

SITE ADDRESS:

85 LAKE AVE

Worcester, Massachusetts 01605

PREPARED FOR:

ACROPOLIS DESIGN CONSULTANTS

5 Brussels St, Bldg A Fl 2
Worcester, Massachusetts 01610

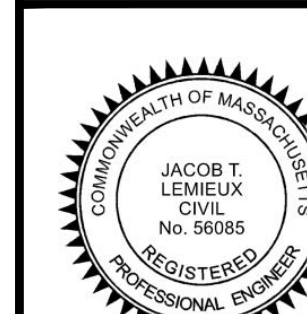
HANCOCK ASSOCIATES

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Land Surveyors

Environmental Consultants

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Jacob T. Lemieux
03/04/24

REQUIRED ZONING RELIEF:

- 1. RELIEF FROM REQUIREMENTS IN TABLE 4.4 NOTE 5.D.II
REQUIRED: PROPERTIES WITH LESS THAN 80' FRONTAGE ARE ALLOWED ONE DRIVEWAY, THEN AN ADDITIONAL DRIVEWAY IS ALLOWED PER 80 L.F. OF FRONTAGE.
PROPOSED: ALLOW TWO DRIVEWAYS, ONE FROM MOHICAN, ONE FROM NORTH LAKE AVE. FRONTAGE ON N. LAKE = 108.5±, FRONTAGE ON MOHICAN = 124±. (NORTH LAKE AVE IS DESIGNATED FRONT YARD)
2. RELIEF FROM REQUIREMENTS IN TABLE 4.2 LOT AREA
REQUIRED: MINIMUM AREA FOR 10 UNIT LOW-RISE IS 7,000 S.F. FOR FIRST UNIT, AND 2,000 FOR EACH AFTER THAT FOR A TOTAL OF 7,000 + 9(2000) = 25,000 S.F. REQUIRED.
PROPOSED: ALLOW 10 UNITS ON 14,175± S.F. LOT (10,825 S.F. REDUCTION IN AREA).
3. RELIEF FROM REQUIREMENTS IN TABLE 4.2 FRONTAGE
REQUIRED: MINIMUM FRONTAGE FOR 10 UNIT LOW-RISE IS 65 L.F. FOR FIRST UNIT, AND 5 L.F. FOR EACH AFTER THAT FOR A TOTAL OF 65+ 9(5) = 110 L.F.
PROPOSED: ALLOW 10 UNITS ON SITE WITH FRONTAGE 108.5± FRONTAGE ALONG N. LAKE AVE (DESIGNATED FRONT YARD) (1.5' ± REDUCTION).
4. RELIEF FROM REQUIREMENTS IN TABLE 4.4
REQUIRED: 2 PARKING SPACES PER UNIT
PROPOSED: ALLOW 1.6 SPACES PER UNIT (4 SPACE REDUCTION)
4. RELIEF FROM REQUIREMENTS IN TABLE 4.4 NOTE 5.B.I
REQUIRED: NO PARKING ALLOWED WITHIN 15' OF EXTERIOR SIDE LOT LINE (MOHICAN)
PROPOSED: ALLOW PARKING WITH A 4.5' SETBACK WITHIN EXTERIOR SIDE LOT LINE (11.5' REDUCTION)
4. RELIEF FROM REQUIREMENTS IN §5.C.1.A-B
REQUIRED: 5 FOOT LANDSCAPE BUFFER AROUND PARKING AREAS
PROPOSED: ALLOW FOR 4.5' WIDE BUFFER FOR PARKING ALONG MOHICAN)
REMOVE EXISTING WATER SERVICE
2" DOMESTIC SERVICE
4" FIRE PROTECTION SERVICE

ASSESSORS:

MAP 46, LOTS 46 & 48

REFERENCES:

DEED BOOK 54447, PAGE 161
PLAN BOOK 24, PLAN 73

RECORD OWNER:

