



# The City of WORCESTER

## Department of Inspectional Services Zoning Determination Form

Property Address: 77 Cohasset Street - Lot 2

Zoning District (s): RG-5

Overlay District(s): \_\_\_\_\_

To obtain a building permit, you are required to file the following Board application(s):

**Planning Board:** (indicate all that apply)

**Parking Plan**

**Site Plan**

Preliminary       Definitive

Trigger(s):

- 15% Slope       5+ Units       Airport  
 Cluster       GFA       Lodging House  
 National Register       Subdivision  
 Floodplain (Review Only by Bldg. Commissioner & DPRS)

**Special Permit(s)**

- AHDB     AROD     AUM     CCOD     CCRC  
 Cluster     Common Drive     Comprehensive Sign  
 Urban Ag     WRPOD

**Subdivision**

Preliminary     Definitive     Frontage (Definitive)

ANR

More than One Building on a Lot (residential)

**Other Filings:** (either Board)

Amendment to \_\_\_\_\_

Extension of Time for \_\_\_\_\_

81G Street Opening

Ch. 12 Sec. 12 Street Alteration Review

Other: \_\_\_\_\_

**Zoning Board of Appeals:** (indicate all that apply)

**Variance(s)**

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)	3,000	2,488	512
Frontage (ft.)	30	25	5
Setback (ft.)	Front		
	Side	8	5.1    2.9
	Exterior Side		
	Rear		
	Accessory Structure		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Other			

**Special Permit(s)**

Expansion/Change of privileged nonconforming

Structure       Use

Modify Dimensions for Residential Conversion

Modify Parking/Loading/Layout/Landscaping

Residential Use: \_\_\_\_\_

Non-Residential Use: \_\_\_\_\_

Other: \_\_\_\_\_

Administrative Appeal (ZBA)

**Applicable Zoning Ordinance Reference:**

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Paragraph: \_\_\_\_\_

**For Official Use Only:**

Date Signed

*[Signature]*      1/25/22

Department of Inspectional Services

Authorized Signature Required    JRK    DCH    JKV

AHDB=Affordable Housing Density Bonus, AROD=Adaptive Reuse Overlay District, CCOD=Commercial Corridors Overlay District, CCRC=Continuing Care Retirement Community, FP=Floodplain, GFA = Gross Floor Area, WRPOD=Water Resources Protection, AUM = Adult Use Marijuana



# The City of WORCESTER

## Department of Inspectional Services Zoning Determination Form

Property Address: 77 Cohasset Street - Lot 3

Zoning District (s): RG-5

Overlay District(s): \_\_\_\_\_

To obtain a building permit, you are required to file the following Board application(s):

**Planning Board:** (indicate all that apply)

**Zoning Board of Appeals:** (indicate all that apply)

**Parking Plan**

**Site Plan**

Preliminary       Definitive

Trigger(s):

- 15% Slope       5+ Units       Airport  
 Cluster       GFA       Lodging House  
 National Register       Subdivision  
 Floodplain (Review Only by Bldg. Commissioner & DPRS)

**Special Permit(s)**

- AHDB     AROD     AUM     CCOD     CCRC  
 Cluster     Common Drive     Comprehensive Sign  
 Urban Ag     WRPOD

**Subdivision**

Preliminary     Definitive     Frontage (Definitive)

ANR

More than One Building on a Lot (residential)

**Other Filings:** (either Board)

Amendment to \_\_\_\_\_

Extension of Time for \_\_\_\_\_

81G Street Opening

Ch. 12 Sec. 12 Street Alteration Review

Other: \_\_\_\_\_

**Variance(s)**

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)	3,000	2,500	500
Frontage (ft.)	30	25	5
Setback (ft.)	Front		
	Side	8	5.1
	Exterior Side		
	Rear		
	Accessory Structure		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Other			

**Special Permit(s)**

Expansion/Change of privileged nonconforming

Structure

Use

Modify Dimensions for Residential Conversion

Modify Parking/Loading/Layout/Landscaping

Residential Use: \_\_\_\_\_

Non-Residential Use: \_\_\_\_\_

Other: \_\_\_\_\_

Administrative Appeal (ZBA)

