

AN ORDINANCE AMENDING ARTICLE III
OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL
2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, GENERAL-2.0
(BG-2.0) ZONING DISTRICT IN THE VICINITY OF BRANDT LANE,
GRAFTON STREET, AND PINE HILL ROAD

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

Article III, Section 2 of the Worcester Zoning Ordinance adopted April 2, 1991, is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to Business, General - 2.0 (BG-2.0):

Beginning at a point on the northerly sideline of Grafton Street at the intersection with the existing zoning district boundary line separating the BG-2.0 zoning district and the BL-1.0 zoning district and the boundary line of property now or formerly owned by OREILLY AUTO ENTERPRISES LLC;

Thence Northeasterly 205', more or less, along the existing zoning district boundary line separating the BG-2.0 zoning district and the BL-1.0 zoning district, to a point of intersection with the existing RL-7 zoning district boundary;

Thence Northwesterly 142' and Northeasterly 920', more or less, along the existing zoning district boundary line separating the BG-2.0 zoning district and the RL-7 zoning district, to a point on said boundary line, approximately 25' west of the eastern boundary line of property now or formerly owned by BRANDT LANE DEVELOPMENT LLC;

Thence southeasterly 435', more or less, along a line parallel to the eastern boundary line property now or formerly owned by BRANDT LANE DEVELOPMENT LLC, to the point of intersection with property now or formerly owned by EMMANUEL M. OBENG-ASIEDU;

Thence southwesterly 150', more or less, along the boundary line separating property now or formerly owned by BRANDT LANE DEVELOPMENT LLC and property now or formerly owned by EMMANUEL M. OBENG-ASIEDU LAND, to the point of intersection with the boundary of property now or formerly of RONALD R. + DONNA J. DICKEY;

Thence northwesterly 100', southwesterly 94', and southeasterly 8', more or less, along the boundary line separating property now or formerly owned by BRANDT LANE DEVELOPMENT LLC and property now or formerly owned by RONALD R. + DONNA J. DICKEY, to the point on the northerly sideline of Pine Hill Road;

Thence southeasterly 25', more or less, along a line perpendicular to Pine Hill Road, to a point on the centerline of Pine Hill Road;

Thence generally southwesterly 645', more or less, along the centerline of PINE HILL ROAD, to a point on the northerly side of Grafton Street;

Thence southwesterly 37.5', more or less, along a line perpendicular to Graton Street, to a point on the centerline of Grafton Street;

Thence northwesterly 345', more or less, along the centerline of Grafton Street, to the point of intersection with the existing zoning district boundary line separating the BG-2.0 zoning district and the BL-1.0 zoning district;

Thence northeasterly 37.5', along the existing zoning district boundary line separating the BG-2.0 zoning district and the BL-1.0 zoning district, to the point of beginning.

In City Council July 16, 2024

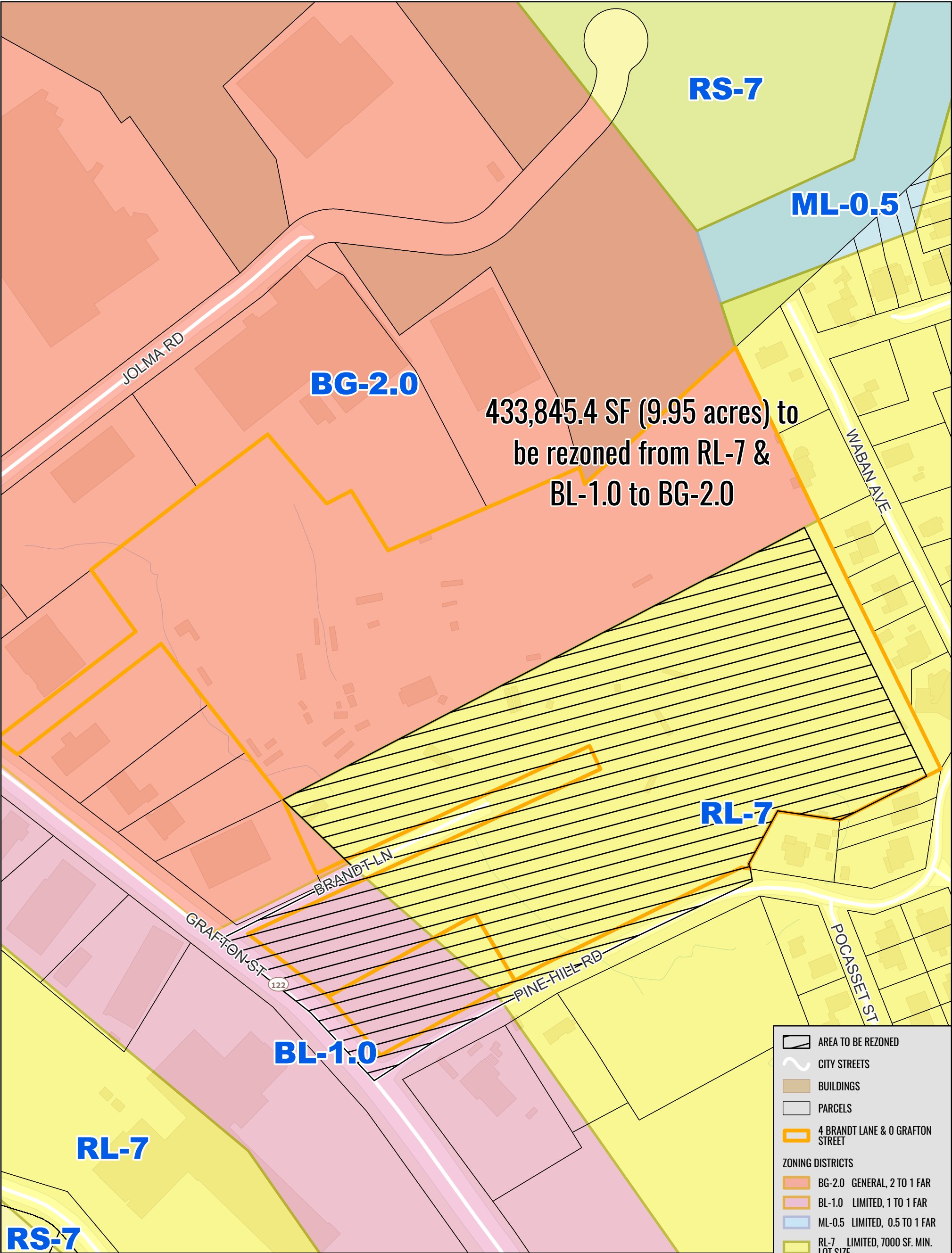
Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.

A Copy. Attest:

Nikolin Vangjeli, Clerk

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

City Clerk

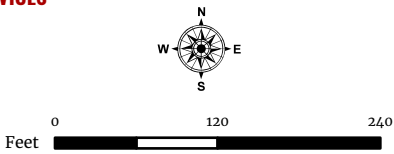


4 BRANDT LANE & 0 GRAFTON STREET

Proposed Rezoning

JUNE 14, 2024

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.

- AREA TO BE REZONED
- CITY STREETS
- BUILDINGS
- PARCELS
- 4 BRANDT LANE & 0 GRAFTON STREET
- ZONING DISTRICTS**
- BG-2.0 GENERAL, 2 TO 1 FAR
- BL-1.0 LIMITED, 1 TO 1 FAR
- ML-0.5 LIMITED, 0.5 TO 1 FAR
- RL-7 LIMITED, 7000 SF. MIN. LOT SIZE
- RS-7 SINGLE FAMILY, 7000 SF. MIN LOT SIZE

