING INSPECTOR BEFORE PROCEEDING WITH THE WORK.
- 8- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- 9- CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS (9TH EDITION OF THE MBSC, 780 CMR 51.00) (2015 IRC AND THE COMMONWEALTH OF MASSACHUSETTS AMENDMENT TO THE INTERNATIONAL RESIDENTIAL CODE 2015) AND THE CITY OF **WORCESTER** ORDINANCES.

Layout Page Table

Label	31 Camp st		
A1	PROJECT SUMMARY		
A2	BASEMENT		
A3	PROPOSED FIRST FLOOR		
A4	PROPOSED SECOND FLOOR		
A5	PROPOSED THIRD FLOOR		
A6	EXTERIOR ELEVATION		
A7	CROSS SECTION		
A8	ROOF PLAN		

DRAWINGS BY: G/C

DATE:

9/9/22

SCALE:
1/4"=1'

SHEET:

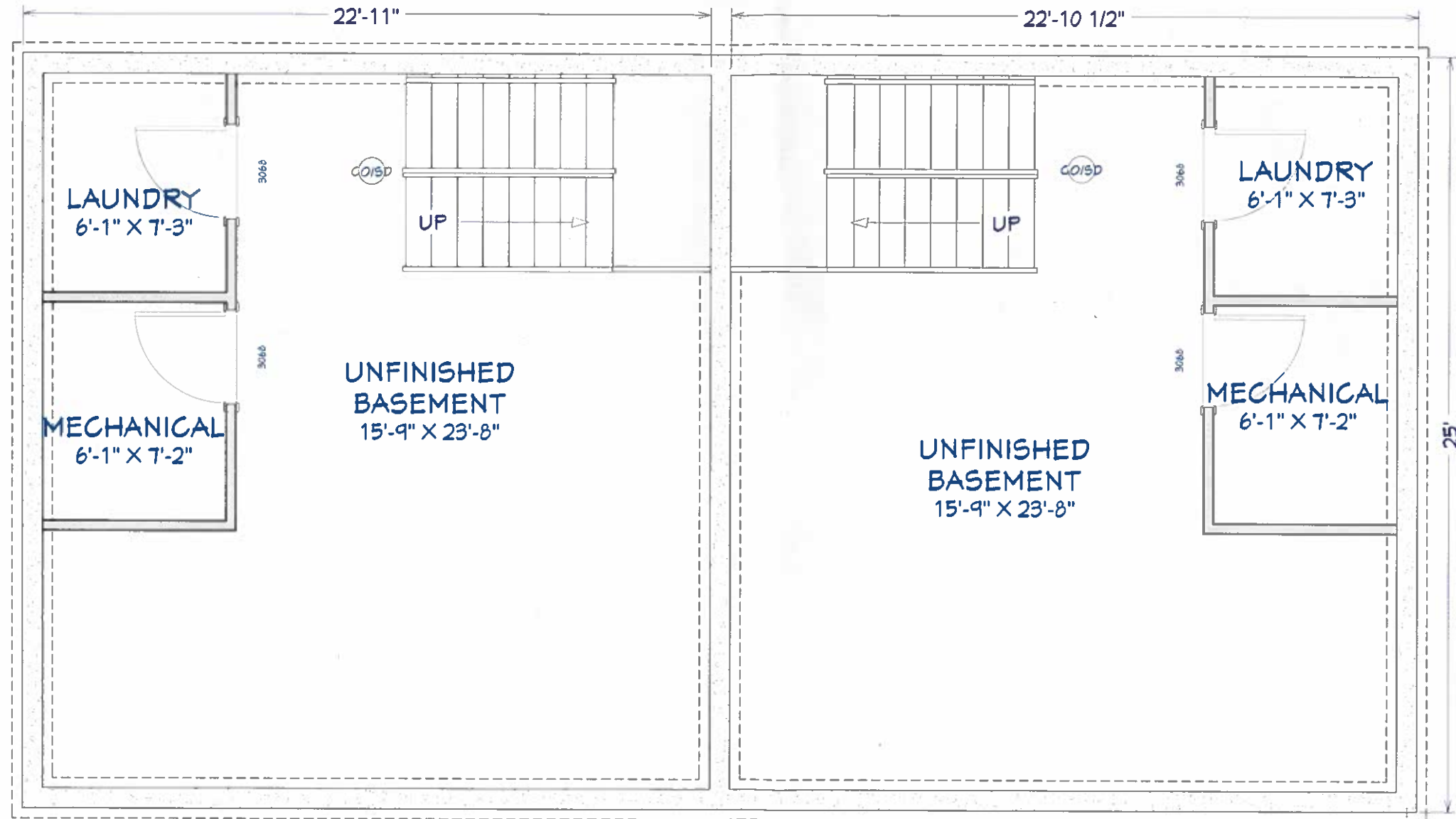
A-1

PROPOSED BASEMENT



HOUSE 01

HOUSE 02



Foundation
1/2 in = 1 ft

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: GIL

DATE:

9/9/22

SCALE:
1/4"=1'

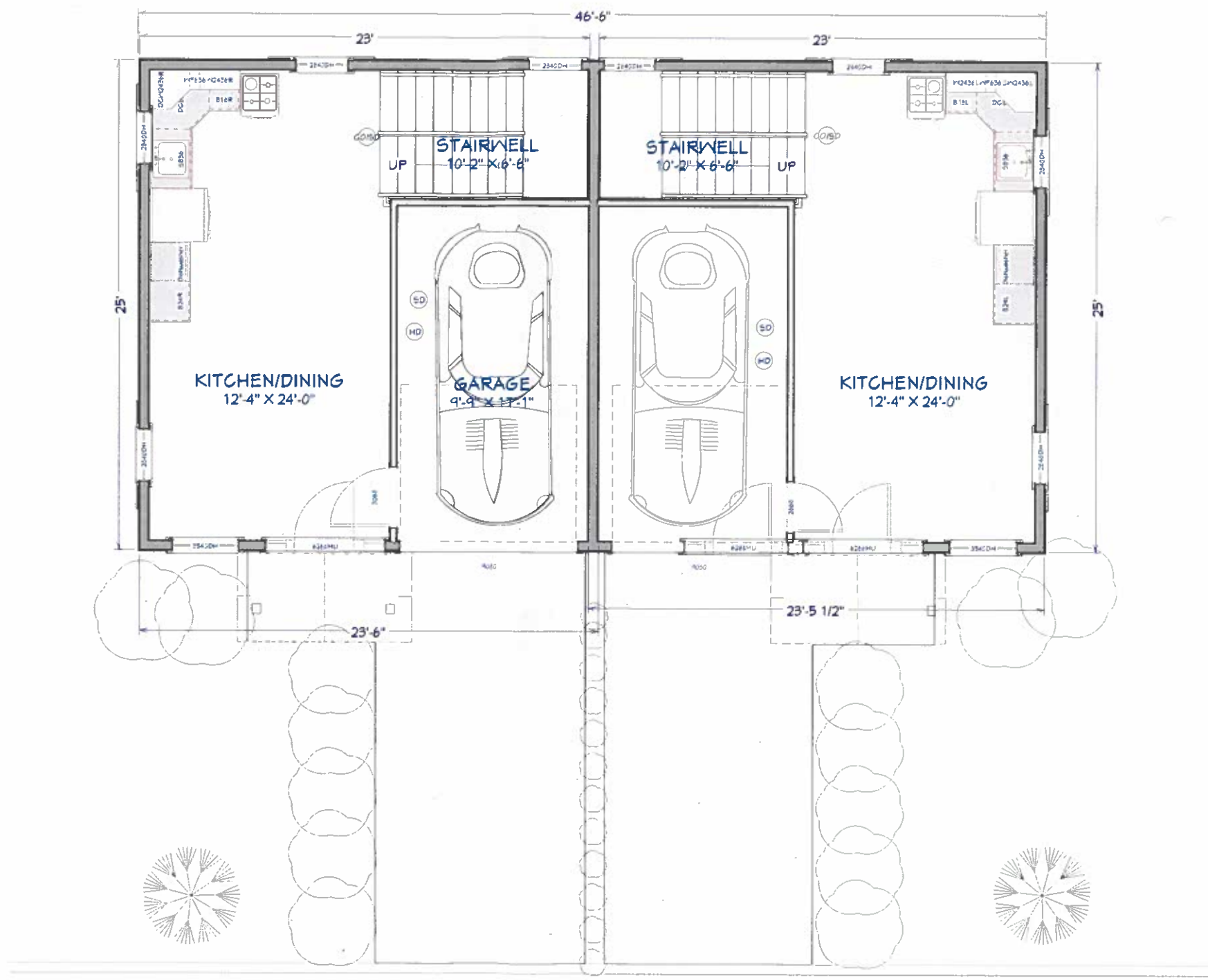
SHEET:

A-2

PROPOSED FIRST FLOOR

HOUSE 01

HOUSE 02



1st Floor
1/3 in = 1 ft



HOUSESTECH@GMAIL.COM
774-3001926

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: G/C

DATE:

9/9/22

SCALE:
1/4"=1'

SHEET:

A-3

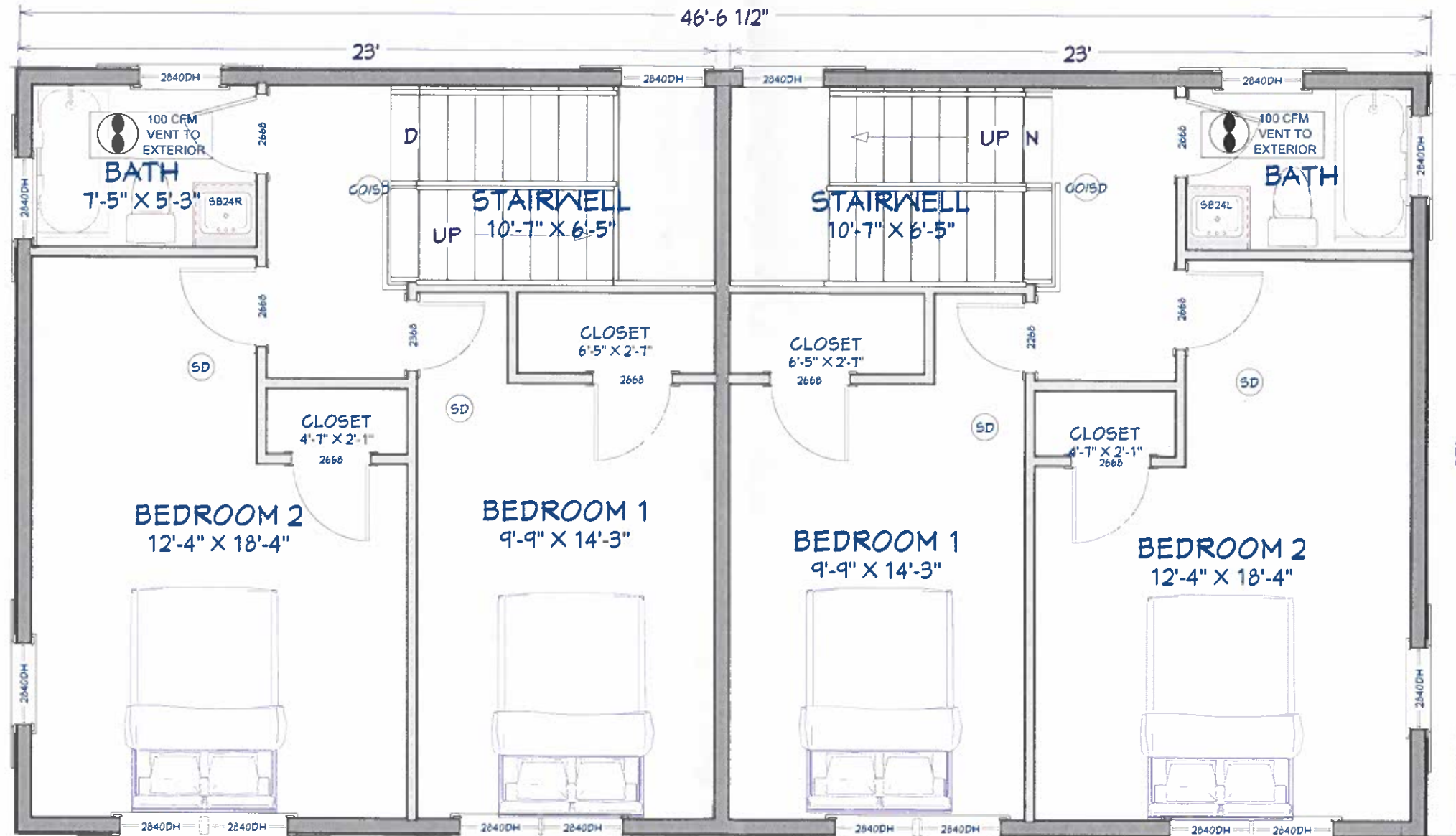
PROPOSED SECOND FLOOR

5 1/2"