**Applicable Zoning Ordinance Reference:**

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Paragraph: \_\_\_\_\_

**For Official Use Only:**

Date Signed

*[Signature]*

1/25/22

Department of Inspectional Services

Authorized Signature Required

JRK

**DCH**

JKV

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# The City of WORCESTER

## Department of Inspectional Services Zoning Determination Form

Property Address: 77 Cohasset Street - Lot 1

Zoning District (s): RG-5

Overlay District(s): \_\_\_\_\_

To obtain a building permit, you are required to file the following Board application(s):

**Planning Board:** (indicate all that apply)

**Parking Plan**

**Site Plan**

Preliminary       Definitive

Trigger(s):

- 15% Slope       5+ Units       Airport  
 Cluster       GFA       Lodging House  
 National Register       Subdivision  
 Floodplain (Review Only by Bldg. Commissioner & DPRS)

**Special Permit(s)**

- AHDB     AROD     AUM     CCOD     CCRC  
 Cluster     Common Drive     Comprehensive Sign  
 Urban Ag     WRPOD

**Subdivision**

Preliminary     Definitive     Frontage (Definitive)

ANR

More than One Building on a Lot (residential)

**Other Filings:** (either Board)

Amendment to \_\_\_\_\_

Extension of Time for \_\_\_\_\_

81G Street Opening

Ch. 12 Sec. 12 Street Alteration Review

Other: \_\_\_\_\_

**Zoning Board of Appeals:** (indicate all that apply)

**Variance(s)**

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)	7,000	5,012	1,988
Frontage (ft.)	60	50	10
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
	Accessory Structure	5	0.1
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Other			

**Special Permit(s)**

Expansion/Change of privileged nonconforming

Structure       Use

Modify Dimensions for Residential Conversion

Modify Parking/Loading/Layout/Landscaping

Residential Use: \_\_\_\_\_

Non-Residential Use: \_\_\_\_\_

Other: \_\_\_\_\_

Administrative Appeal (ZBA)

