

April 1, 2024

**VIA E-MAIL – PLANNING@WORCESTERMA.GOV**

Division of Planning & Regulatory Services

City Hall Room 404

455 Main Street

Worcester, MA 01608

Attn: Michelle M. Smith, Assistant Chief Development Officer

**Re: 98 Beacon Street LLC – Request for Extension of Variance from the Minimum Front-Yard Setback Requirement for a Multifamily Development Project at 96 and 98-100 Beacon Street, Worcester, Massachusetts (the “Property”)**

Dear Ms. Smith,

This firm represents 98 Beacon Street LLC in connection with the renovations to the existing four-story building on the Property for a multi-family development and the construction of accessory off-street parking and other site improvements related thereto (the “Project”).

On April 24, 2023, the Board voted unanimously in favor of granting a variance from the minimum front-yard setback requirement in the Commercial Corridors Overlay District-Downtown Subarea applicable to uses with ground-floor residences (Article IX, Section 6.A.1(a)) for the Project. The variance is set to expire on **April 24, 2024**. The purpose of this letter is to request an extension of the variance for 6 months to **October 24, 2024** for the reasons provided herein.

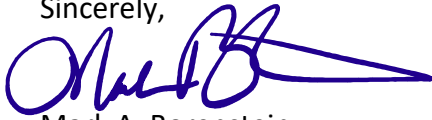
The Applicant has been forced to delay work associated with the Project due to ongoing construction coordination with the Applicant’s affiliated affordable housing development at 30, 35, 42, 44, 47 and 50 Lagrange Street and 47 Oread Street, Worcester, Ma, which will provide the majority of off-street parking for the Project, and difficulties accessing financing and capital to complete the Project because of inflation and a rise in interest rates.

Based on the foregoing, we hereby enclose the original decision and application, a Certification of Tax/Revenue Collection Compliance, the approved plan, and a certified abutters list for filing with the Board.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fee payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk and schedule this Application to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **May 6, 2024**. Please let me know if you have any questions concerning the enclosed. Thank you for your assistance with this matter.

Sincerely,



Mark A. Borenstein,

Enclosures

cc: Project Team