HOUSE 01

HOUSE 02



2nd Floor
1/2 in = 1 ft

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: GIL

DATE:
9/9/22

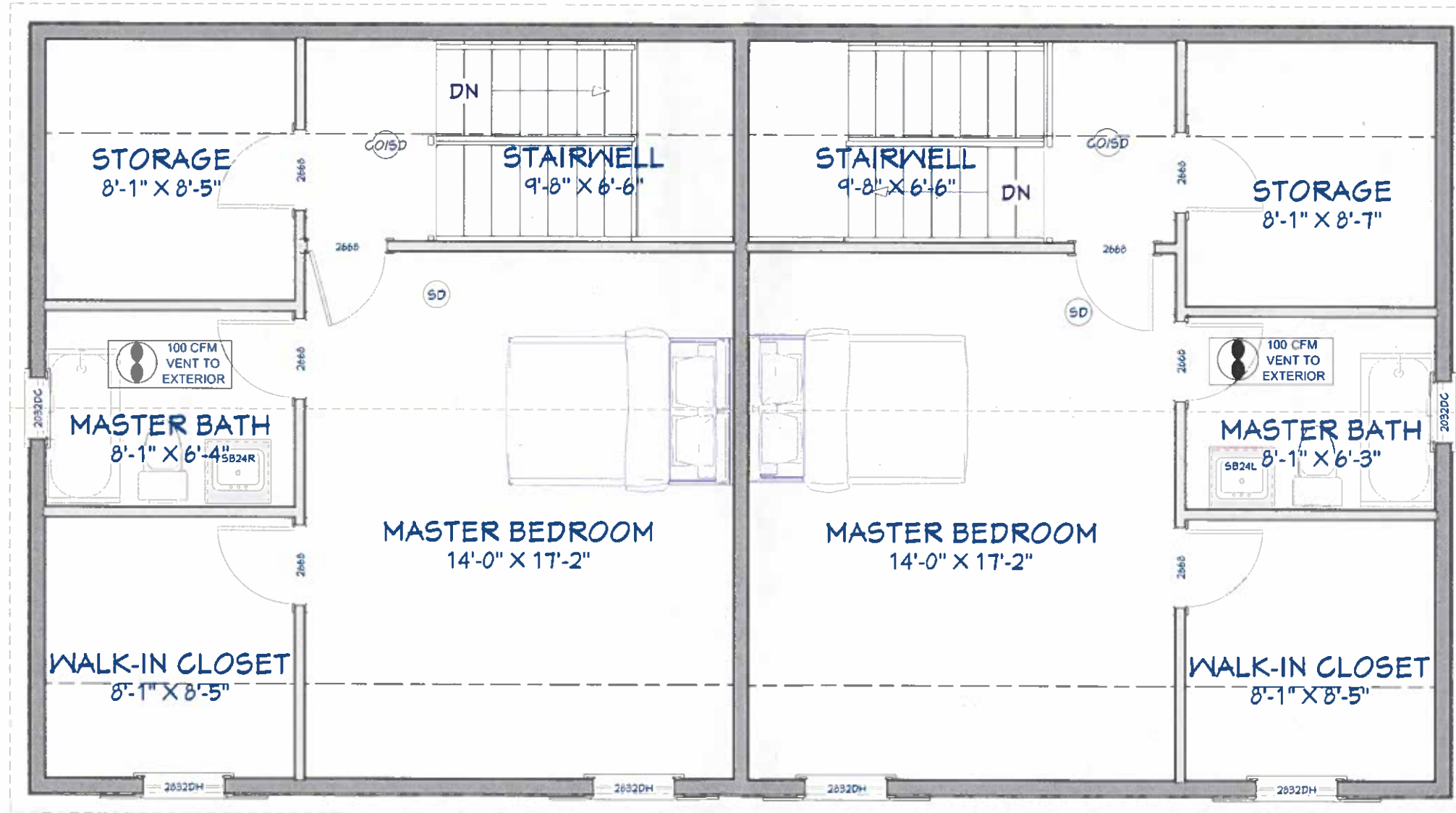
SCALE:
1/4"=1'

