

N/F  
ANUSH & UFLUK  
AZARI  
BK. 17117 PG. 4  
BK. 23258 PG. 206  
LOT 2  
PL. BK. 785 PL. 103

N/F  
MAXIMUS F. SEALE  
BK. 64871 PG. 382

PLEASANT STREET  
(PUBLIC ~ 60.0' WIDE)

N/F  
NANCY M. & FRANK  
LAPRIORE  
BK. 37014 PG. 366

N/F  
JOSH NOMINEE TRUST  
BK. 14655 PG. 24  
BK. 15934 PG. 176  
BK. 31214 PG. 386

N/F  
CITY OF WORCESTER

PARCEL B-1  
19,130 sq. ft.  
0.439 acres

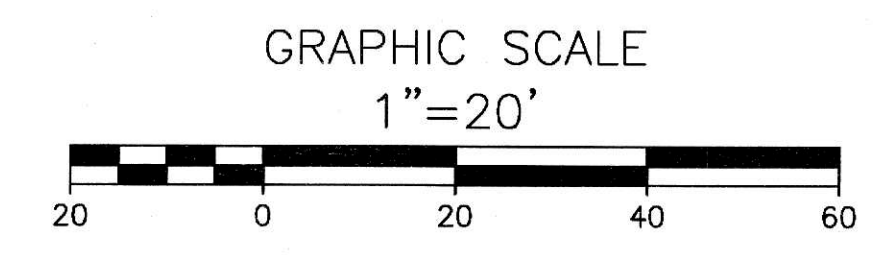
**NOTES:**  
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.

PROPOSED ACCESSORY DWELLING UNIT REPLACING RAZED ACCESSORY STRUCTURE.

**REFERENCES:**  
DEED BOOK 69086 PAGE 206  
PLAN BOOK 798 PLAN 85  
ASSESSORS REFERENCE: 11-027-00009

**ZONING:**  
RG-5  
ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



NOV. 13, 2024  
DATE

**B&R SURVEY, INC.**

100 GROVE STREET  
WORCESTER, MA 01605  
TEL 508-756-8579  
FAX 508-421-4797

**PLAN FOR SPECIAL PERMIT**

LAND OWNED BY:  
**RSN REALTY, LLC**  
  
584 PLEASANT STREET  
WORCESTER, MASSACHUSETTS

SCALE: 1"=20' REV. 11/13/24  
DATE: OCTOBER 31, 2024

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #24-216

**ZONE: RG-5**

EXISTING THREE FAMILY #584			PROPOSED ACCESSORY DWELLING UNIT		
REQUIRED:	EXISTING:	RELIEF SOUGHT:	REQUIRED:	PROPOSED:	RELIEF SOUGHT:
MIN. AREA: 7,000 S.F.	19,130 S.F.	0	FRONT SETBACK: 15'	128.0'	0
MIN. FRONTAGE: 60'	70.00'	0	SIDE SETBACK: 5'	8.5'	0
FRONT SETBACK: 15'	25.7'	0	REAR SETBACK: 5'	24.1'	0
SIDE SETBACK: 8'	11.5'	0	PARKING SPACES: 0	2	0
REAR SETBACK: 8'	107.9'	0	FLOOR AREA: 900 S.F.	1,008 S.F.	108 S.F.
PARKING SPACES: 6	6	0	MAX. HEIGHT: 20'	20'	0