

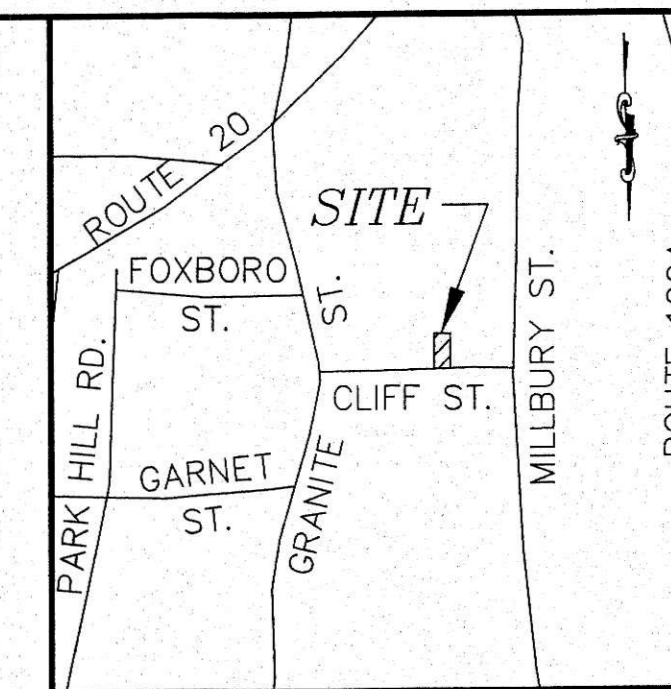
DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RL-7 PROPOSED USE: SINGLE FAMILY DETACHED HOUSE		ZONE DISTRICT: MG-1.0				
ITEM	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B	PORTION OF PROPOSED LOT B IN MG-1.0 ZONE	REQUIRED
MINIMUM LOT SIZE	7,000 S.F.	22,048 S.F.	10,311 S.F.	11,737 S.F.	6,969 S.F.	N/A
LOT FRONTAGE	65'	100.48'	65.0'	35.48'	31.60'	N/A
MAX. BLDG COVERAGE	N/A	7.44%	12.87%	13.97%	5.08%	N/A
MINIMUM LOT SETBACKS:						
FRONT	20'	17.14'/17.27'	25'	17.14'/17.27'	17.27'	15'
SIDE	8'	52.71'/10.22'	8'/8'	8'/10.22'	10.22'	8'*
REAR	20'	145.07'/146.21'	147.83'	145.07'/146.21'	145.07'	15'
MAXIMUM HEIGHT	35' 2 STORIES	<35' 2 STORIES		<35' 2 STORIES	<35' 2 STORIES	N/A
PARKING:	2 PER UNIT	2 SURFACE 2 GARAGE	2 SURFACE	2 SURFACE 2 GARAGE		

