

ASSESSOR REFERENCE(S):
02-046-0055A

PLAN REFERENCE(S):
240-25

DEED REFERENCE(S):
69121-170

FRONT YARD IMPERVIOUS CALCULATIONS

FRONT YARD AREA=1994.67 SF ±
IMPERVIOUS SURFACE IN FRONT YARD=657.5 SF ±
PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD
= 657.5 SF/1994.67 SF =0.3296 =>33%

LOT ZONING SUMMARY

TOTAL LOT AREA: 8,555 SF
ZONING DISTRICT: BO-1/RL-7
EXISTING USE: EXISTING BUILDING USED FOR BECKER COLLEGE OFFICES
PROPOSED USE: 7 FAMILY DWELLING.
3 8X16 COMPACT SPACES = 3 TOTAL SPACES ONSITE
4 PARKING SPACES WILL BE LEASED OFFSITE
TOTAL OF 7 SPACES
SNOW WILL BE REMOVED OFF PROPERTY

ZONING TABLE-PROPOSED SEVEN-FAMILY DWELLING

ZONING REGULATION	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	5,000 SF	8,555 SF
MINIMUM LOT FRONTAGE	40/280 FT*/280 FT	118 FT*
MINIMUM FRONT YARD SETBACK	15 FT	9.4 FT (EXISTING)
MINIMUM SIDE YARD SETBACK	10 FT	11.6 FT (EXISTING)
MINIMUM REAR YARD SETBACK	10 FT	1.3 FT (EXISTING)
MAXIMUM HEIGHT	40 FT	< 40 FT
MAXIMUM HEIGHT IN STORIES	3+	< 3+
FLOOR TO AREA RATIO	1 TO 1	.44

