

**AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING
ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE
COMMERCIAL CORRIDORS OVERLAY DISTRICT – ELSEWHERE (CCOD-E) IN
THE VICINITY OF 48 MASON STREET**

Be it ordained by the City Council of the City of Worcester as follows:

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to be included within the Commercial Corridors Overlay District – Elsewhere (CCOD-E):

Beginning at the intersection of Bluff Street and Mason Street at a point on the boundary of the BG-3.0 and MG-1.0 zoning districts;

Thence, Southwesterly 217 feet, more or less, along the centerline of Mason Street, to a point;

Thence, Northwesterly 25 feet, more or less, perpendicular to Mason Street, to the point of intersection with the northwesterly side of Mason Street and the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by MARCOS RAMOS SILVA;

Thence, Northwesterly 50 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by MARCOS RAMOS SILVA, to a point;

Thence, Northwesterly 39 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by THOMAS MALONEY, to a point;

Thence, Northwesterly 40 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by RALYANE FERNANDES THAMBASH, to a point;

Thence, Northwesterly 37 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by JASON J. MCINTYRE, to a point;

Thence, Northeasterly 120 feet, more or less, thence, Northwesterly 10 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by VIETNAMESE BUDDHIST COMMUNITY OF IDAHO-LINH THUU THIEN TU, INC., to a point;

Thence, Northerly 167 feet, more or less, along the boundary line of property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by SOPHIA N. CLOTTEY, to a point;

Thence, Northerly 25 feet, more or less, perpendicular to Winfield Street, to a point on the centerline of Winfield Street;

Thence, Easterly 60 feet, along the centerline of Winfield Street, to a point;

Thence, Southerly 25 feet, more or less, perpendicular to Winfield Street to the point of intersection of the boundary between property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by JENNIFER NORENA MUNETON;

Thence, Southerly 80 feet, more or less, thence, Southeasterly 68 feet, more or less, thence, Northeasterly 61 feet, more or less, along the boundary between property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by JENNIFER NORENA MUNETON, to a point;

Thence, Southeasterly 84 feet, more or less, along the boundary between property now or formerly owned by FORTY-EIGHT MASON STREET WORCESTER REALTY TRUST and property now or formerly owned by MARINA A. ESCOBAR, to a point on the westerly sideline of Mason Street.

Thence, Easterly 25 feet, more or less, perpendicular to Mason Street, to a point on the centerline of Mason Street;

Thence Southwesterly 40 feet, more or less, along the centerline of Mason Street, to the point of beginning;

In City Council January 10, 2023

Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.

A Copy. Attest:

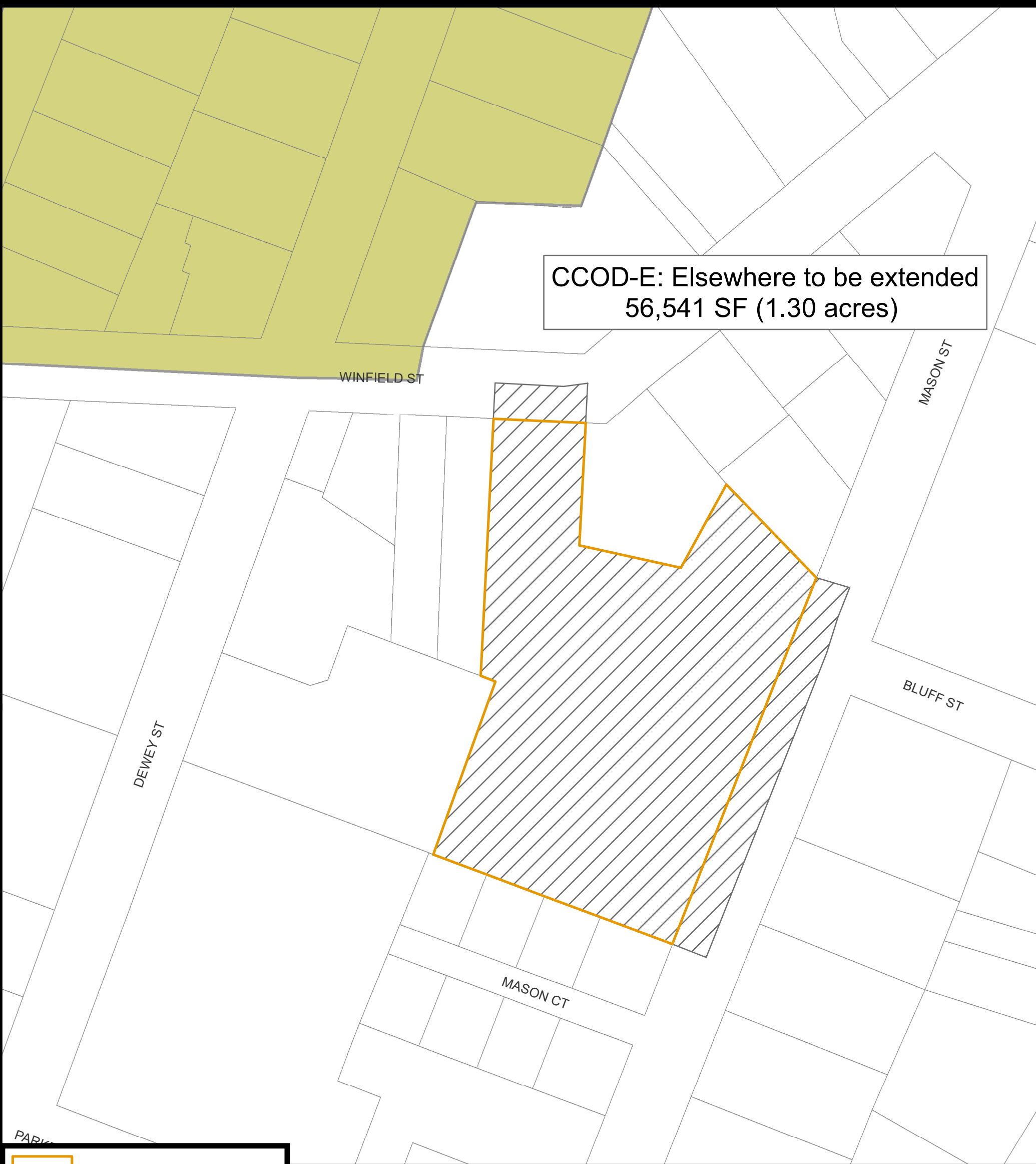
Nikolin Vangjeli, Clerk

A handwritten signature in black ink, appearing to read 'Nikolin Vangjeli', written over a light blue dotted grid background.

City Clerk

48 Mason Street

Proposal to Extend the Commercial Corridors Overlay District (CCOD-E)



Subject Parcel

To be rezoned

Parcels

Zoning Districts - Overlay

Commercial Corridors Overlay District:

CCOD-E: Elsewhere

July 26, 2022
1:750
1 inch = 62.5 feet

0153060

Feet

Produced by City of Worcester
Executive Office of Economic Development
Division of Planning & Regulatory Services

DATA SOURCES:
All data: City of Worcester Geographic Information System
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet)
Further Updates Using City of Worcester Information

COORDINATE SYSTEM:
All map data is in the Massachusetts State Plane Coordinate system,
North American Datum of 1983, Massachusetts Mainland Zone (4151).
Units are measured in Feet.

Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.

Map Size: 36x48 in User: CaryS
Path: Z:\eod\CaryS\Zoning Map Amendments\ZMA- 48 Mason Street Street (CCOD-E Extension).mxd