

Amendment 1138

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE RESIDENCE GENERAL-5.0 (RG-5.0) ZONING DISTRICT IN THE VICINITY OF MASON STREET, AND PARKER 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 Residence, General-5 (RG-5):

Beginning at a point of intersection of the centerline of Parker Street and the centerline of Mason Street;

Thence, Northeasterly 82 feet, more or less, along the centerline of Mason Street to a point;

Thence, Southeasterly 25 feet, more or less, perpendicular from the centerline of Mason Street to the point of intersection of the easterly boundary of Mason Street and the existing boundary line separating property now or formerly owned by KARITZA I CARABALLO, and property now or formerly owned by DANIEL YARNIE;

Thence, Southeasterly 46.51 feet, more or less; thence, Southwesterly 14.77 feet, more or less, along the existing boundary line separating property now or formerly owned by KARITZA I CARABALLO, and property now or formerly owned by DANIEL YARNIE, to a point;

Thence, Southeasterly 68.26 feet, more or less, along the existing boundary line separating property now or formerly owned by RUDY RAFAEL VERAS DISLA, JIMMY RAFAEL VERAS GONZALES, & LUZ DEL ALBA FERNANDEZ DE VERAS, and property now or formerly owned by DANIEL YARNIE, to a point of intersection with the westerly boundary of Page Street;

Thence, Northeasterly 39.17 feet, more or less, along the westerly boundary of Page Street to the point of intersection with property now or formerly owned by S+O REALTY LLC and DANIEL YARNIE;

Thence, Northeasterly 50 feet, more or less, along the existing boundary line separating property now or formerly owned by DANIEL YARNIE and property now or formerly owned by S+O REALTY LLC, to a point;

Thence, Northeasterly 16 feet, more or less, along the existing boundary line separating property now or formerly owned by DANIEL YARNIE and property now or formerly owned by WORCESTER COMMON GROUND INC, to a point;

Thence, Northwesterly 112 feet, more or less, along the existing boundary line separating property now or formerly owned by DANIEL YARNIE and property now or formerly owned by DOUGLAS L. + LULA DYER, to the point of intersection with the easterly boundary of Mason Street;

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

Thence, Southwesterly 29 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 of the westerly boundary of Mason Street and the existing boundary line separating property now or formerly owned by COMMUNITY LAND TRUST OF WORCESTER, and property now or formerly owned by DANIEL YARNIE;

Thence, Northwesterly 50 feet, more or less, along the boundary line separating property now or formerly owned by COMMUNITY LAND TRUST OF WORCESTER, and property now or formerly owned by DANIEL YARNIE, to a point;

Thence, Northwesterly 39 feet, more or less, along the boundary line separating property now or formerly owned by ROBERT C. WALKER, and property now or formerly owned by DANIEL YARNIE, to a point;

Thence, Northwesterly 40 feet, more or less, along the boundary line separating property now or formerly owned by ELDA JUAREZ, and property now or formerly owned by DANIEL YARNIE, to a point;

Thence, Northwesterly 40.3 feet, more or less, along the boundary line separating property now or formerly owned by VARUN UPPALURI, and property now or formerly owned by DANIEL YARNIE, to a point of intersection with the boundary of property now or formerly owned by PAUL S. JOHNSON + DAVIC JOHNSON, TRUSTEES OF P + D JOHNSON REALTY TRUST;

Thence, Southwesterly 40 feet, more or less; thence East Southeasterly 30 feet, more or less; thence Southwesterly 80 feet, more or less, along the boundary line separating property now or formerly owned by DANIEL YARNIE and property now or formerly owned by PAUL S. JOHNSON + DAVIC JOHNSON, TRUSTEES OF P + D JOHNSON REALTY TRUST to the point of intersection with the northerly boundary of Parker Street;

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

Thence, Southeasterly 160 feet, more or less, along the centerline of Parker Street, to the point of beginning.

