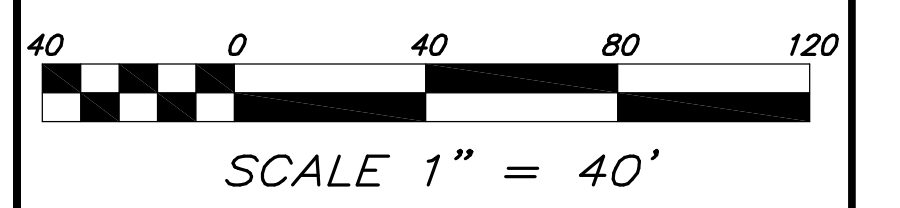
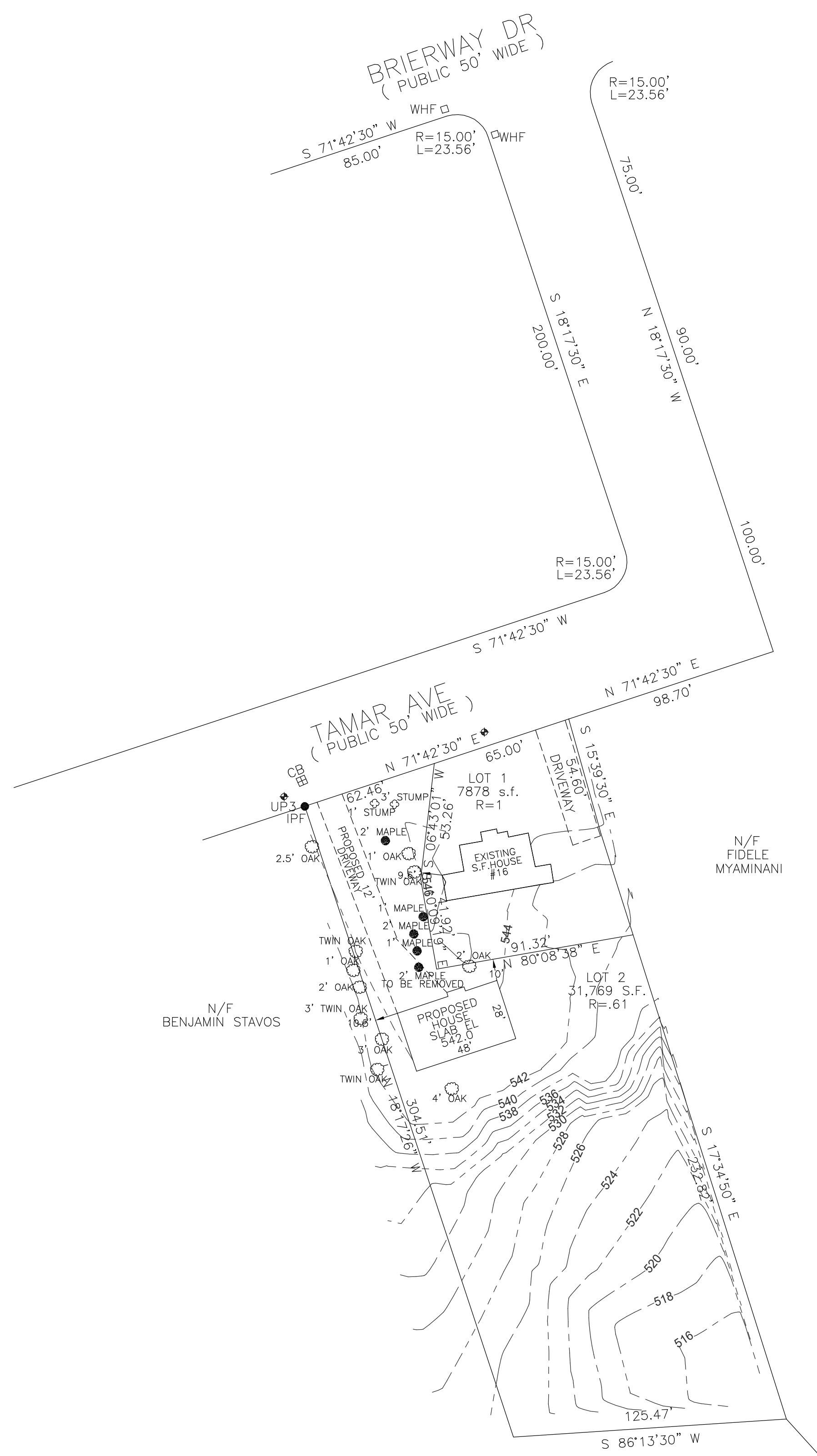


LOCUS MAP
N.T.S.

PLAN REFERENCE(S):
152-65, 876-92
 DEED REFERENCE(S):
70153-324
 ASSESSOR REFERENCE(S):
34-030-00014



NOTE: APPLICANT IS SEEKING A VARIANCE FOR FRONTAGE RELIEF OF 2.54' FOR LOT 2



ZONING TABLE	PROVIDED LOT 1	PROVIDED LOT 2
ZONE RS-7	7878 S.F.	31,789 S.F.
MIN AREA 7000 S.F.	65.00'	62.48'
MIN FRONTAGE 65'	36.52'	103.5'
MIN SETBACK 20'	9.6'	10.5'
MIN SIDE YARD 8'	30'	170'
MIN REAR YARD 20'	STORIES 2	STORIES 2
MAX STORIES 2+	25'+/-	25'+/-
MAX HEIGHT 35'	12%	4%
MAX FAR NA		

PROPOSED PARKING CALCULATION
 FRONT SETBACK AREA=5098 S.F.
 DRIVEWAY AREA = 1464 S.F.
 PROPOSED IMPERVIOUS AREA IN FRONT SETBACK = 28%

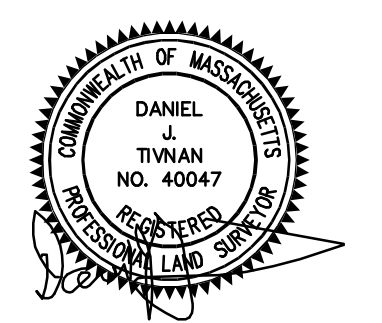
WORCESTER

PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

A MAJORITY VOTE
 DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS 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
 16 TAMAR AVE WORCESTER MA

APPLICANT(S)/OWNER(S):
 BAHNAN BROTHERS INVESTMENTS LLC
 18 DELAWANDA DR WORCESTER MA

DATE: 03-26-24	COMP'D: JRT	FIELD: JRT
SCALE: 1"=40'	CAD: JRT	PLD. BK: 671-132
ZONE: RRS-7	REV'D: DJT	TAMAR16TREE

JOB NUMBER: 7985	SHEET NUMBER: 1 of 1
DWG NUMBER: 5635	