



120 Front Street  
Suite 500  
Worcester, MA 01608  
508.752.1001

### Sign Summary

| M.U.T.C.D. Number | Specification Width | Height | Desc.                     |
|-------------------|---------------------|--------|---------------------------|
| R1-1              | 30"                 | 30"    | STOP                      |
| R5-1              | 30"                 | 30"    | DO NOT ENTER              |
| R7-8              | 12"                 | 18"    | RESERVED PARKING          |
| R7-8P             | 12"                 | 6"     | VAN ACCESSIBLE            |
| D9-11B            | 12"                 | 18"    | ELECTRIC VEHICLE CHARGING |
| D9-11BP           | 12"                 | 12"    | ELECTRIC VEHICLE CHARGING |
| SP-1              | 12"                 | 6"     | USE LAST                  |

### Zoning Summary Chart

| Zoning District(s):             | Residence, General (RG-5), & Business, General (BG-3.0) |   |                        |
|---------------------------------|---|---|------------------------|
| Overlay District(s):            | N/A   |   |                        |
| Zoning Regulation Requirements  | Required (RG-5) <sup>1</sup>                            | Eligible Development Reduction <sup>2</sup> | Provided               |
| MINIMUM LOT AREA                | 13,250 SF <sup>3</sup>                                  | 11,262.5 SF <sup>4</sup>                    | 9,283± SF              |
| MINIMUM FRONTAGE <sup>5</sup>   | 100 Feet <sup>6</sup>                                   | 89.25 Feet <sup>7</sup>                     | 81.4 Feet              |
| FRONT YARD SETBACK <sup>5</sup> | 7.67 Feet <sup>8</sup>                                  | -   | 1.3 Feet <sup>9</sup>  |
| SIDE YARD SETBACK <sup>5</sup>  | 10 Feet   | -   | 1.1 Feet <sup>9</sup>  |
| REAR YARD SETBACK <sup>5</sup>  | 15 Feet   | -   | 34.2 Feet <sup>9</sup> |
| MAXIMUM BUILDING HEIGHT         | 90 Feet   | -   | 55± Feet               |
| MAXIMUM BUILDING HEIGHT         | 8+ Stories  | -   | 4 Stories              |

- Zoning regulation requirements as specified in the City of Worcester Zoning Ordinance, dated April 2, 1991 as amended through May 9, 2023.
- The project is an Eligible Development per Article VII Section 6, and can reduce the dimensional requirements by 15% in RG-5 districts.
- Within the RG-5 district, required lot area based on 12 dwelling units is 13,250 SF. (5,000 SF + (750 SF x 11 DU) = 13,250 SF).
- With the Eligible Development Reduction (15%), required lot area based on a 15% reduction of 13,250 SF is 11,262.5 SF. (13,250 x 0.85 = 11,262.5 SF).
- The lot is a corner lot has identified Grosvenor Street as its front lot line. Lamartine St. is considered a side lot line.
- Within the RG-5 district, required frontage based on 12 dwelling units is 100 Feet (50 Feet + (5 Feet x 11 DU) = 105 Feet) which exceeds the 100 feet limitation from Table 4.2 of the Zoning Ordinance.
- With the Eligible Development Reduction (15%), required frontage based on a 15% reduction of 105 Feet is 89.25 Feet. (105 Feet x 0.85 = 89.25 Feet).
- The required front yard setback is based on Note 6 of Table 4.2 which provides that the average front yard setback of the existing buildings fronting on the same street and block within 150 feet shall be the required front yard setback. (12 Grosvenor St. = 5.75; 16 Grosvenor St. = 3.75; 20 Grosvenor Street = 13.5; 5.75 + 3.75 + 13.5 = 29.0 = 14.0').
- No building is proposed within the BG-3.0 District. As such, only the RG-5 required setbacks apply.