In City Council July 18, 2023

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

A Copy. Attest:

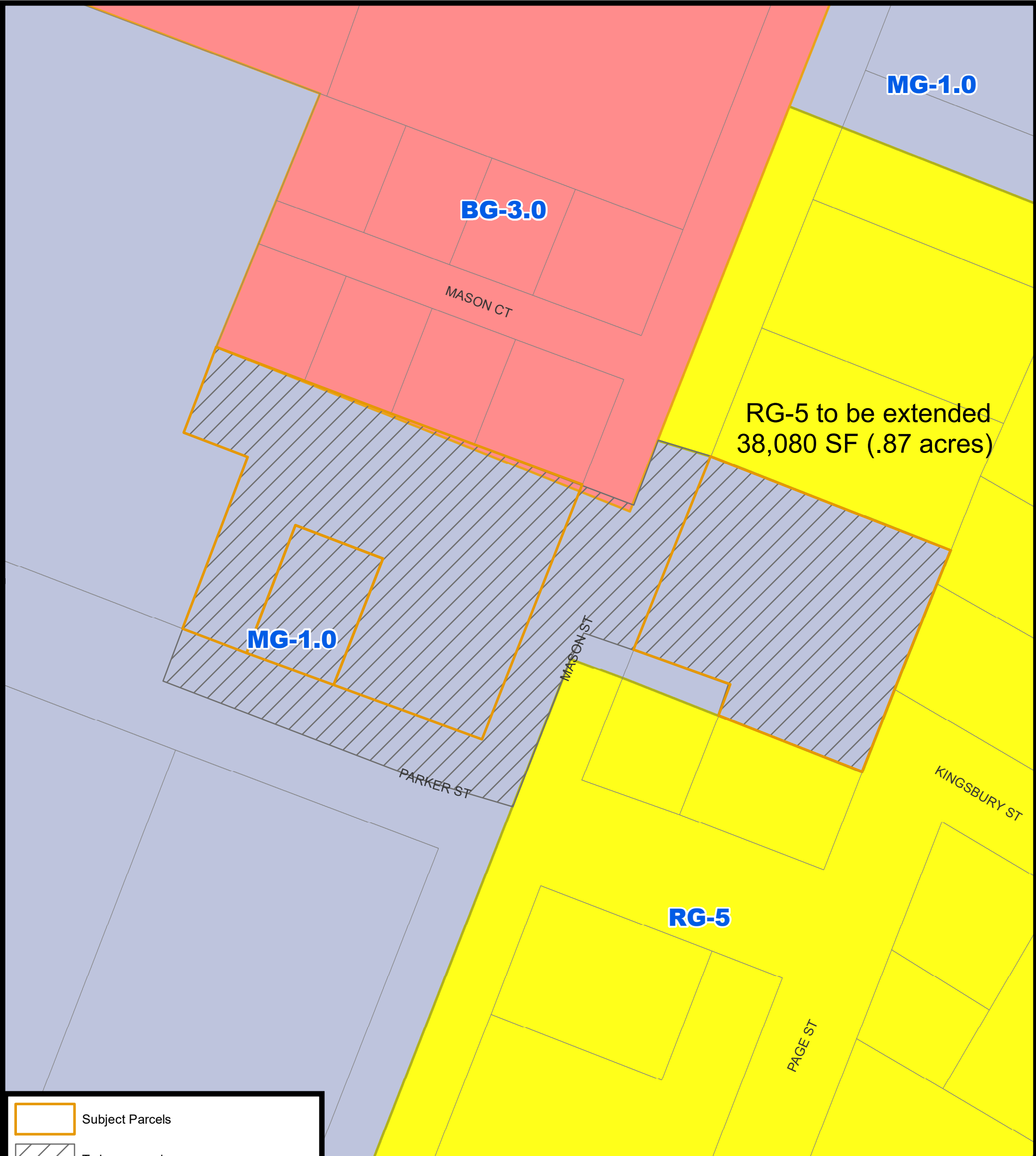
Nikolin Vangjeli, Clerk

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

City Clerk

53 & 54 Mason Street and 11 Parker Street

Proposal to Rezone from MG-1.0 to RG-5



Subject Parcels

To be rezoned

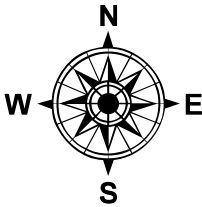
Parcels

Zoning Designation (Base)

BG-3.0 General, 3 to 1 FAR

RG-5 General, 5000 SF.Min.Lot Size

MG-1.0 General, 1 to 1 FAR



October 17, 2022

1:500

1 inch = 41.67 feet

0 10 20 40 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.