**Applicable Zoning Ordinance Reference:**

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Paragraph: \_\_\_\_\_

**For Official Use Only:**

Date Signed

*[Signature]*

1/25/22

Department of Inspectional Services

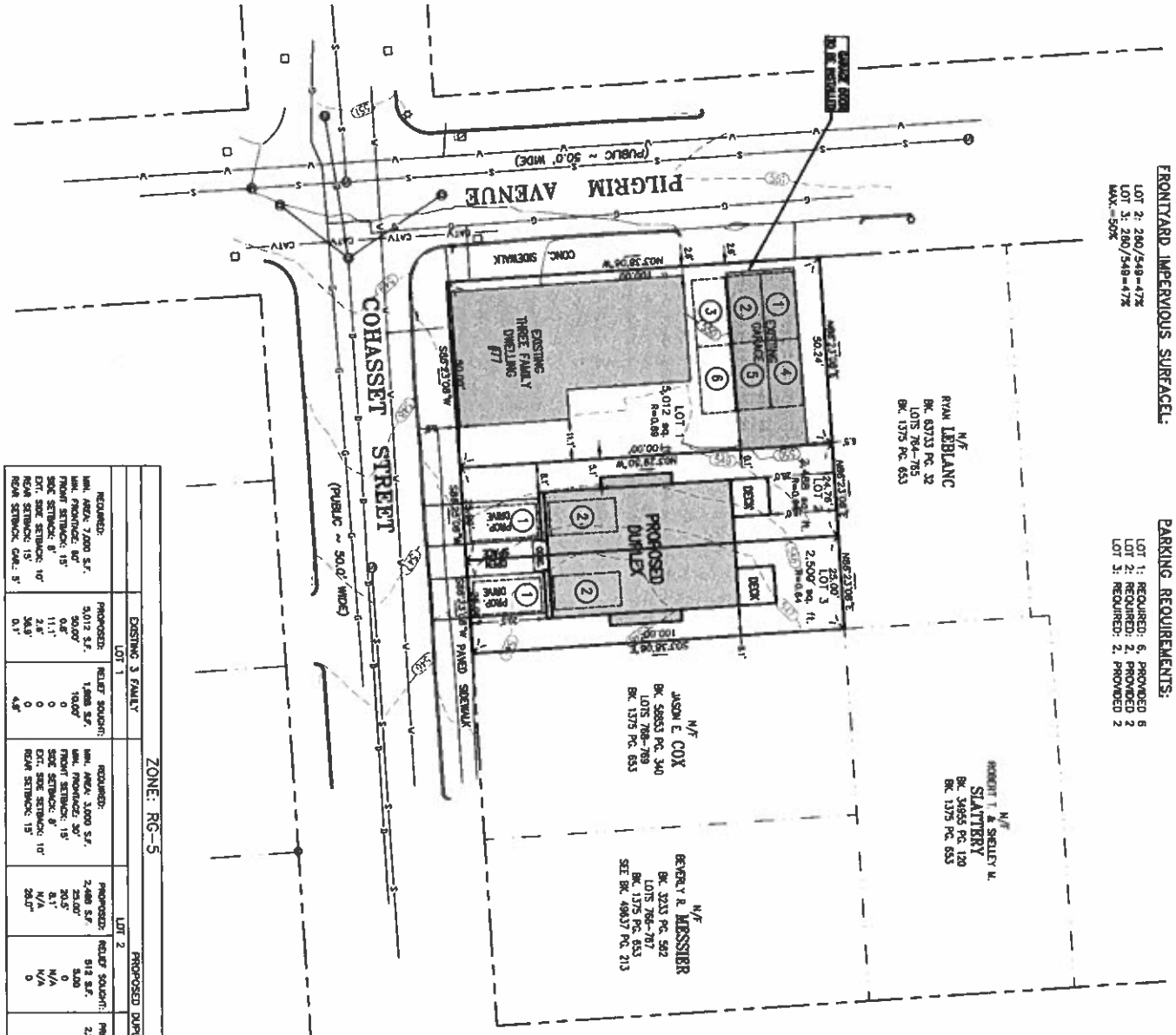
Authorized Signature Required

JRK

DCH JKV

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- FRONTYARD IMPERVIOUS SURFACEL:**
- LOT 2: 280/548-472
  - LOT 3: 280/548-472
  - MOI: 50%
- PARKING REQUIREMENTS:**
- LOT 1: REQUIRED: 6, PROVIDED: 8
  - LOT 2: REQUIRED: 2, PROVIDED: 2
  - LOT 3: REQUIRED: 2, PROVIDED: 2



EXISTING 3 FAMILY		PROPOSED DUPLEX		PROPOSED DUPLEX		PROPOSED DUPLEX	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
MIN. AREA: 7,000 S.F.	5,012 S.F.	MIN. AREA: 3,000 S.F.	2,480 S.F.	MIN. AREA: 3,000 S.F.	2,480 S.F.	MIN. AREA: 3,000 S.F.	2,480 S.F.
MAX. FLOORING: 10'	10.00'	MAX. FLOORING: 10'	10.00'	MAX. FLOORING: 10'	10.00'	MAX. FLOORING: 10'	10.00'
SETBACK: 15'	11.1'	SETBACK: 15'	8.1'	SETBACK: 15'	8.1'	SETBACK: 15'	8.1'
DR. SETBACK: 10'	2.8'	DR. SETBACK: 10'	N/A	DR. SETBACK: 10'	N/A	DR. SETBACK: 10'	N/A
REAR SETBACK: 15'	38.9'	REAR SETBACK: 15'	28.0'	REAR SETBACK: 15'	28.0'	REAR SETBACK: 15'	28.0'
REAR SETBACK: 10'	0.1'	REAR SETBACK: 10'	0	REAR SETBACK: 10'	0	REAR SETBACK: 10'	0
REAR SETBACK: 5'	4.8'	REAR SETBACK: 5'	0	REAR SETBACK: 5'	0	REAR SETBACK: 5'	0

ZONE: RG-5

**NOTES:**

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

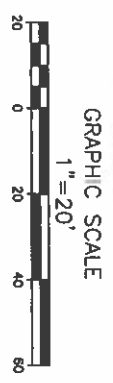
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER DRAINS, ETC. AND CONDUITS PERMANENT FRIEND SERVICES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF ALL UTILITIES AND CONTRACTORS SHOULD 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 82024 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.



**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

FIELD: RUS      CALC: RPB      CHECK: RUS

SHEET 1 OF 1      JOB #22-164