



ADMINISTRATIVE APPEAL 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

TYPE OF ADMINISTRATIVE APPEAL

1. Appeal of a determination by the Director of Code Enforcement (please explain)

See attached cease and desist letter from Code Enforcement dated August 15, 2022 alleging violation of Article 4, table 4.1 business uses lines 15 and 16 of the Zoning Ordinance and response to same dated August 25, 2022.

2. Appeal of the issuance of a building permit by the Director of Code Enforcement (please explain)

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 11 Earle Terrace

(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: 8 Earle Terrace.

3. **OWNER OF RECORD:** Steven Christopher

(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 PO Box 12, Shrewsbury, MA 01545

5. Worcester District Registry of Deeds (WDRD) Book(s) 59359, Page(s) 328

(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 01 Block 026 Lot 0014A

(List

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

7. **NAME OF APPLICANT(S):** Steven Christopher

8. Address of Applicant: PO Box 12, Shrewsbury, MA 01545

9. Telephone: (508) 344-1112

10. Email: c/o djo@oneilbarrister.com

11. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):

BL-1.0

12. Present use(s) of the property:

Motor vehicle sales lot with repair facilities for repair and servicing of vehicles to be sold.

13. Proposed use(s) of the property:

Continue ongoing operations pursuant and in compliance with permits issued by the City of Worcester as a per-existing non-conforming grandfathered use.

14. The applicant seeks to appeal (Describe what you are appealing in as much detail as possible):

Appeal cease and desist letter issued by Code Enforcement dated August 15, 2022 attached hereto.

15. Explain what your appeal is based on (Describe why you are appealing and what facts you are basing your appeal on in as much detail as possible):

Appeal is based on Assessor's records showing use of the property going back to the 1940's as well as records maintained by the Police Department for License's issued by the City of Worcester to sell second hand vehicles at this location dating back to 1992 when the Police Department computerized its records. Copies of both Assessor's and Police Department records attached. Additional paper records for licenses issued prior to 1992 for the sale of motor vehicles to be provided prior to hearing if the same can be obtained from the Police Department.

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

By: 
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Steven Christopher
(Name of Applicant)

PO Box 12, Shrewsbury, MA 01545
(Address)

(508) 344-1112
(Contact Phone Number)

c/o djo@oneilbarrister.com
(Email)

August 30, 2022
(Date)

By: _____
(Signature of Applicant or Applicant's Agent)

(Name of Applicant)

(Address)

(Contact Phone Number)

(Email)

(Date)

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 Applicant or Applicant's Agent)

(Name of Applicant)

(Address)

(Contact Phone Number)

(Email)