* ABUTTING RL-7 SO SIDE YARD DIMENSION APPLIES

LEGEND

- FND FOUND
- N/F NOW OR FORMERLY
- W.F. WOOD FRAME
- STY. STORY
- CP CONCRETE PAD
- BIT. CONC. BITUMINOUS CONCRETE

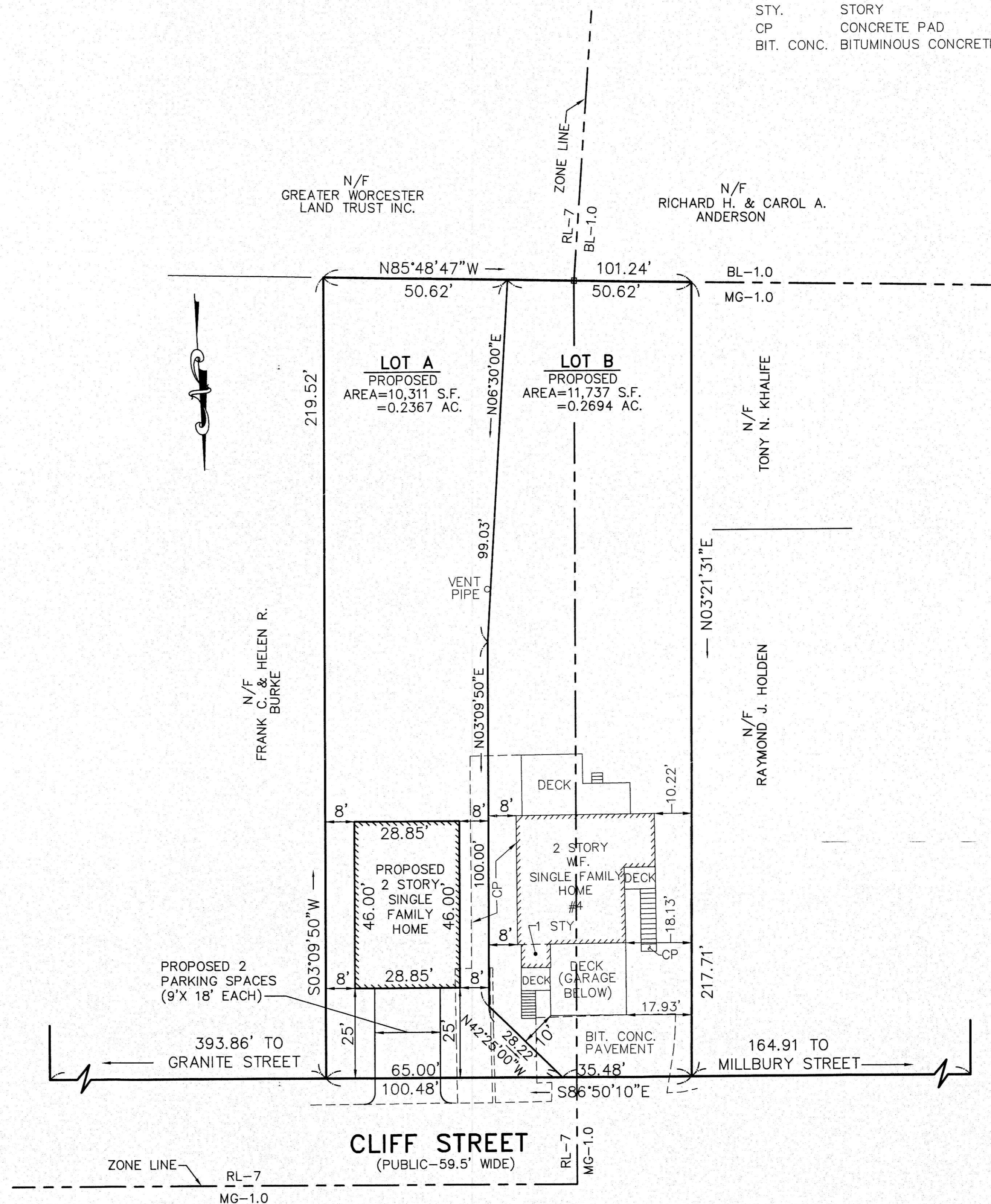


LOCUS
1"=1200'

FOR REGISTRY USE

NOTES

- SEE CITY OF WORCESTER PARCEL ID #31-002-002+5, DEED BOOK #56884 PAGE #254
- TOPOGRAPHIC DATUM NAVD88, TOPOGRAPHY SHOWN FROM CITY OF WORCESTER MAPPING.
- SITE IS NOT LOCATED IN AN ESTABLISHED FEMA FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL #25027C0806E DATED JULY 4, 2021.
- REGULARITY FACTOR OF LOT A IS 0.517 WHICH IS > 0.4.



APPROVED BY THE CITY OF
WORCESTER PLANNING BOARD

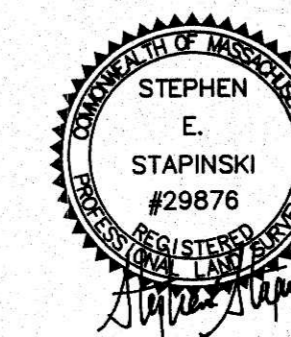
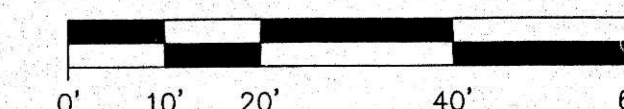
FILED: _____
HEARING: _____
APPROVED: _____
ENDORSED: _____

PLAN OF LAND
IN
WORCESTER, MASSACHUSETTS
TO ACCOMPANY VARIANCE REQUEST

PREPARED FOR
KIM NGUYEN
4 CLIFF STREET
WORCESTER, MASSACHUSETTS 01607

DATE: MAY 3, 2023

SCALE: 1"=20'



MERRIMACK ENGINEERING SERVICES
68 PARK STREET
ANDOVER, MASSACHUSETTS 01810