MONARKA REVOCABLE TRUST
85 LAKE AVENUE NORTH
WORCESTER, MA. 01605

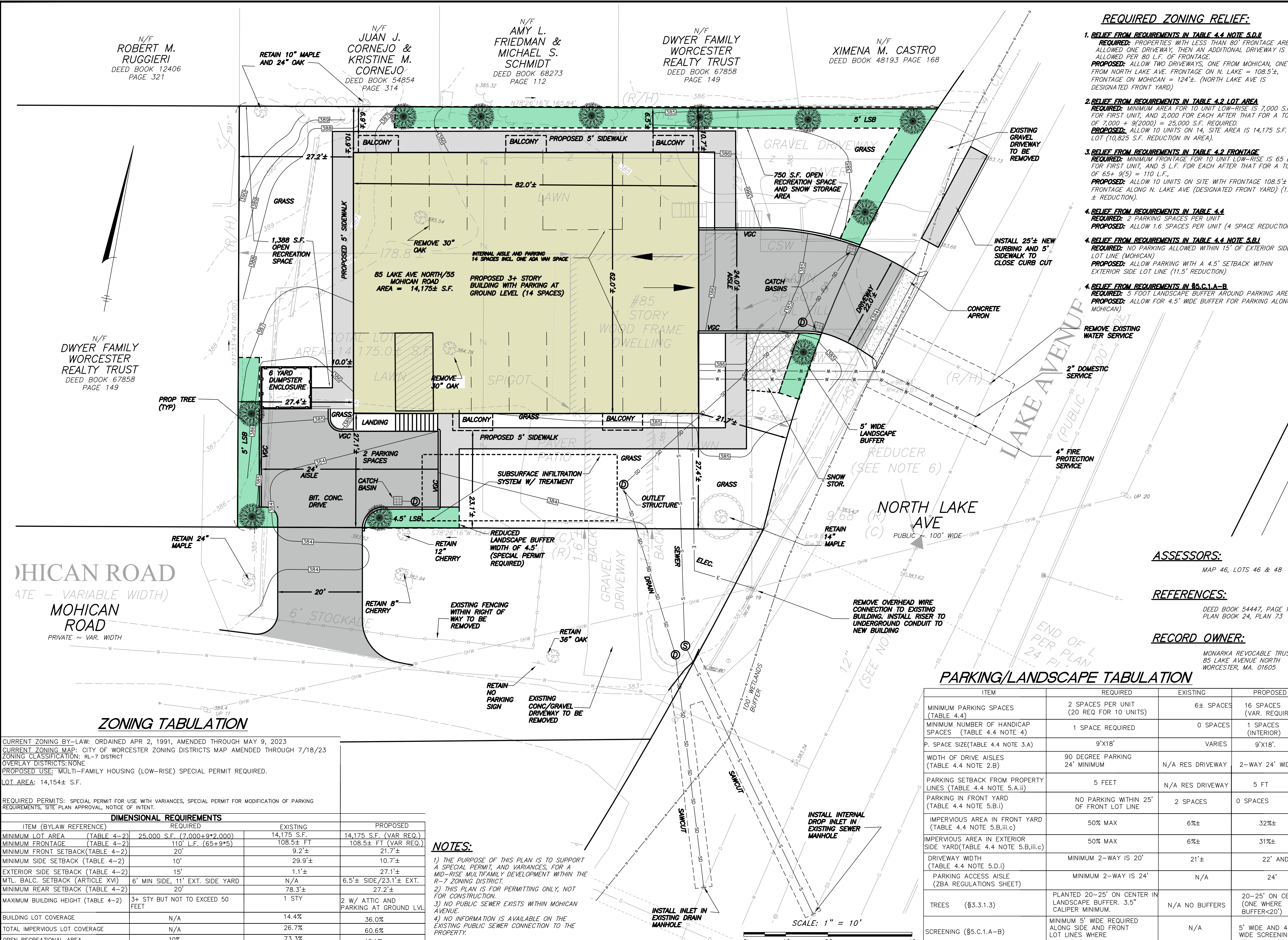
PARKING/LANDSCAPE TABULATION

Table with 4 columns: ITEM, REQUIRED, EXISTING, PROPOSED. Rows include: MINIMUM PARKING SPACES (2 vs 6± vs 16), MINIMUM NUMBER OF HANDICAP SPACES (1 vs 0 vs 1), P. SPACE SIZE (9'x18' vs VARIES vs 9'x18'), WIDTH OF DRIVE AISLES (90 DEGREE PARKING 24' MINIMUM vs N/A vs 2-WAY 24' WIDE), PARKING SETBACK FROM PROPERTY LINES (5 FEET vs N/A vs 5 FT), PARKING IN FRONT YARD (NO PARKING WITHIN 25' OF FRONT LOT LINE vs 2 SPACES vs 0 SPACES), IMPERVIOUS AREA IN FRONT YARD (50% MAX vs 6%± vs 32%±), IMPERVIOUS AREA IN EXTERIOR SIDE YARD (50% MAX vs 6%± vs 31%±), DRIVEWAY WIDTH (MINIMUM 2-WAY IS 20' vs 21'± vs 22' AND 20'), PARKING ACCESS AISLE (MINIMUM 2-WAY IS 24' vs N/A vs 24'), TREES (PLANTED 20-25' ON CENTER IN LANDSCAPE BUFFER vs N/A vs 20-25' ON CENTER), SCREENING (MINIMUM 5' WIDE REQUIRED vs N/A vs 5' WIDE AND 4.5' WIDE SCREENING).

NO. BY APP DATE ISSUE/REVISION DESCRIPTION
DRAWN BY: JTL
CHECK BY: JP
APPROVED BY: JTL

SPECIAL PERMIT SITE PLAN

PROJECT NO.: 27427
LAYOUT: EC
SHEET: 1 OF 1
DWG: 27427eng 3-4-24.dwg



ZONING TABULATION

CURRENT ZONING BY-LAW: ORDAINED APR 2, 1991, AMENDED THROUGH MAY 9, 2023
CURRENT ZONING MAP: CITY OF WORCESTER ZONING DISTRICTS MAP AMENDED THROUGH 7/18/23