### Parking Summary Chart

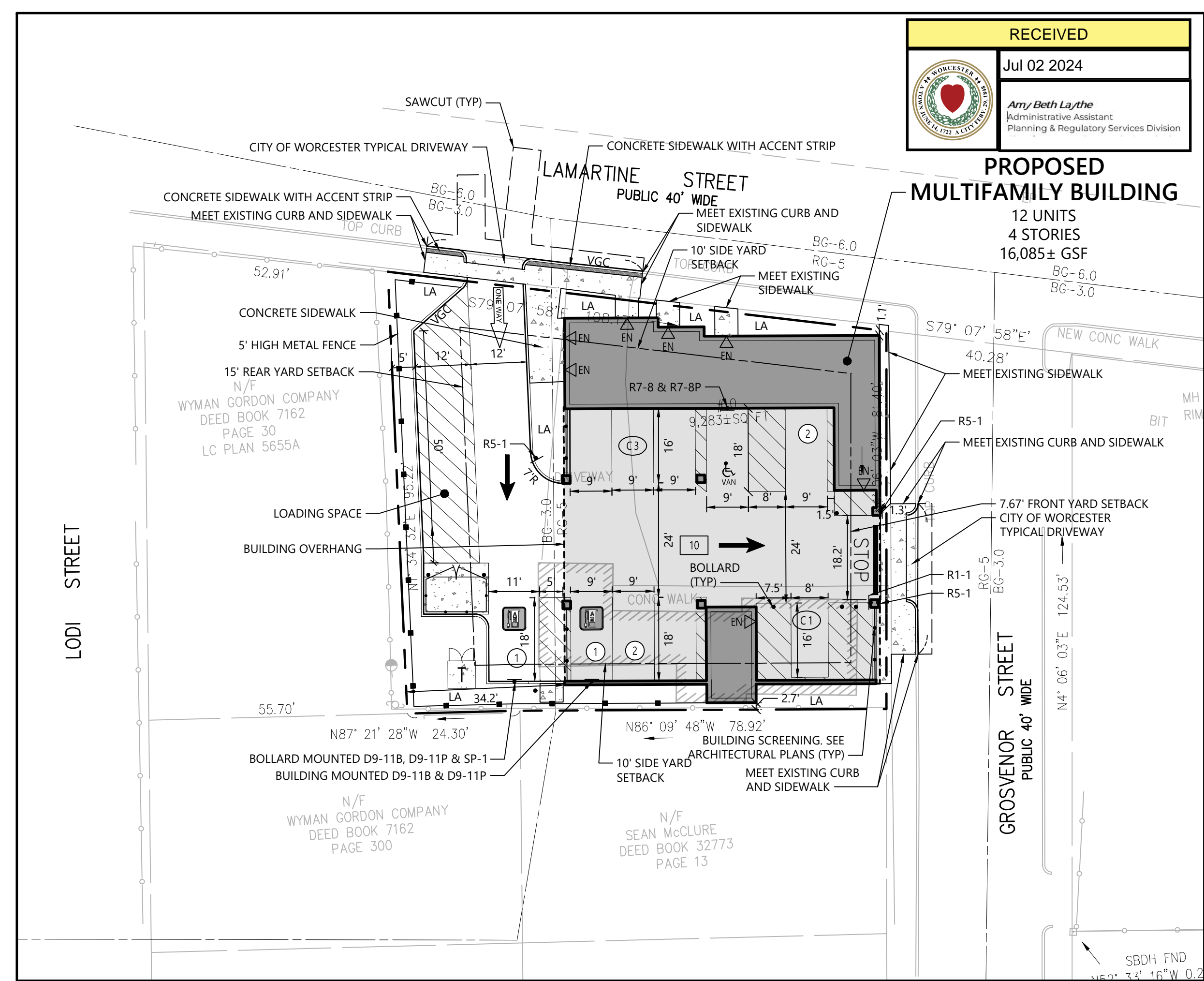
| Description  | Size     |          | Spaces   |           |
|--|----------|----------|----------|-----------|
|  | Required | Provided | Existing | Required  |
| STANDARD SPACES  | 9 x 18   | 9 x 18   | 2        | -         |
| COMPACT SPACES (25% ALLOWED, 50% WITH SP)                        | 8 x 16   | 8 x 16   | -        | -         |
| STANDARD ACCESSIBLE SPACES <sup>1</sup>                          | 8 x 18   | -        | -        | 0         |
| VAN ACCESSIBLE SPACES <sup>2</sup>                               | 8 x 18   | 9 x 18   | -        | 1         |
| STANDARD ELECTRIC VEHICLE SPACES <sup>3</sup>                    | 9 x 18   | 9 x 18   | -        | 1         |
| ELECTRIC VEHICLE SPACES (DESIGNED TO BE ACCESSIBLE) <sup>4</sup> | 11 x 18  | 11 x 18  | -        | 1         |
| <b>TOTAL SPACES</b>  |          |          | <b>2</b> | <b>18</b> |

