

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, LIMITED-1.0 (BL-1.0) ZONING DISTRICT IN THE VICINITY OF THE TERMINUS OF CARSON COURT.

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, Limited - 1.0 (BL-1.0) Zoning District:

Beginning on the Southerly sideline of Carson Court at the Southwestern most point of property now or formerly owned by ANTONIO SANZHEZ and the existing boundary line separating the BL-1.0 and ML-2.0 zoning districts;

Thence Southeasterly 71 feet, more or less, along the existing boundary line separating the BL-1.0 and ML-2.0 zoning districts to a point;

Thence Northeasterly 46 feet, more or less, thence turning and running Northwesterly 70 feet, along the existing boundary line separating the property now or formerly owned by ANTONIO SANCHEZ and the property now or formerly owned by ARMORY STREET, LLC to the point of intersection with the Southerly sideline of Carson Court;

Thence Northwesterly 21 feet, more or less, to the Northerly sideline of Carson Court at the point of intersection with the Eastern most point of property now or formerly owned by ANTONIO SANZHEZ and the Western boundary line of property now or formerly owned by ARMORY STREET, LLC;

Thence Northwesterly 66 feet, more or less, along the existing boundary line separating property now or formerly owned by ANTONIO SANZHEZ and property now or formerly owned by ARMORY STREET, LLC to the point of intersection with the Southern boundary line of property now or formerly owned by CRUZ REALTY, LLC;

Thence Southwesterly 48 feet, more or less, along the existing boundary line separating property now or formerly owned by ANTONIO SANZHEZ and property now or formerly owned by CRUZ REALTY, LLC to the point of intersection with the Eastern boundary line of property now or formerly owned by TAN LE;

Thence Southeasterly 25 feet, more or less, along the existing boundary line separating property now or formerly owned by ANTONIO SANZHEZ and property now or formerly owned by TAN LE to the point of intersection with the existing boundary line separating the BL-1.0 and ML-2.0 zoning districts;

Thence Southeasterly 65 feet, more or less, along the existing boundary line separating the

BL-1.0 and ML-2.0 zoning districts to the point of the beginning.

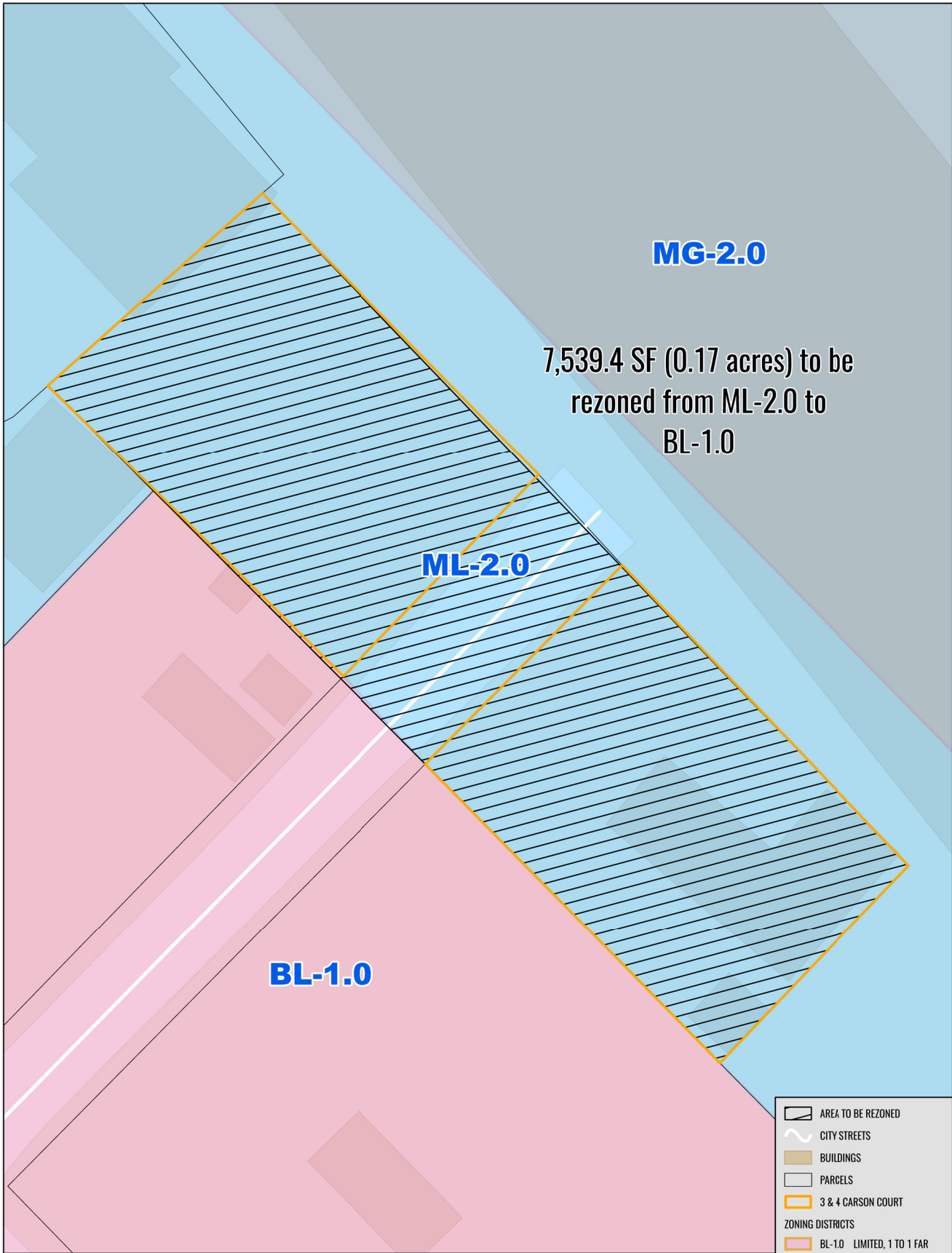
In City Council December 9, 2025

Passed to be ordained by a yea and nay vote of Ten 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 with a light blue dotted grid pattern.

City Clerk



- AREA TO BE REZONED**
- CITY STREETS**
- BUILDINGS**
- PARCELS**
- 3 & 4 CARSON COURT**
- ZONING DISTRICTS**
- BL-1.0 LIMITED, 1 TO 1 FAR
 - MG-2.0 GENERAL, 2 TO 1 FAR
 - ML-2.0 LIMITED, 2 TO 1 FAR

3 & 4 CARSON COURT

Proposed Rezoning

DECEMBER 27, 2023

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



0 10 20
Feet

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.