(Date)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

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: 45

Parcel Address: 11 EARLE TER

Assessor's Map-Block-Lot(s): 01-026-0014A

Owner: CHRISTOPHER, STEVEN

Owner Mailing: P.O.BOX 12

SHREWSBURY, MA 01545

Petitioner (if other than owner): DONALD J. O'NEIL

Petitioner Mailing Address: 688 PLEASANT ST

WORCESTER, MA 01602

Petitioner Phone: 508-755-5655

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

01-026-3+17A	FOSTER DAWN TRUSTEE	0027 MORTON STATION RD	CHARLTON MA 01507
01-025-37+39	104 BELMONT ST LLC	0011 DOWNING DR	NORTON MA 02766
01-025-13+14	RAINBOW CHILD DEVELOPMENT CENTER	10 EDWARD STREET	WORCESTER MA 01605
01-026-00007	DELLOSTRITTO MARIA	0007 EARLE ST	WORCESTER MA 01605
01-026-0014A	CHRISTOPHER STEVEN	PO BOX 12	SHREWSBURY MA 01545
01-027-00024	YELVERTON JOHNNIE + EARLEN A	0007 ELIZABETH ST	WORCESTER MA 01605
01-026-0005A	MENJIVAR JESUS A	0010 ELIZABETH ST	WORCESTER MA 01605
01-018-00024	MEDICAL CENTER OF CENTRAL MA INC	328 SHREWSBURY ST	WORCESTER MA 01604
01-018-00026	MEDICAL CENTER OF CENTRAL MASS INC	328 SHREWSBURY ST	WORCESTER MA 01604
01-027-003-1	BELMONT PARK LLC	017 WILLET DR	SHREWSBURY MA 01545
01-027-00026	TERZIAN AVED TRUSTEE	0087 SALISBURY ST	WORCESTER MA 01609
01-026-00002	NGUYEN TOAN KHANH +	0007 HAMILTON WAY	HOLBROOK MA 02323
01-026-14-17	LI JIARUI	0010 MAGAZINE ST UNIT #905	CAMBRIDGE MA 02139
01-026-00016	TOMEN GUY ROGER KAJEMBEU TRUSTEE	0012 TAJ DR	WORCESTER MA 01605
01-026-00001	ST PAUL REALTY LLC	243 WEST MAIN ST	HOPKINTON MA 01748
01-027-00022	YELVERTON JOHNNIE J T	0007 ELIZABETH ST	WORCESTER MA 01605
01-025-00040	VASILADIS GEORGIA LIFE EST+	0027 LAURELWOOD DR	WORCESTER MA 01605
01-026-00018	JAI PARAS PROPERTIES LLC	45 UPTON RD	WESTBORO MA 01581
01-026-00005	RUIZ GUADALUPE G + JUAN R	0008 ELIZABETH ST	WORCESTER MA 01605
01-026-00006	MERCHANT TROY	0012 ELIZABETH ST	WORCESTER MA 01605

01-027-00025	DRAGOTI ANDREA +	0011 ELIZABETH ST	WORCESTER MA 01605
01-025-00011	104 BELMONT ST LLC	0104 BELMONT ST LLC	WORCESTER MA 01605
01-026-00009	ROSS KATHLEEN M +	0009 EARLE ST	WORCESTER MA 01605
01-026-00012	MORRISSEY DANIEL J	005 EARLE ST	WORCESTER MA 01605
01-028-00025	DA SILVA CARLA BARBOSA +	0015 EDWARD ST	WORCESTER MA 01605
01-028-00012	VENERINI SISTERS INC	23 EDWARD ST	WORCESTER MA 01605
01-028-00024	MOKKEDEM ABDELILLAH	0006 EARLE ST	WORCESTER MA 01605
01-028-00028	WIGGINS IAN	16 ELIZABETH ST APT #2	WORCESTER MA 01605
01-028-00023	WADE ADRIENNE	0016 ELIZABETH ST	WORCESTER MA 01605
01-027-00009	RUTHERFORD CHRISTOPHER M	0015 ELIZABETH ST	WORCESTER MA 01605
01-028-0012A	JOVEL WALTER W	0020 ELIZABETH ST	WORCESTER MA 01605
01-028-00022	EPH INVESTMENTS LLC	0056 ALBERT RD	AUBURNDALE MA 02466
01-028-00021	SOERIO SAULO BARCELOS +	0021 ELIZABETH ST	WORCESTER MA 01604
01-027-099-7	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-8	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-2	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-3	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-4	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-5	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-6	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-027-099-1	M JEMMS WORCESTER I LLC	0020 FROUTY RD	BURLINGTON MA 01803
01-028-00014	CURRY E VIRGINIA	0018 ELIZABETH ST	WORCESTER MA 01605
01-027-00005	CHAUDHRY MUZAFFAR + FAQUIHA	0009 ELIZABETH ST	WORCESTER MA 01605
01-018-00001	WORCESTER MEMORIAL HOSPITAL IN	281 LINCOLN STGROSVENOR BLDNG-G109	WORCESTER MA 01605
01-026-00010	WU STER CLAN LLC	0172 FOND BROOK RD	CHESTNUT HILL MA 02467

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lots 01-026-0014A as cited above.

Certified by:

Samuel E. Konieczny

Signature

08/26/2022

Date

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

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Abutters Map

