

PROPOSED SINGLE FAM., SEMI-DETACHED, LOT 129A:			PROPOSED SINGLE FAM., SEMI-DETACHED, LOT 129B:			EXISTING THREE FAMILY (#16):		
REQUIRED:	PROPOSED:	RELIEF SOUGHT:	REQUIRED:	PROPOSED:	RELIEF SOUGHT:	REQUIRED:	EXIST/PROP:	RELIEF SOUGHT:
MIN. AREA: 4,000 S.F.	2,500 S.F.	1,500 S.F.	MIN. AREA: 4,000 S.F.	2,500 S.F.	1,500 S.F.	MIN. AREA: 9,000 S.F.	5,000 S.F.	4,000 S.F.
MIN. FRONTAGE: 35'	25.00'	10.00'	MIN. FRONTAGE: 35'	25.00'	10.00'	MIN. FRONTAGE: 75'	50.00'	25.00'
FRONT SETBACK: 20'	21.0'	0	FRONT SETBACK: 20'	21.0'	0	FRONT SETBACK: 20'	15.7'	4.7'
SIDE SETBACK: 8'	5.0'	3.0'	SIDE SETBACK: 8'	5.0'	3.0'	SIDE SETBACK: 8'	3.8'	4.2'
REAR SETBACK: 20'	27.5'	0	REAR SETBACK: 20'	27.5'	0	REAR SETBACK: 20'	22.8'	0
MAX. HEIGHT: 35'	<35'	0	MAX. HEIGHT: 35'	<35'	0			

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

**REFERENCES:**  
DEED BOOK 67587 PAGE 245  
PLAN BOOK 10 PLAN 22  
ASSESSORS REFERENCE: 17-010-48+50

**ZONING:**  
RL-7

**PARKING:**  
SPECIAL PERMIT REQUESTED FOR MODIFICATION OF OFF STREET PARKING REQUIREMENT FOR EXISTING THREE FAMILY (#16)

ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



FRONT YARD AREA  
= 1,982 S.F.

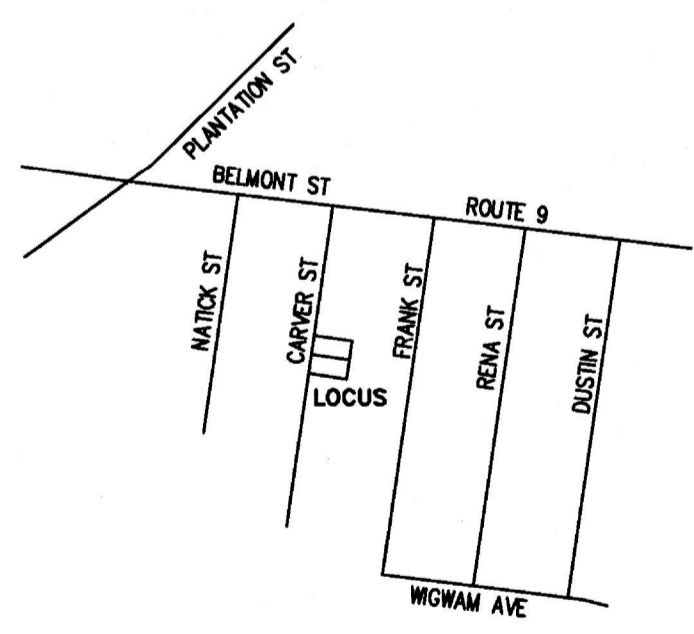
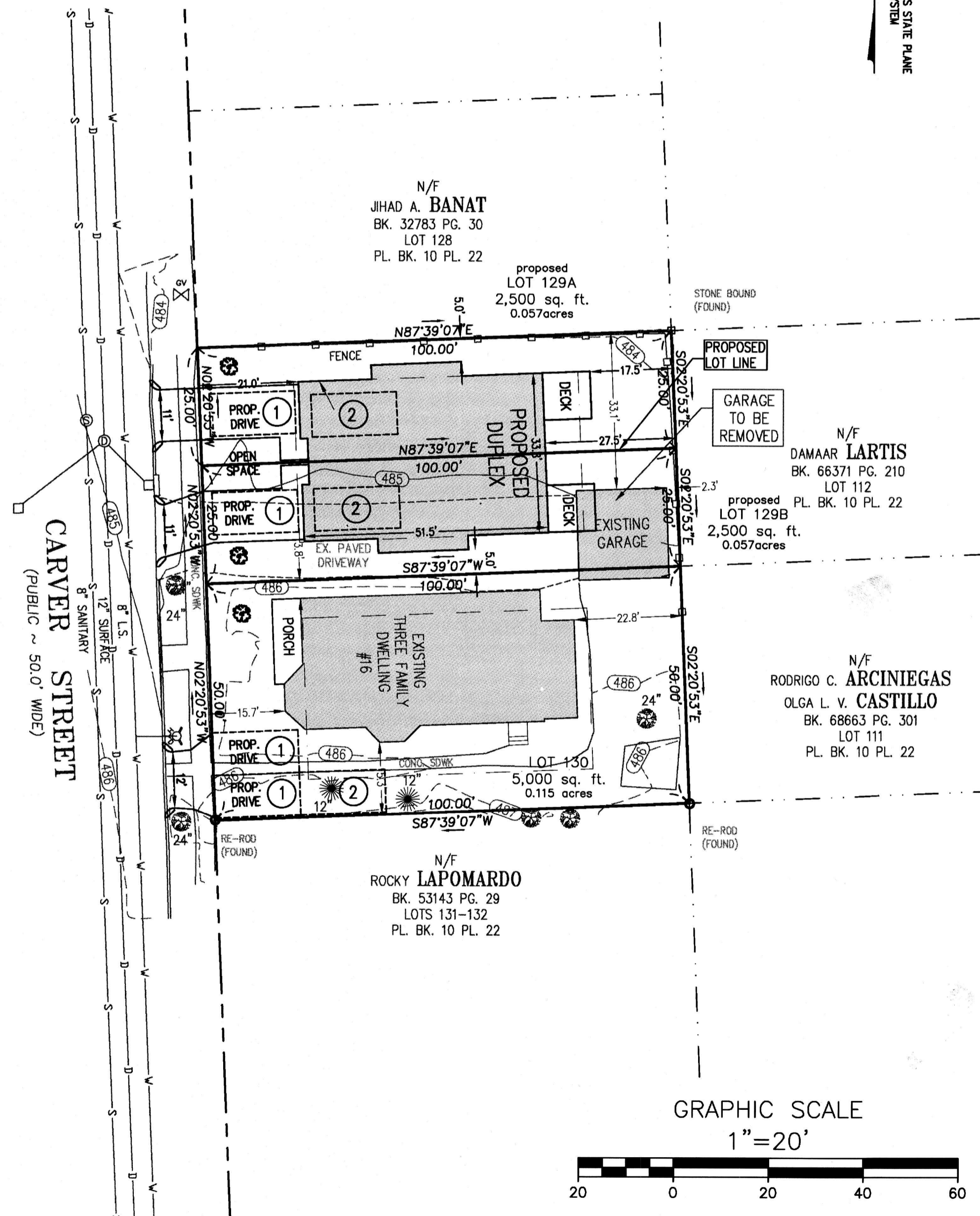
**IMPERVIOUS MATERIAL:**