SHEET:
A-4

PROPOSED THIRD FLOOR

HOUSE 01

HOUSE 02



3rd Floor
1/2 in = 1 ft



HOUSESTECH@GMAIL.COM
774-3001928

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: GIL

DATE:

9/9/22

SCALE:
1/4"=1'

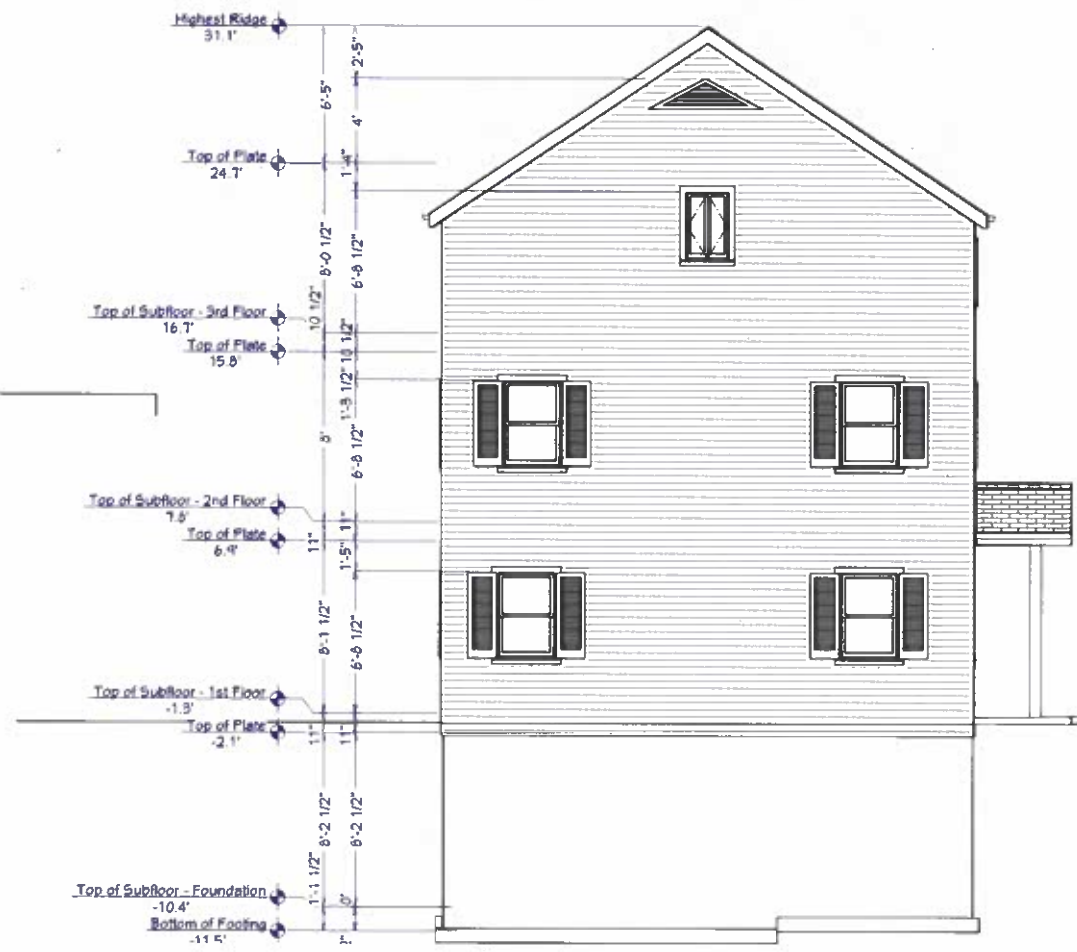
SHEET:

A-5

SIDE VIEW ELEVATION



Elevation 1
1/4 in = 1 ft



Elevation 13
1/4 in = 1 ft

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: GL

DATE:

9/9/22

SCALE:
1/4"=1'

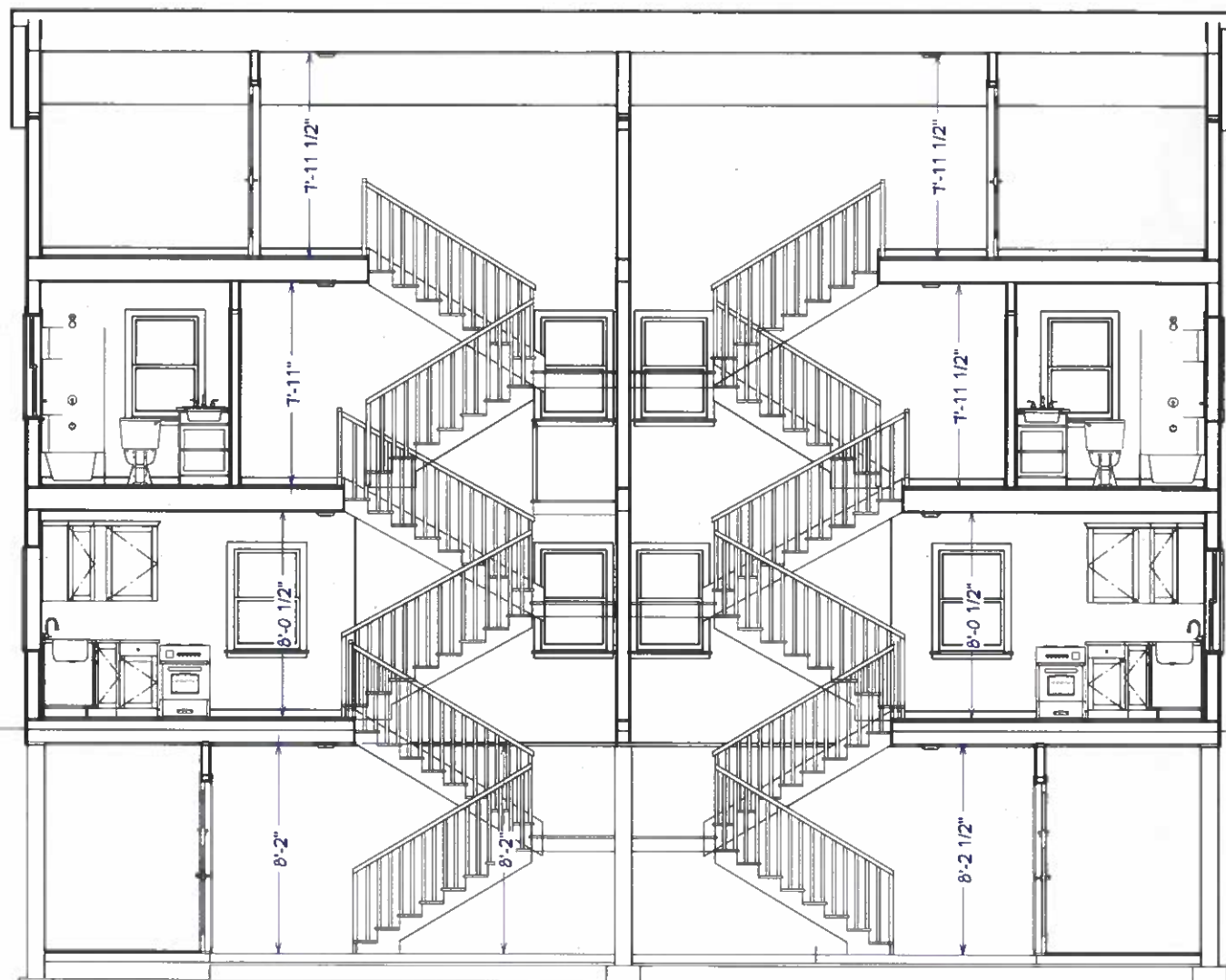
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A-6

