

**Amendment 1487**

**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 AND THE  
ESTABLISHMENT OF THE COMMERCIAL CORRIDORS OVERLAY DISTRICT –  
ELSEWHERE SUBAREA (CCOD-E) IN THE VICINITY OF WEST OBERLIN  
STREET AND PARK AVENUE**

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

**Extension of BG-3.0**

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 the Northeasterly corner of the property now or formerly owned by AKG GROUP LLC at the intersection with the existing boundary line separating the property now or formerly owned by ZELAYANDIA,FREDY and the southerly sideline of the West Oberlin Street Right-of-Way;

Thence Northeasterly 22 feet, more or less, along a line perpendicular to West Oberlin Street, to a point on centerline of West Oberlin Street;

Thence, Northwesterly 49 feet, more less, along the centerline of West Oberlin Street, to the point of intersection with the existing boundary line separating the RG-5 and BG-3.0 zoning districts;

Thence Southwesterly 168 feet, more or less, along the existing boundary line separating the RG-5 and BG-3.0 zoning districts, to the point of intersection with the boundary line separating the property now or formerly owned by AKG GROUP LLC and the property now or formerly owned by NGHIEM,CHUONG X;

Thence Southeasterly 48 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC from the property now or formerly owned by NGHIEM,CHUONG X and the property now or formerly owned by LOPEZ,CRISTIAN to the Southeasterly corner of the property now or formerly owned by AKG GROUP LLC;

Thence Northeasterly 145 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC and the property now or formerly owned by ZELAYANDIA,FREDY, to the point of the beginning.

**Establishment of CCOD-E**

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 Subarea (CCOD-E) Overlay District:

Beginning at the Northeasterly corner of the property now or formerly owned by AKG GROUP LLC at the intersection with the existing boundary line separating the property now or formerly owned by ZELAYANDIA, FREDY and the southerly sideline of the West Oberlin Street Right-of-Way;

Thence Northeasterly 22 feet, more or less, along a line perpendicular to West Oberlin Street, to a point on centerline of West Oberlin Street;

Thence, Northwesterly 237 feet, more less, along the centerline of West Oberlin Street, to a point on the centerline of Park Avenue;

Thence Southwesterly 158 feet, more or less, along the centerline of Park Avenue, to a point on said centerline;

Thence Southeasterly 40 feet, more or less, along a line perpendicular to Park Avenue, to the point of intersection with the eastern sideline of Park Avenue and the existing boundary line separating the property now or formerly owned by AKG GROUP LLC;

Thence Southeasterly 140 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC and the existing driveway serving the property now or formerly owned by GLOBAL MONTELLO GROUP CORP to the point of intersection with the property now or formerly owned by AKG GROUP LLC;

Thence Southwesterly 16 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC and the existing driveway serving the property now or formerly owned by GLOBAL MONTELLO GROUP CORP to the point of intersection with the existing boundary line separating the property now or formerly owned by AKG GROUP LLC and the property now or formerly owned by NGHIEM, CHUONG X;

Thence Southeasterly 60 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC from the property now or formerly owned by NGHIEM, CHUONG X and the property now or formerly owned by LOPEZ, CRISTIAN to the Southeasterly corner of the property now or formerly owned by AKG GROUP LLC;

Thence Northeasterly 145 feet, more or less, along the existing boundary line separating the property now or formerly owned by AKG GROUP LLC and the property now or formerly owned by ZELAYANDIA, FREDY, 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 enclosed within a dashed rectangular border.

**City Clerk**

**Business, General (BG-3.0) to  
be extended 6,856.8 SF (0.16  
acres)**

**RL-7**

**BG-3.0**

**RG-5**

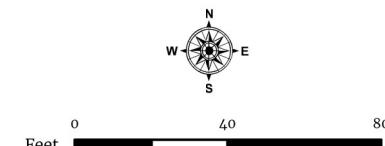


## **8 WEST OBERLIN STREET**

Proposed Rezoning

MARCH 11, 2025

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



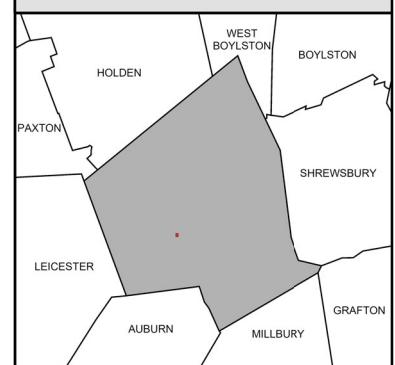
#### DATA SOURCES:

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.

