

ZONING INFORMATION

BUSINESS, LIMITED - BL-1.0
 *PETITIONED OVERLAY DISTRICT
 COMMERCIAL CORRIDORS OVERLAY DISTRICT - ELSEWHERE (CCOD-E)

DIMENSIONAL REQUIREMENTS

UNDERLYING DISTRICT - BL-1.0	REQUIRED
MIN. FRONT YARD	10 FT
MAX. FRONT YARD	N/A
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. HEIGHT	50 FT
MAX. STORIES	3+
MAX. FAR	1.0
MIN. RECREATION AREA	2,010 SF

- 3+ INDICATES 3 STORIES PLUS ATTIC LEVEL
- *FOR BRAND NEW RESIDENTIAL USES, AT LEAST 10% OF THE LOT AREA MUST BE SET ASIDE FOR RECREATIONAL PURPOSES.*

OVERLAY DISTRICT - CCOD-E

	REQUIRED	PROPOSED
MIN. FRONT YARD ¹	0 FT	17.5 FT
MAX. FRONT YARD	15 FT	17.5 FT (RELIEF REQUIRED)
MIN. SIDE YARD (BDG)	10 FT	12 FT
MIN. SIDE YARD (WALL)	10 FT	5 FT (RELIEF REQUIRED)
MIN. REAR YARD (BDG)	20 FT	54.8 FT
MIN. REAR YARD (WALL)	20 FT	10.8 FT (RELIEF REQUIRED)
MAX. HEIGHT	50 FT	65 FT (RELIEF REQUIRED)
MAX. STORIES ²	3+	5 (RELIEF REQUIRED)
MAX. FAR	2.0	0.9±
MIN. RECREATION AREA ³	2,010 SF	2,051± SF

- NO MINIMUM FRONT YARD IF ADJACENT SIDEWALK IS 8 FEET WIDE.
- 3+ INDICATES 3 STORIES PLUS ATTIC LEVEL
- *FOR BRAND NEW RESIDENTIAL USES, AT LEAST 10% OF THE LOT AREA MUST BE SET ASIDE FOR RECREATIONAL PURPOSES.*

PLAN INTENT

THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL LAYOUT OF A PROPOSED 5 STORY MULTI-FAMILY BUILDING AND REQUESTED RELIEF FOR REVIEW BY THE ZONING BOARD OF APPEALS.

PARKING REQUIREMENTS

MULTI-FAMILY RESIDENTIAL USE

REQUIRED: 2 PER DWELLING UNIT

PROPOSED DWELLING UNITS = 24

MIN. PARKING: (CCOD-ELSEWHERE: TABLE 9.1)
 1 SPACE PER DU = 24 SPACES
 1 GUEST SPACE PER 10 DU
 MIN. TOTAL = 1/DU + 1 GUEST/10 SPACES = 26 SPACES
 PROPOSED = 15 SPACES - STANDARD
 = 1 SPACES - ACCESSIBLE
 = [16 SPACES - TOTAL] (RELIEF REQUIRED)

PARKING BUFFER = 3 FEET
 LANDSCAPING BUFFERS FOR PARKING AREAS SHALL BE A MINIMUM OF THREE (3) FEET IN WIDTH WITH MINIMUM FIVE (5) FEET BY FIVE (5) FEET TREE PLANTING AREAS FOR REQUIRED TREE PLANTINGS. (ARTICLE IX, §6(F))

LANDSCAPING REQUIREMENTS

AREA BETWEEN PARKING AND ADJUTING PROPERTY LINES SHALL CONSIST OF PERMEABLE LANDSCAPED AREAS.