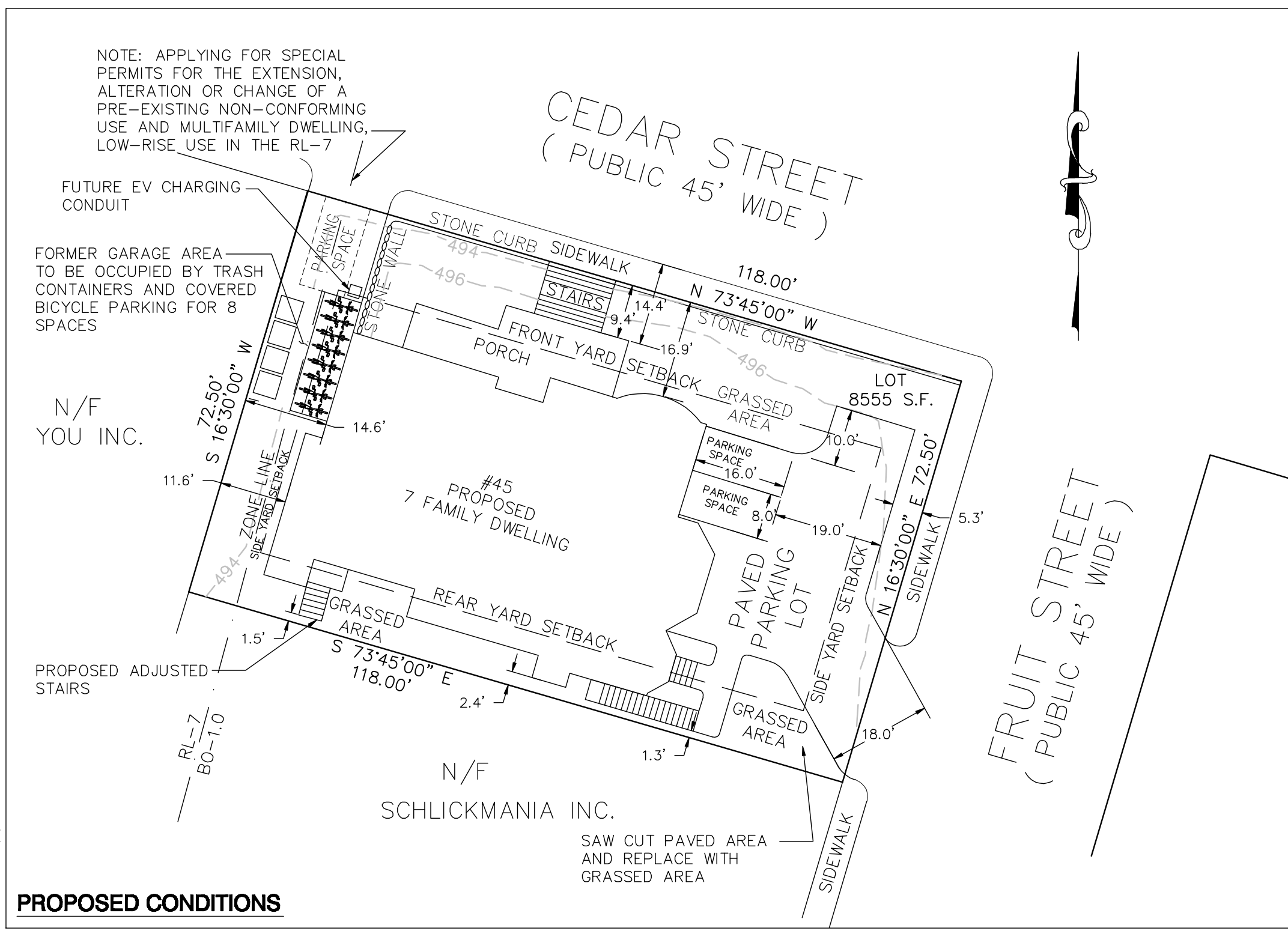
*BUT NOT MORE THAN 200 FEET

RELIEF REQUESTED BY THE WORCESTER ZBA:

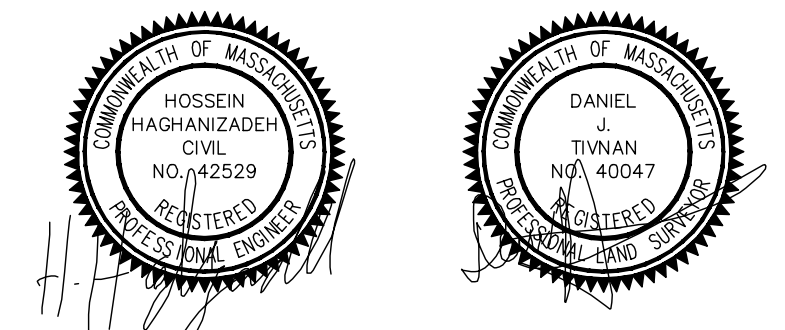
VARIANCE 1: FOR RELIEF OF 7 PARKING SPACES FROM THE 14 SPACE MINIMUM FOR 2 SPACES PER UNIT REQUIREMENT (ARTICLE IV, SECTION 7, TABLE 4.4)

VARIANCE 2: FOR RELIEF OF 82 FEET A MAX OF 200' IS REQUIRED 118' IS PROVIDED REQUIREMENT (ARTICLE IV, SECTION 7, TABLE 4.2)

SPECIAL PERMIT: SPECIAL PERMIT FOR THE EXTENSION, ALTERATION OR CHANGE OF A PRIVILEGED, NON-CONFORMING STRUCTURE SPECIAL PERMIT FOR THE EXTENSION, ALTERATION OR CHANGE OF A PRIVILEGED, NON-CONFORMING USE (PARKING SPACE) SPECIAL PERMIT FOR MULTIFAMILY DWELLING, LOW-RISE USE (PARKING SPACE)



THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

hs&t group, inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

VARIANCE PLAN 45 CEDAR ST WORCESTER MA			
APPLICANT(S)/OWNER(S): FORTY-FIVE CEDAR STREET REALTY TRUST 91 STAFFORD ST SUITE 3 WORCESTER MA			
DATE: 6-17-2024	COMP'D: JRT	FIELD: JRT	
SCALE: 1"=20'	CAD: LLW	FLD. BK: 669-134	
ZONE: BO-1/RL-7	REV'D: DT/HH	CEDARST45SITE	
JOB NUMBER: 7839	SHEET NUMBER 1 OF 1		
DWG NUMBER: 5601			