- REQUIRED ACCESSIBLE SPACES IS BASED ON 10 TOTAL SPACES PROVIDED PER MAAB (1 ACCESSIBLE SPACE REQUIRED)
- REQUIRED ACCESSIBLE VAN SPACES IS BASED ON 1 TOTAL ACCESSIBLE SPACES PROVIDED. (ONE IN EVERY EIGHT SPACES SHALL BE A DESIGNATED VAN ACCESSIBLE STALL PER MAAB = 1 SPACE)
- REQUIRED ELECTRIC VEHICLE SPACES IS BASED ON 10 TOTAL SPACES PROVIDED. (20% OF 10 SPACES = 2 SPACES REQUIRED TO BE ELECTRIC VEHICLE SPACES)
- REQUIRED ELECTRIC VEHICLE SPACES DESIGNED TO BE ACCESSIBLE IS BASED ON 2 TOTAL ELECTRIC VEHICLE SPACES PROVIDED. (2 TOTAL SPACES = 1 ACCESSIBLE SPACE PER MAAB)

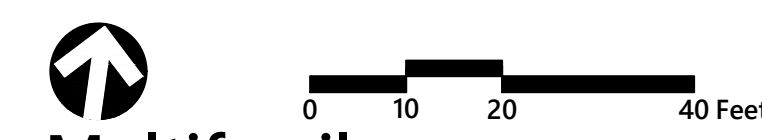
#### Parking Requirements:

|             |                                      |                   |
|-------------|--------------------------------------|-------------------|
| RESIDENTIAL | 12 UNITS x 2 SPACES / 1 UNIT =       | 24 SPACES         |
|             | 25% ELIGIBLE DEVELOPMENT REDUCTION = | -6 SPACES         |
|             | <b>TOTAL PARKING REQUIRED =</b>      | <b>18 SPACES*</b> |

\* Total spaces required is based upon the project being an Eligible Development. With a special permit, the total required parking can be reduced by 50%. (24 Spaces x 0.5 = 12 Spaces Required)



Layout and Materials Plan



### Multifamily Development

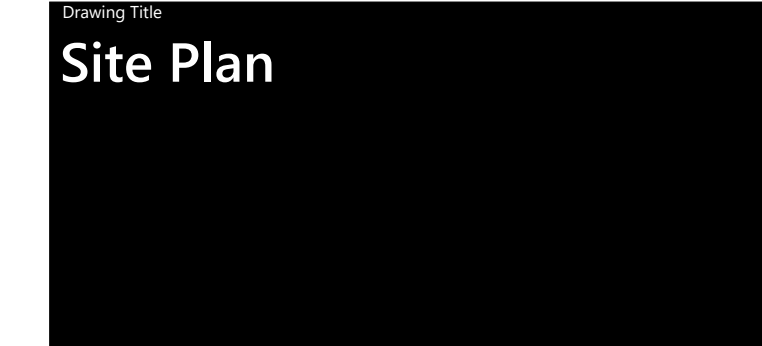
10 Grosvenor Street  
Worcester, MA

| No. | Revision | Date | Appr'd. |
|-----|----------|------|---------|
|     |          |      |         |
|     |          |      |         |
|     |          |      |         |