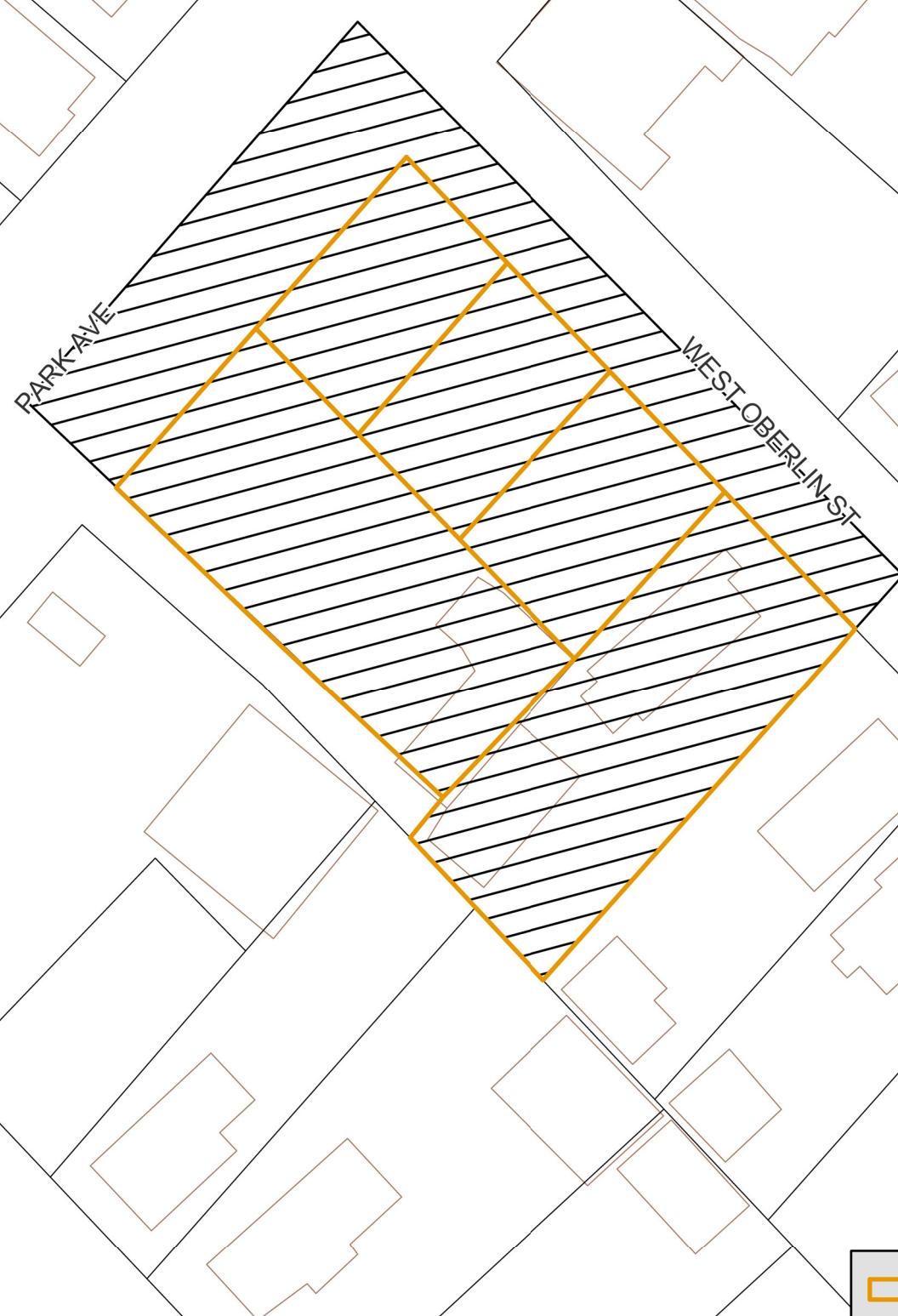
#### COORDINATE SYSTEM:

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  
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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.



**26,720.29 SF (0.61 acres) to  
be established as Commercial  
Corridors Overlay District -  
Elsewhere (CCOD-E)**

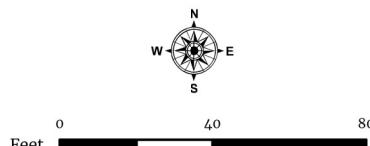


## **2, 4, 6, 8 WEST OBERLIN STREET & 439 PARK AVENUE**

Proposed Establishment of Commercial Corridors  
Overlay District - Elsewhere (CCOD-E)

MARCH 11, 2025

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



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