ZONING CLASSIFICATION: RL-7 DISTRICT
OVERLAY DISTRICTS: NONE
PROPOSED USE: MULTI-FAMILY HOUSING (LOW-RISE) SPECIAL PERMIT REQUIRED.
LOT AREA: 14,154± S.F.

Table with 4 columns: ITEM (BYLAW REFERENCE), REQUIRED, EXISTING, PROPOSED. Rows include: MINIMUM LOT AREA (25,000 S.F. vs 14,175 S.F. vs 14,175 S.F.), MINIMUM FRONTAGE (110' L.F. vs 108.5± FT vs 108.5± FT), MINIMUM FRONT SETBACK (20' vs 9.2'± vs 21.7'±), MINIMUM SIDE SETBACK (10' vs 29.9'± vs 10.7'±), EXTERIOR SIDE SETBACK (15' vs 1.1'± vs 27.1'±), MTL. BALC. SETBACK (6' MIN SIDE, 11' EXT. SIDE YARD vs N/A vs 6.5'± SIDE/23.1'± EXT.), MINIMUM REAR SETBACK (20' vs 78.3'± vs 27.2'±), MAXIMUM BUILDING HEIGHT (3+ STY BUT NOT TO EXCEED 50 FEET vs 1 STY vs 2 W/ ATTIC AND PARKING AT GROUND LVL), BUILDING LOT COVERAGE (N/A vs 14.4% vs 36.0%), TOTAL IMPERVIOUS LOT COVERAGE (N/A vs 26.7% vs 60.6%), OPEN RECREATIONAL AREA (10% vs 73.3% vs 15.1%).

- NOTES:
1) THE PURPOSE OF THIS PLAN IS TO SUPPORT A SPECIAL PERMIT, AND VARIANCES, FOR A MID-RISE MULTIFAMILY DEVELOPMENT WITHIN THE R-7 ZONING DISTRICT.
2) THIS PLAN IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.
3) NO PUBLIC SEWER EXISTS WITHIN MOHICAN AVENUE.
4) NO INFORMATION IS AVAILABLE ON THE EXISTING PUBLIC SEWER CONNECTION TO THE PROPERTY.