Designed by: CSH  
Checked by: BMG

Local Approvals July 2, 2024

Not Approved for Construction



Sheet **C1.00** of 1

Project Number 16406.00

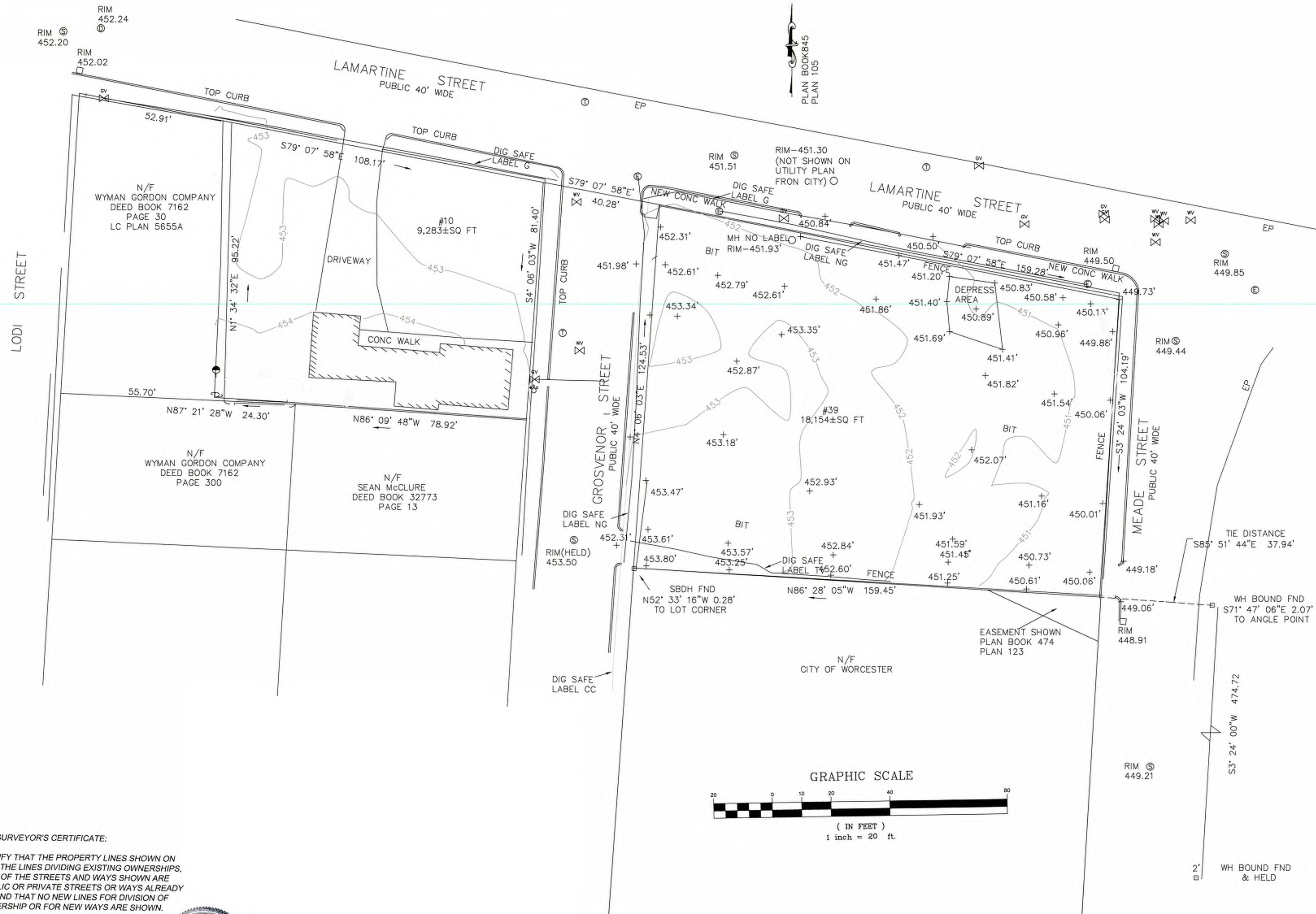
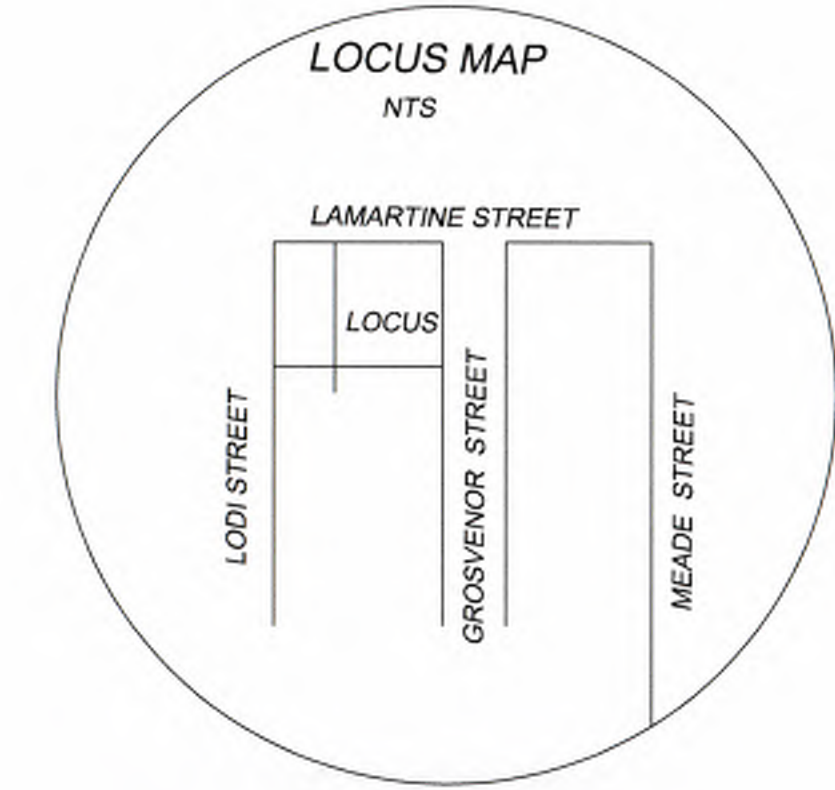
BRITANNY GESNER  
CIVIL  
No. 52038  
PROFESSIONAL ENGINEER