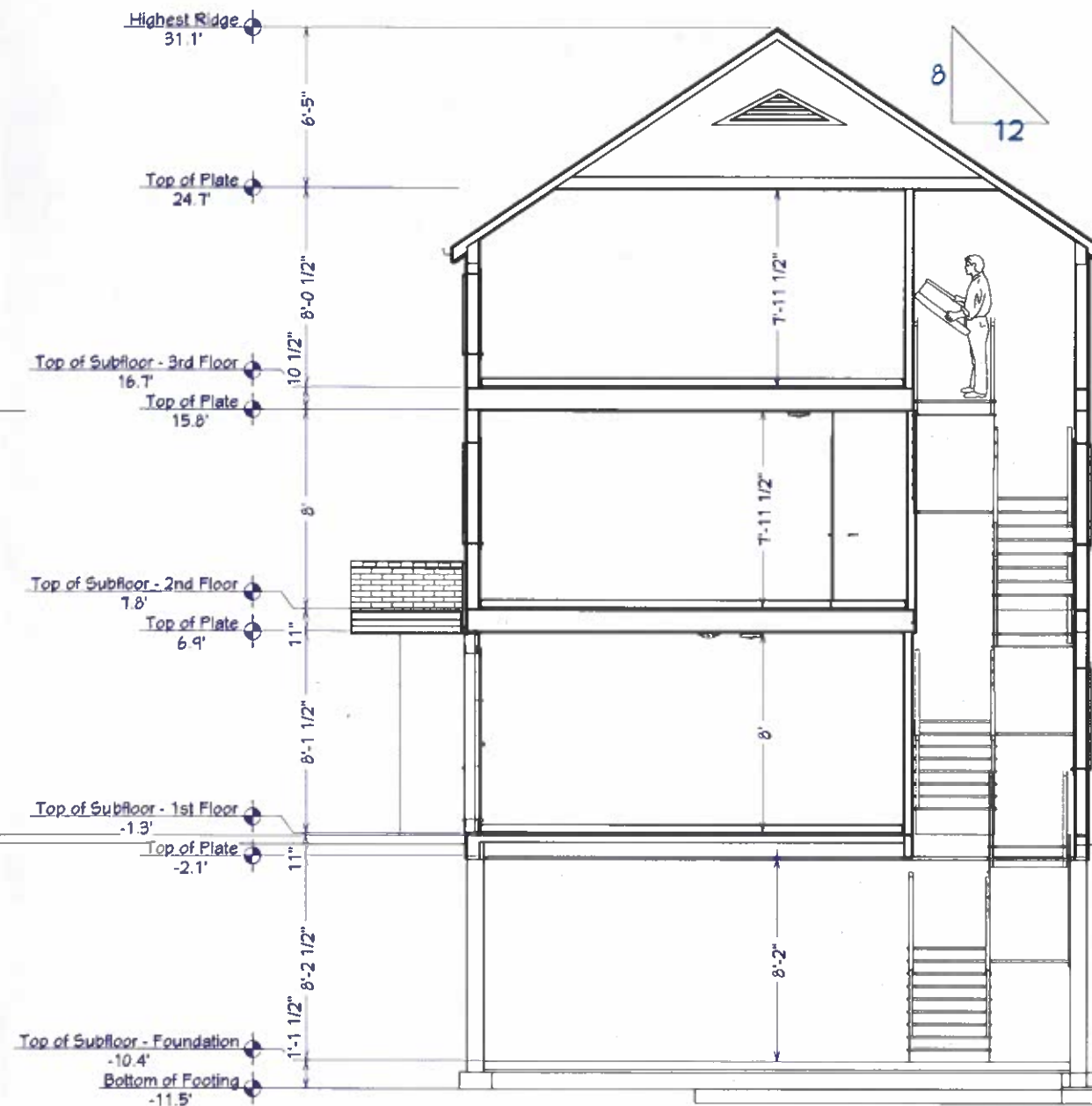
CROSS SECTION



HOUSETECH@GMAIL.COM
114-3001926



Elevation 2
1/3 in = 1 ft



Elevation 11
1/3 in = 1 ft

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

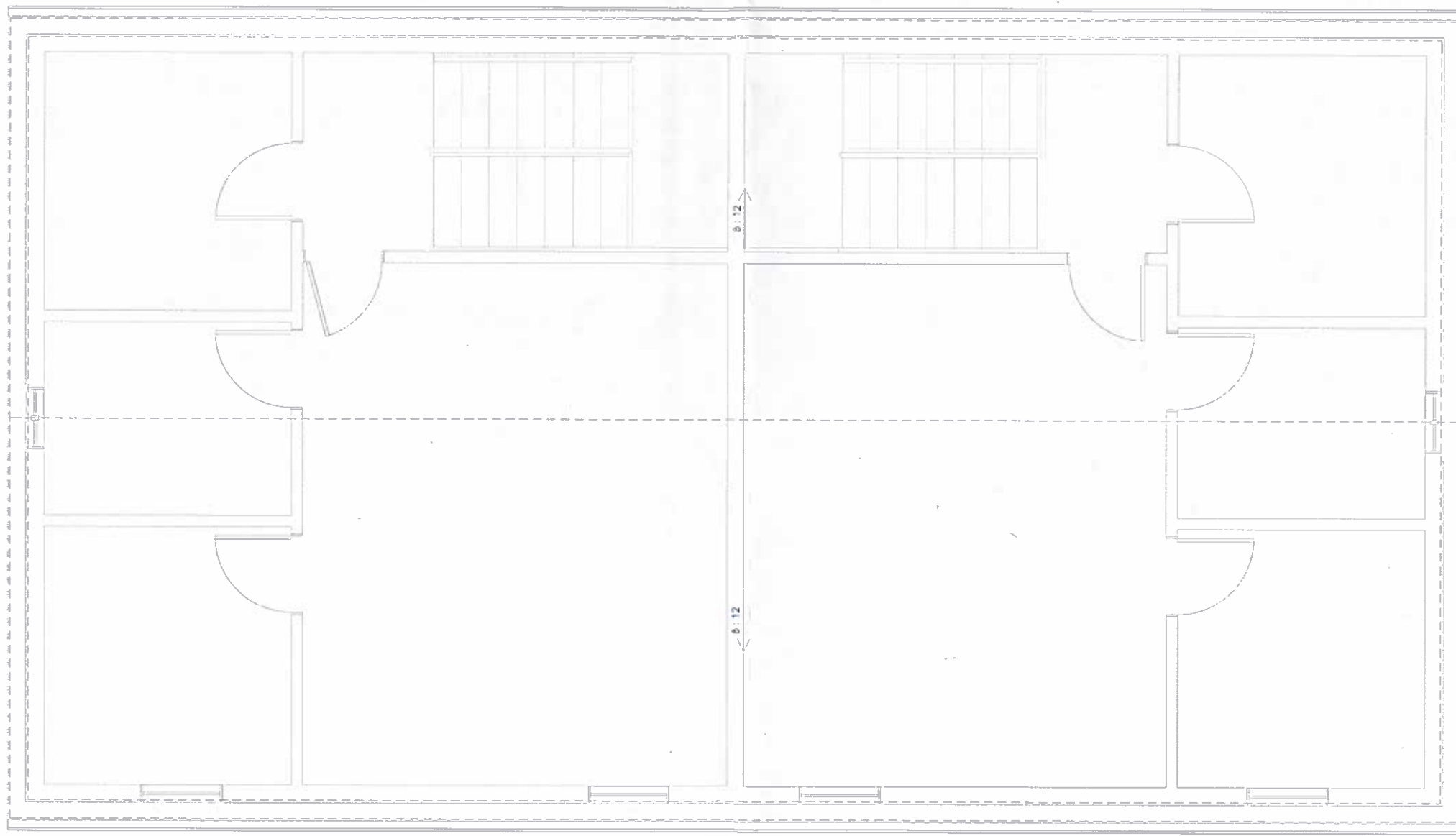
DRAWINGS BY: GIL

DATE:
9/9/22

SCALE:
1/4"=1'

SHEET:
A-7

ROOF PLAN



Roof Plan View
1/2 in = 1 ft

CONTRACTOR:
G C CONSTRUCTION & ENERGY EFFICIENCY, INC
8 TAYLOR ST, MILFORD, MA 01757

CLIENT:
PATRICIA VEGA
31 CAMP ST
WORCESTER, MA

DRAWINGS BY: GIL

DATE:

9/9/22

SCALE:
1/4"=1'

SHEET:

A-8