PUBLIC TRANSIT

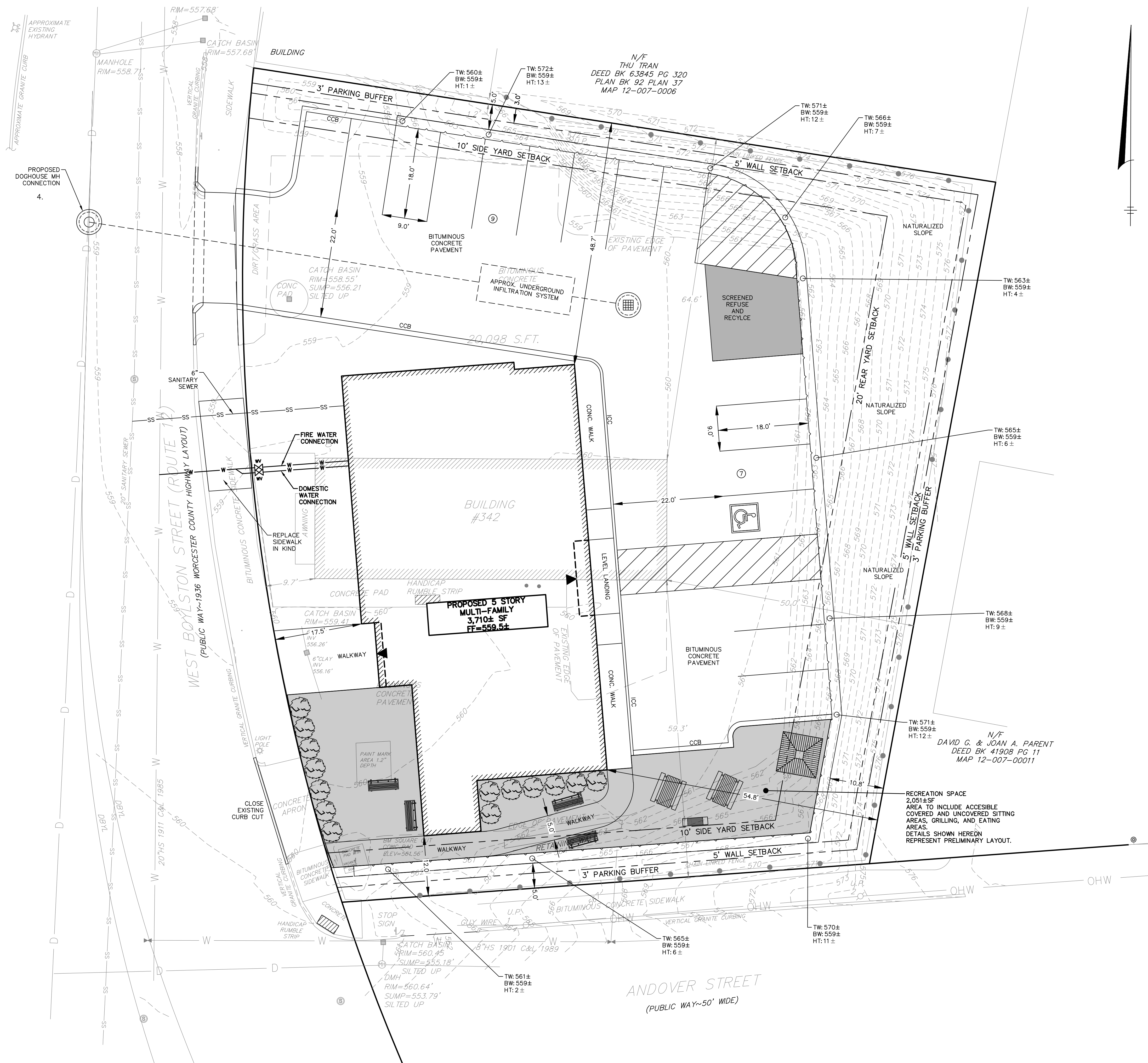
SITE IS IN IMMEDIATE PROXIMITY TO WEST BOYLSTON STREET, ANDOVER STREET WRTA BUS STOP SERVICED BY LINES 30 & 31.

RECREATION AREA CALCULATION

REQUIRED AREA = 0.1 x LOT AREA = 0.1 x 20,098 = 2,009.8 = 2,010 SF
 PROVIDED EXTERIOR = 2,051 SF
 TOTAL = 2,051 SF > 2,010 SF

REQUESTED RELIEF

- MINIMUM PARKING/PARKING DIMENSIONS - 16 SPACES/22' AISLE WIDTH
- REAR YARD SETBACK - RETAINING WALL PROPOSED WITHIN SETBACK
- MAXIMUM BUILDING HEIGHT/MAX STORIES - 65'/5 STORIES



342
 WEST
 BOYLSTON
 STREET

Worcester, Massachusetts

PREPARED FOR:
**Steven
 Rothschild**
 40 Jackson Street, Suite 1000
 Worcester, Massachusetts 01608

**HANCOCK
 ASSOCIATES**

Civil Engineers
 Land Surveyors
 Environmental
 Consultants

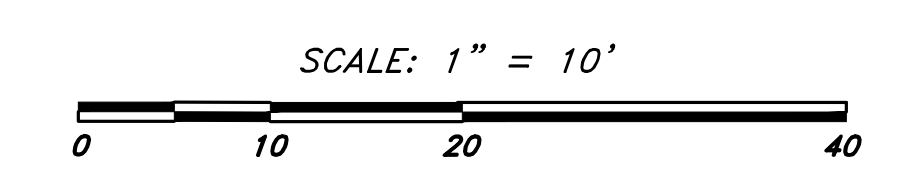
34 CHELMSFORD ST., CHELMSFORD, MA 01824
 VOICE (978) 244-0110, FAX (978) 244-1133
 WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	MRD	BGG	12/24/24	ZBA APPLICATION REVISIONS
1	MJS	BGG	12/11/24	ZBA APPLICATION REVISIONS
DATE:	12/03/24	DESIGN BY:	MJS	
SCALE:	AS SHOWN	DRAWN BY:	MJS	
APPVD BY:	BGG	CHECK BY:	JP	

**LAND
 DEVELOPMENT
 CONCEPT PLAN
 (ZBA)**

DWG: 27639C5.dwg
 LAYOUT: C6
 SHEET: 1 OF 1
 JOB NO.: 27639

C6



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