Anthony Gesner

**PLAN REFERENCES**

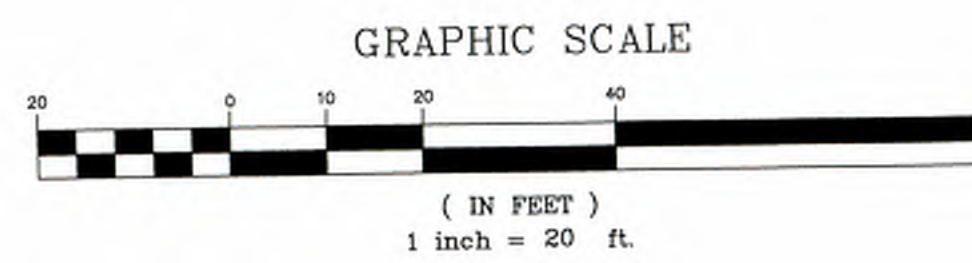
PLAN BOOK 474 PLAN 123  
 PLAN BOOK 842 PLAN 40  
 PLAN BOOK 845 PLAN 105  
 LAND COURT PLAN 5655A

CITY OF WORCESTER PLANS  
 LAMARTINE STREET (H-15 6741-1)  
 MEADE STREET (H-9286)  
 GROSVENOR STREET (H-9323)  
 LODI STREET



- NOTES**
- 1.) DATUM TAKEN FROM SMH ON UTILITY PLAN FROM CITY OF WORCESTER
  - 2.) CONSRTUCTION ON LOTS OR LAND IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTION RESERVATIONS OR LIMITATIONS ON RECORD
  - 3.) UTILITED SHOWN ARE FROM FIELD LOCATIONS IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE SIZE, EVEVATION AND LOCATION, AND TO CONTACT "DIG-SAFE ST LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION

**OWNER OF RECORD**  
 39 LAMARTINE STREET LLC  
 DEED BOOK 66121 PAGE 389  
 10 GROSVENOR STREET  
 DANIEL YARNIE  
 DEED BOOK 69833  
 PAGE 270



MGL C41 S81X SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

2/27/24  
 DATE SURVEYOR *Henry A. Ferguson*

**PLAN OF LAND**  
 10 GROSVENOR STREET  
 39 LAMARTINE STREET  
 WORCESTER, MA  
 PREPARED FOR: DANIEL AND REBECCA YARNIE  
 FEBRUARY 24, 2024 SCALE 1" = 20'  
**GEO / NETWORK LAND SURVEY, INC.**  
 645 CHANDLER STREET SUITE 7  
 WORCESTER, MASSACHUSETTS 01610  
 508-755-7003 FAX 508-755-8003