

BL-1.0 two-family (proposed)	Required	Existing	Provided
Lot Area	<b>5,000 s.f.</b>	<b>#4,129 s.f.</b>	<b>#4,129 s.f.</b>
Frontage	<b>#80'</b>	<b>#70'</b>	<b>#70'</b>
Front Yard	15'	NA	15'
Side Yard	10'	NA	10'
Rear Yard	20'	NA	20'
Far	1:1 max	NA	0.7:1 (3,036/4,129)

RG-5 two-family (proposed)	Required	Existing	Provided
Lot Area	<b>6,000 s.f.</b>	<b>#4,129 s.f.</b>	<b>#4,129 s.f.</b>
Frontage	55'	60'	60'
Front Yard	15'	NA	15'
Side Yard	8'	NA	10'
Rear Yard	15'	NA	20'
Far	NA	NA	0.7:1 (3,036/4,129)

## Variance Request Plot Plan located at 31 Camp Street

Worcester, MA  
Assessors ID: 07-020-00013  
deed book 69585 page 301

owned by  
**PG Properties, Inc.**

22 Bowstring Way  
Marlborough MA 01752  
March 18, 2025



### Land Planning, Inc.

Civil Engineers • Land Surveyors  
Environmental Consultants

**North Grafton**

214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

www.landplanninginc.com

**Note#:** Variances are requested to allow a two-family to be built in the BL-1.0 zone/RG-5 split zone on the existing 4,129 s.f. lot with the existing 70' of frontage.

notes:

- The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- Conservation approval may be required. Stormwater management, may be required. A building permit is required.
- This property is serviced by municipal Water & Sewer.
- the 4 proposed parking spaces shown are all 8' wide x 18' long.

I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0802E dated July 4, 2011.

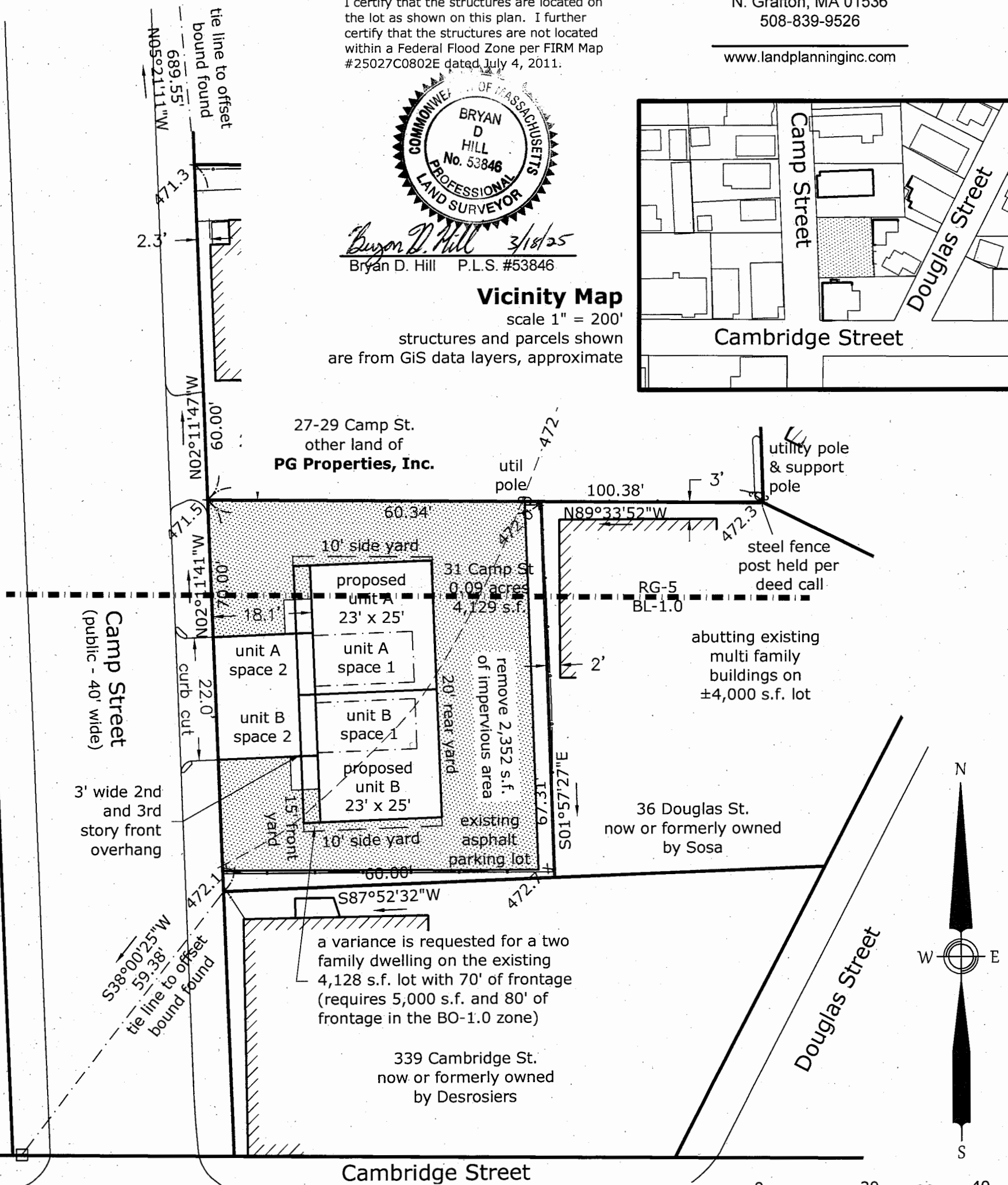
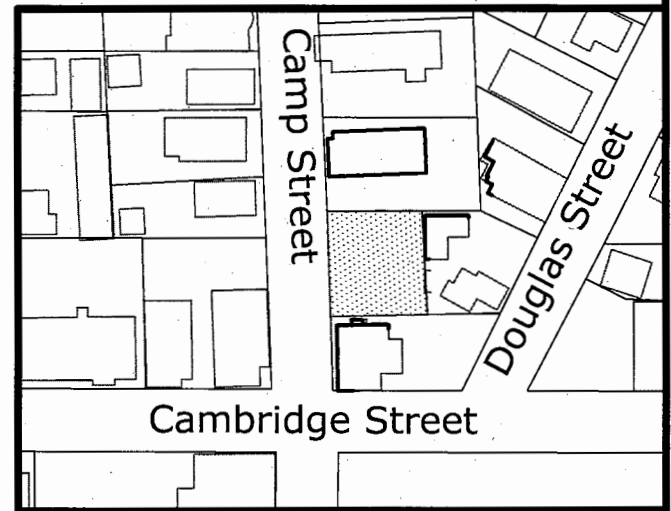


*Bryan D. Hill* 3/18/25  
Bryan D. Hill P.L.S. #53846

#### Vicinity Map

scale 1" = 200'

structures and parcels shown are from GIS data layers, approximate



a variance is requested for a two family dwelling on the existing 4,128 s.f. lot with 70' of frontage (requires 5,000 s.f. and 80' of frontage in the BO-1.0 zone)

339 Cambridge St.  
now or formerly owned  
by Desrosiers

Cambridge Street

Scale 1"=20'

