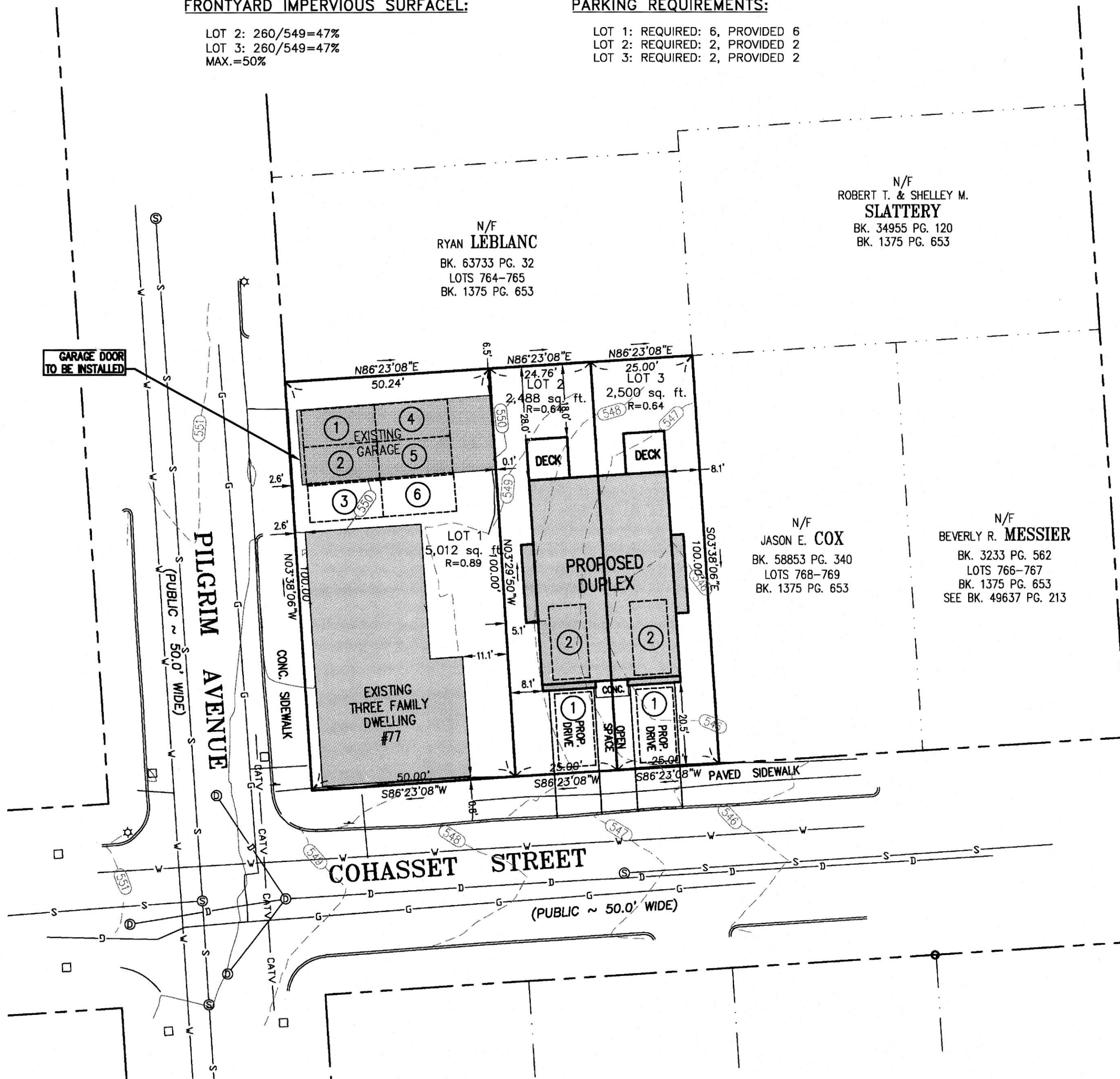


**FRONTYARD IMPERVIOUS SURFACEL:**

LOT 2: 260/549=47%  
 LOT 3: 260/549=47%  
 MAX.=50%

**PARKING REQUIREMENTS:**

LOT 1: REQUIRED: 6, PROVIDED 6  
 LOT 2: REQUIRED: 2, PROVIDED 2  
 LOT 3: REQUIRED: 2, PROVIDED 2



**NOTES:**

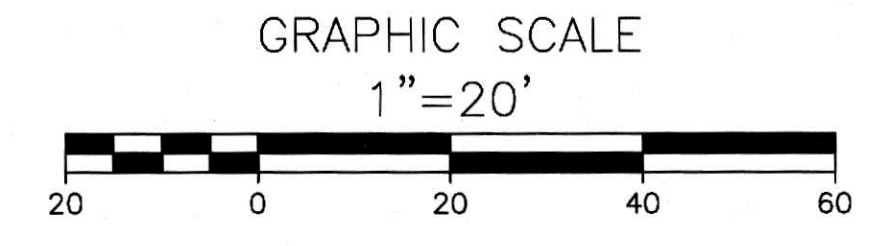
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.  
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.

**REFERENCES:**

DEED BOOK 62024 PAGE 323  
 PLAN BOOK 1375 PLAN 653  
 ASSESSORS REFERENCE: 18-022-00005

**ZONING:**

RG-5  
 ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



Professional seal for Robert J. Smith, Registered Land Surveyor, No. 38888, State of Massachusetts. Signature and date: Jan 19, 2023.

**B&R SURVEY, INC.**

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

**PLAN FOR VARIANCE & SPECIAL PERMIT**

LAND OWNED BY:  
**28 KITCHEN CABINET LLC**

**77 COHASSET STREET  
 WORCESTER, MASSACHUSETTS**

SCALE: 1"=20'      DATE: JANUARY 19, 2023

ZONE: RG-5							
	EXISTING 3 FAMILY			PROPOSED DUPLEX			
	LOT 1	LOT 2	LOT 3	LOT 1	LOT 2	LOT 3	LOT 3
REQUIRED:	PROPOSED:	RELIEF SOUGHT:	REQUIRED:	PROPOSED:	RELIEF SOUGHT:	PROPOSED:	RELIEF SOUGHT:
MIN. AREA: 7,000 S.F.	5,012 S.F.	1,988 S.F.	MIN. AREA: 3,000 S.F.	2,488 S.F.	512 S.F.	2,500 S.F.	500 S.F.
MIN. FRONTAGE: 60'	50.00'	10.00'	MIN. FRONTAGE: 30'	25.00'	5.00'	25.00'	5.00'
FRONT SETBACK: 15'	0.8'	0	FRONT SETBACK: 15'	20.5'	0	20.5'	0
SIDE SETBACK: 8'	11.1'	0	SIDE SETBACK: 8'	8.1'	N/A	8.1'	0
EXT. SIDE SETBACK: 10'	2.6'	0	EXT. SIDE SETBACK: 10'	N/A	N/A	N/A	N/A
REAR SETBACK: 15'	36.9'	0	REAR SETBACK: 15'	28.0"	0	28.0'	0
REAR SETBACK, GAR.: 5'	0.1'	4.9'					