LOT 129A: FRONT YARD AREA: 525 S.F.  
IMPERVIOUS MATERIAL: 252 S.F.  
% COVERAGE: 252/525= 48.0% (50% MAX.)

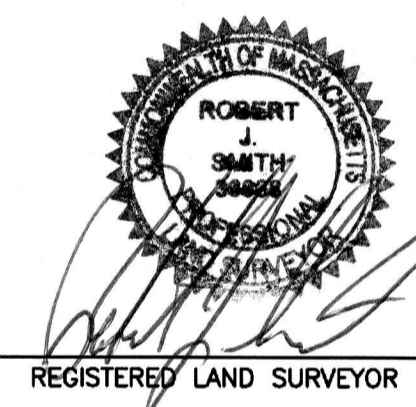
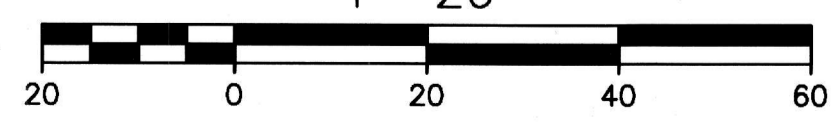
LOT 129B: FRONT YARD AREA: 525 S.F.  
IMPERVIOUS MATERIAL: 252 S.F.  
% COVERAGE: 252/525= 48.0% (50% MAX.)

LOT 130: FRONT YARD AREA: 680 S.F.  
IMPERVIOUS MATERIAL: 251 S.F.  
% COVERAGE: 251/680= 37.0% (50% MAX.)

PROPOSED ALB & EAB RESISTANT TREE



GRAPHIC SCALE  
1"=20'



June 11, 2024  
DATE

**B&R SURVEY, INC.**

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

**PLAN FOR VARIANCE & SPECIAL PERMIT**

LAN D OWNED BY:  
YJ PROPERTIES LLC

16 CARVER STREET  
WORCESTER, MASSACHUSETTS

SCALE: 1"=20'      DATE: JUNE 11, 2024

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #24-056