

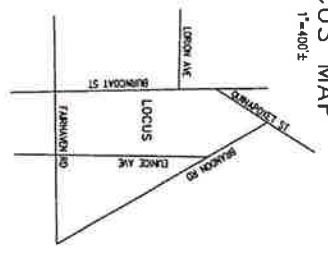
STAKE BOUND (zone)  
 44.00' (zone)  
 (Public ~ 40.0' WDE)

LORION AVE.  
 (PUBLIC ~ 40.0' WDE)



BURNCOAT STREET  
 (PUBLIC ~ 50.0' WDE)

**LOCUS MAP**  
 1"=400'

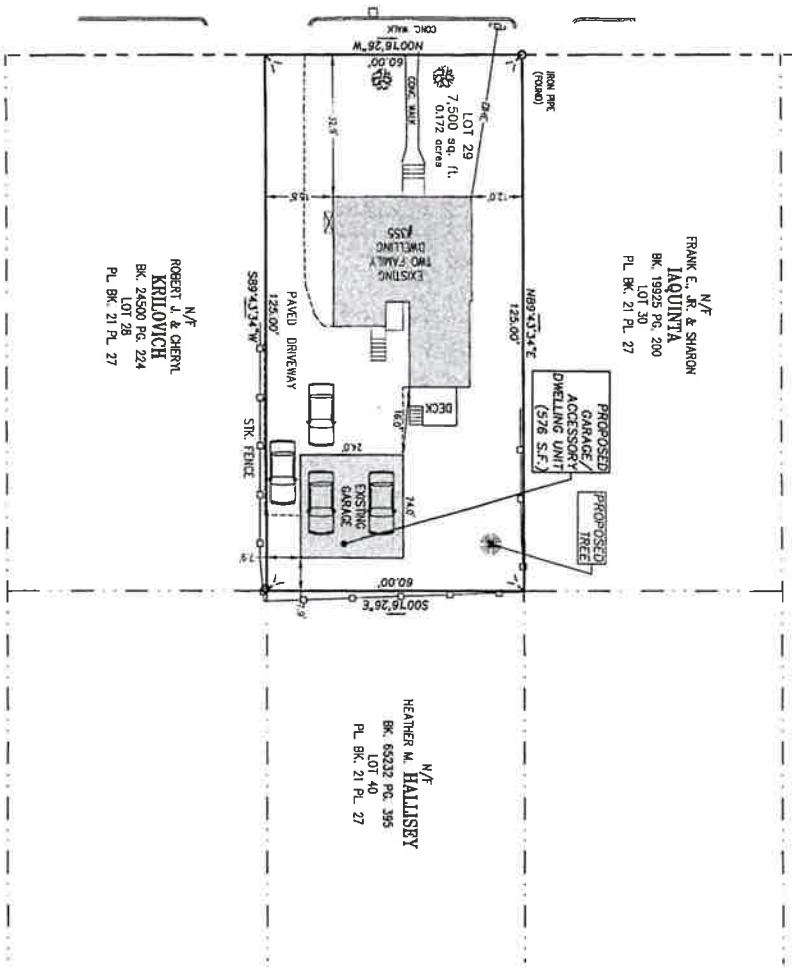


ZONE: RS-7		
EXISTING SINGLE FAMILY DWELLING		
REQUIRED:	EXISTING:	RELIEF SOUGHT:
MIN. AREA: 7,000 S.F.	7,500 S.F.	0
MIN. FRONTAGE: 65'	60.00'	0
FRONT SETBACK: 20'	32.9'	0
SIDE SETBACK: 8'	12.0'	0
REAR SETBACK: 20'	38.8'	0
ACCESSORY BUILDING		
REQUIRED:	EXIST/PROP:	RELIEF SOUGHT:
SIDE SETBACK: 5'	7.9'	0
SIDE SETBACK: 5'	7.9'	0
MAX. HEIGHT: 15'	25.0'	10.0'

N/F  
 FRANK E. JR. & SHARON  
 IAQUINTA  
 BK. 19925 PG. 200  
 LOT 30  
 PL. BK. 21 PL. 27

N/F  
 HEATHER M. HALLISSEY  
 BK. 63232 PG. 395  
 LOT 40  
 PL. BK. 21 PL. 27

N/F  
 ROBERT J. & CHERYL  
 KRLOVICH  
 BK. 24500 PG. 224  
 LOT 28  
 PL. BK. 21 PL. 27



**LANDSCAPING:**

PROPOSED ALB & EMB RESISTANT TREE (1)

**ADU COVERAGE:**

576/7500=7.7%

**GRAPHIC SCALE**  
 1"=20'



NO.	DATE	NOTES PER PLANNING OFFICE DESCRIPTION	RPB BY
1	4/10/24		

**NOTES:**

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

**REFERENCES:**

DEED BOOK 55992 PAGE 187  
 PLAN BOOK 21 PLAN 27  
 ASSESSORS REFERENCE: 36-004-00029

**ZONING:**

RS-7  
 ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



April 10, 2024  
 DATE

**B&R SURVEY, INC.**

100 GROVE STREET  
 WORCESTER, MA 01605  
 TEL 508-756-8579  
 FAX 508-421-4797

**PLAN FOR VARIANCE**

OWNED BY:  
**THOMAS & CHARLENE KEEFFE**

355 BURNCOAT STREET  
 WORCESTER, MASSACHUSETTS

SCALE: 1"=20' DATE: APRIL 2, 2024

FIELD: RUS	CALC: RPB	CHECK: RUS
SHEET 1 OF 1		JOB #23-275