



**ZONING INFORMATION**

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

**DIMENSIONAL REQUIREMENTS**

UNDERLYING DISTRICT - BL-1.0

MIN. LOT AREA	REQUIRED	5,000 SF
MIN. FRONT YARD	10 FT	
MAX. FRONT YARD	N/A	
MIN. SIDE YARD	10 FT	
MIN. REAR YARD	20 FT	
MAX. HEIGHT <sup>1</sup>	40 FT	
MAX. STORIES	3+	
MAX. FAR	2	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

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

1. MINIMUM FRONT YARD SETBACK IS 5 FEET FOR USES WITH GROUND FLOOR RESIDENCES.
2. 3+ INDICATES 3 STORIES PLUS ATTIC LEVEL
3. \*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

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 = 1/24 + 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**

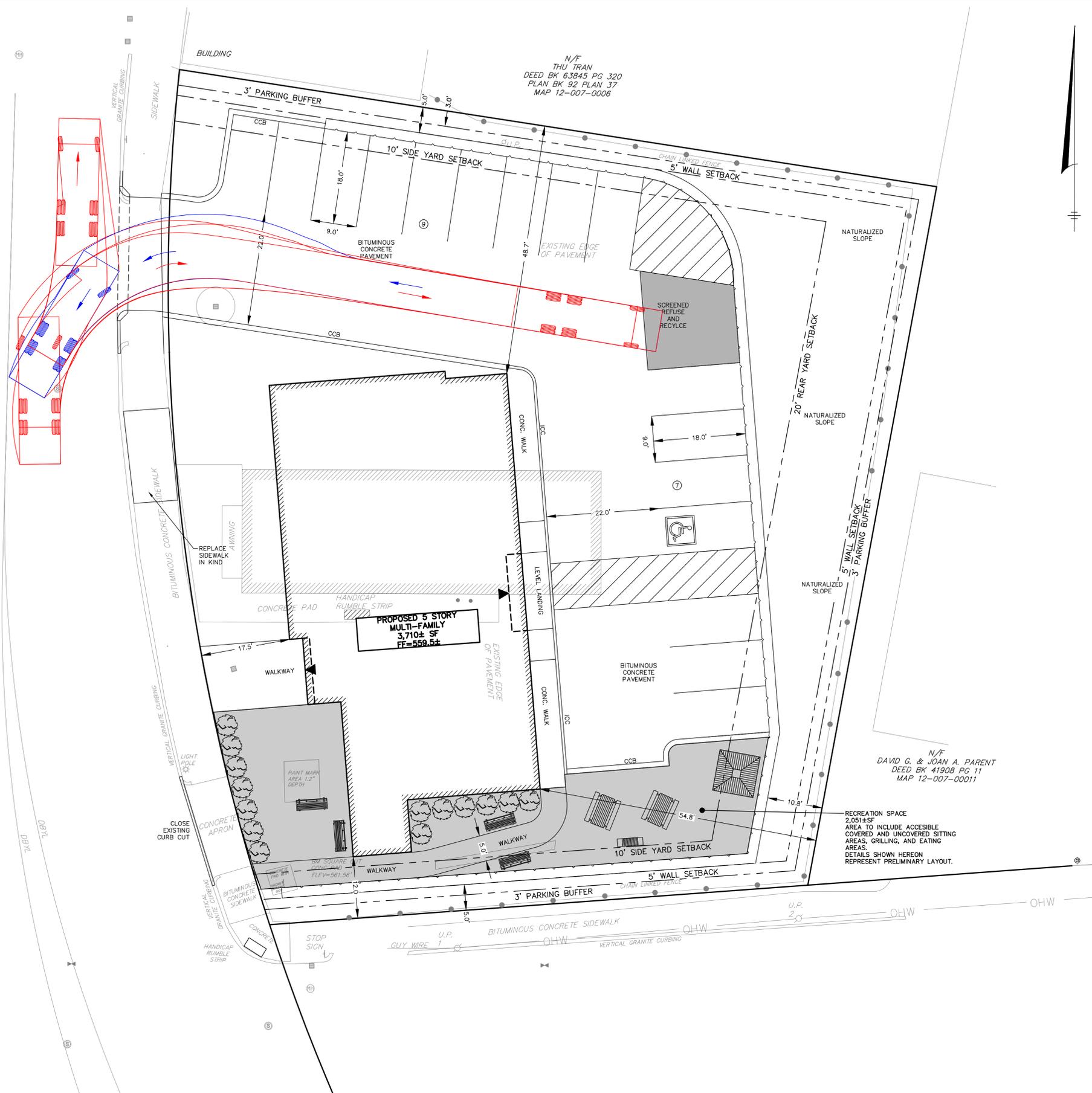
SITE IS IN IMMEDIATE PROXIMITY TO WEST BOYLSTON STREET, ANDOVER STREET WRTA BUS STOP SERVICED BY LINES 30 & 31.

**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**

1. MINIMUM PARKING/PARKING DIMENSIONS:  
 -8 SPACES BY VARIANCE AND 2 SPACES BY PLANNING BOARD SPECIAL PERMIT
2. MAXIMUM FRONT YARD SETBACK:  
 -2.5 FEET RELIEF BY PLANNING BOARD SPECIAL PERMIT
3. MAXIMUM BUILDING HEIGHT/MAX STORIES:  
 -15 FEET AND 2 STORIES RELIEF BY VARIANCE



342  
 WEST  
 BOYLSTON  
 STREET

Worcester, Massachusetts

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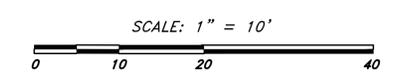
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 01/23/25 DESIGN BY: MJS  
 SCALE: AS SHOWN DRAWN BY: MJS  
 APPVD BY: BGG CHECK BY: JP

**REFUSE TRUCK  
 SWEEP PATH  
 ANALYSIS**

DWG: 27639C6.dwg  
 LAYOUT: SPA-RT  
 SHEET: 2 OF 3  
 JOB NO.: 27639

**SPA-RT**



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