

**Joshua Lee Smith**  
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April 3, 2024

**BY HAND DELIVERY AND E-MAIL – [planning@worcesterma.gov](mailto: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: Chestnut Place Worcester Owner, LLC – Application for Variance for Noncompliance with Minimum Front Yard Setback for Multifamily Development Project at One Chestnut Place a/k/a 10 Chestnut Street and Two Chestnut Place a/k/a 22 Elm Street, Worcester, Massachusetts (the “Property”)***

Dear Ms. Smith:

This firm represents Chestnut Place Worcester Owner, LLC (“Synergy”) in its application to the City of Worcester Zoning Board of Appeals (the “Board”) for the grant of a variance for noncompliance with the minimum front yard setback in connection with the adaptive re-use and conversion of the existing office use and buildings at the Property to large-scale multifamily dwellings, which will include 198 market-rate residential units within the One Chestnut Place building and 22 affordable rate homeownership condominium units within the Two Chestnut Place building (the “Project”). The conversion to residential units of the Two Chestnut Place building will include ground floor residences, which will result in the building being noncompliant with the minimum front yard setback requirement, and, therefore, require a variance.

Both office buildings were occupied by Fallon Health for years, but will be completely vacated. The Project proposes an impactful means to address the challenges many communities throughout the country have been facing with respect to office vacancies and housing supply shortages.

Accordingly, we hereby submit the following items for filing with the Board:

1. Variance Application with Statement in Support;
2. Zoning determination form;
3. Plan; and
4. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees 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.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J Lee Smith', is centered on the page. The signature is fluid and cursive.

Joshua Lee Smith

JLS

Enclosures

cc: Project team