

Amendment 1224

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, GENERAL-3.0 (BG-3.0) ZONING DISTRICT IN THE VICINITY OF 440, 454, & 474 GROVE 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 Business, General - 3.0 (BG-3.0) Zoning District:

Beginning at a point on the centerline of Grove Street at the intersection of existing boundary line separating the RL-7 and BG-3.0 zoning districts;

Thence Northwesterly 310 feet, more or less, along the centerline of Grove Street, to a point on said centerline;

Thence Northerly 30 feet, more or less, along a line perpendicular to Grove Street, to the point of intersection on the northern sideline of Grove Street with the existing boundary line separating the property now or formerly owned by BRITTAN SQUARE REALTY INC and property now or formerly owned by RICHARD P. MADAIO;

Thence Northerly 358 feet, more or less, along the western boundary line of the property now or formerly owned by BRITTAN SQUARE REALTY INC , to the point of intersection with the boundaries of properties now or formerly owned by GARY G. + DAWN M. ERICKSON, now or formerly owned by JUAN F. FLORES, and now or formerly owned by BARNES APARTMENTS LLC;

Thence Easterly 260 feet, more or less, along the boundary line separating properties now or formerly owned by BRITTAN SQUARE REALTY INC and now or formerly owned by BARNES APARTMENTS LLC, to a point;

Thence Southerly 17 feet, more or less, along the eastern boundary line of property now or formerly owned by BRITTAN SQUARE REALTY INC, to the point of intersection with the boundaries of properties now or formerly owned by PAUL S. PERRY, II and now or formerly owned by BRITTAN SQUARE REALTY LLC;

Thence Easterly 173 feet, more or less, along the northern boundary line of property now or formerly owned by BRITTAN SQUARE REALTY LLC, to a point of intersection with the boundaries of properties now or formerly owned by CP 1 WEST BOYLSTON STREET LLC and now or formerly owned by ADELICIA YEO;

Thence, Easterly 250 feet, more or less, along the northern boundary line of property now or

formerly owned by CP 1 WEST BOYLSTON STREET LLC, to a point of intersection with the boundary lines separating the properties now or formerly owned by WORCESTER COUNTY INSTITUTE FOR SAVINGS, and now or formerly owned by CHERYL DIBENEDETTO + BRIAN J. FONTAINE;

Thence Southerly 36 feet, more or less, along the boundary line separating property now or formerly owned by CP 1 WEST BOYLSTON STREET LLC and property now or formerly owned by WORCESTER COUNTY INSTITUTE FOR SAVINGS, to a point on the existing boundary line separating the RL-7 and BG-3.0 zoning districts;

Thence Westerly 365 feet, more or less, along the existing boundary line separating the RL-7 and BG-3.0 zoning districts, to a point;

Thence Southerly 352 feet, more or less, along the existing boundary line separating the RL-7 and BG-3.0 zoning districts, to the point on the northern sideline of Grove Street;

Thence Southerly 30 feet, more or less, along the existing boundary line separating the RL-7 and BG-3.0 zoning districts, to the point of the beginning.

**In City Council April 9, 2024**

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

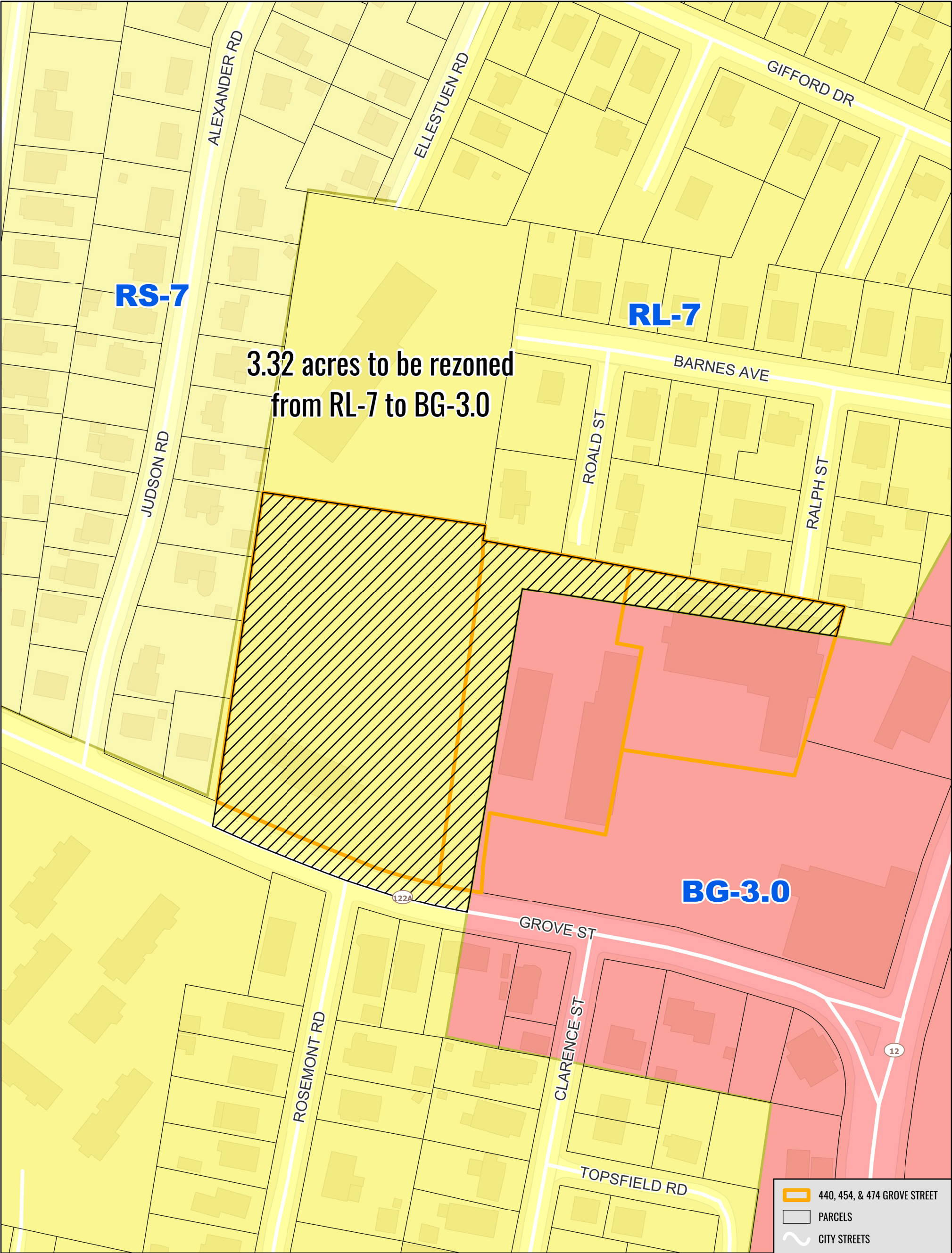
**A Copy. Attest:**

**Nikolin Vangjeli, Clerk**

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

**City Clerk**



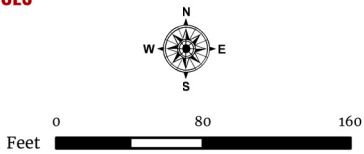


# 440, 454, & 474 GROVE STREET

Proposed Rezoning

JUNE 23, 2023

PRODUCED BY THE CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS



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, express or implied, 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.

