

**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 COMMERCIAL CORRODORS OVERLAY DISTRICT –  
ELSEWHERE (CCOD-E) IN THE VICINITY OF 17 HERMON 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 Business, General-3.0 (BG-3.0) and by extending the Commercial Corridors Overlay District – Elsewhere (CCOD-E) over the same area:

Beginning at a point of intersection of the existing southeastern most boundary line of the CCOD-E and MG-2.0 zoning district separating and the AR overlay district on the centerline of Hermon Street;

Thence, Southwesterly 20 feet, more or less, perpendicular to Hermon Street to a point of intersection with the southwestern side of Hermon Street;

Thence, Southwesterly 320 feet, more or less, along the existing boundary between the BG-3.0 and MG-2.0 district, to its point of intersection with the boundary line between property now or formerly of DALE L. BENANDER, TRUSTEE OF WENTWORTH REALTY TRUST, F/K/A BENANDER NOMINEE TRUST and property now or formerly of JACKSON HARRIS LLC;

Thence Southeasterly 2 feet, more or less, thence Southwesterly 13 feet, more or less, and thence Southeasterly 115, more or less, along the boundary lines between property now or formerly of DALE L. BENANDER, TRUSTEE OF WENTWORTH REALTY TRUST, F/K/A BENANDER NOMINEE TRUST and property now or formerly of JACKSON HARRIS LLC to a point of intersection with the northeastern side of Harris Court;

Thence, Southwesterly 18 feet, more or less, perpendicular to Harris Court, to a point on the centerline of said Harris Court;

Thence, Northeasterly 95 feet, more or less, along the centerline of Harris Court to a point of intersection with property now or formerly of HERMON STREET DEVELOPMENT LLC;

Thence, Northwesterly 80 feet, more or less, and thence Northeasterly 222 feet, more or less, along the boundary line separating property now or formerly of DALE L. BENANDER, TRUSTEE OF WENTWORTH REALTY TRUST, F/K/A BENANDER NOMINEE TRUST and HERMON STREET DEVELOPMENT LLC to a point on the southern side of Hermon Street;

Thence, Northeasterly 20 feet, more or less, perpendicular to Hermon Street, to the point of beginning on the centerline of Hermon Street.

**In City Council December 13, 2022**

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

**A Copy. Attest:**

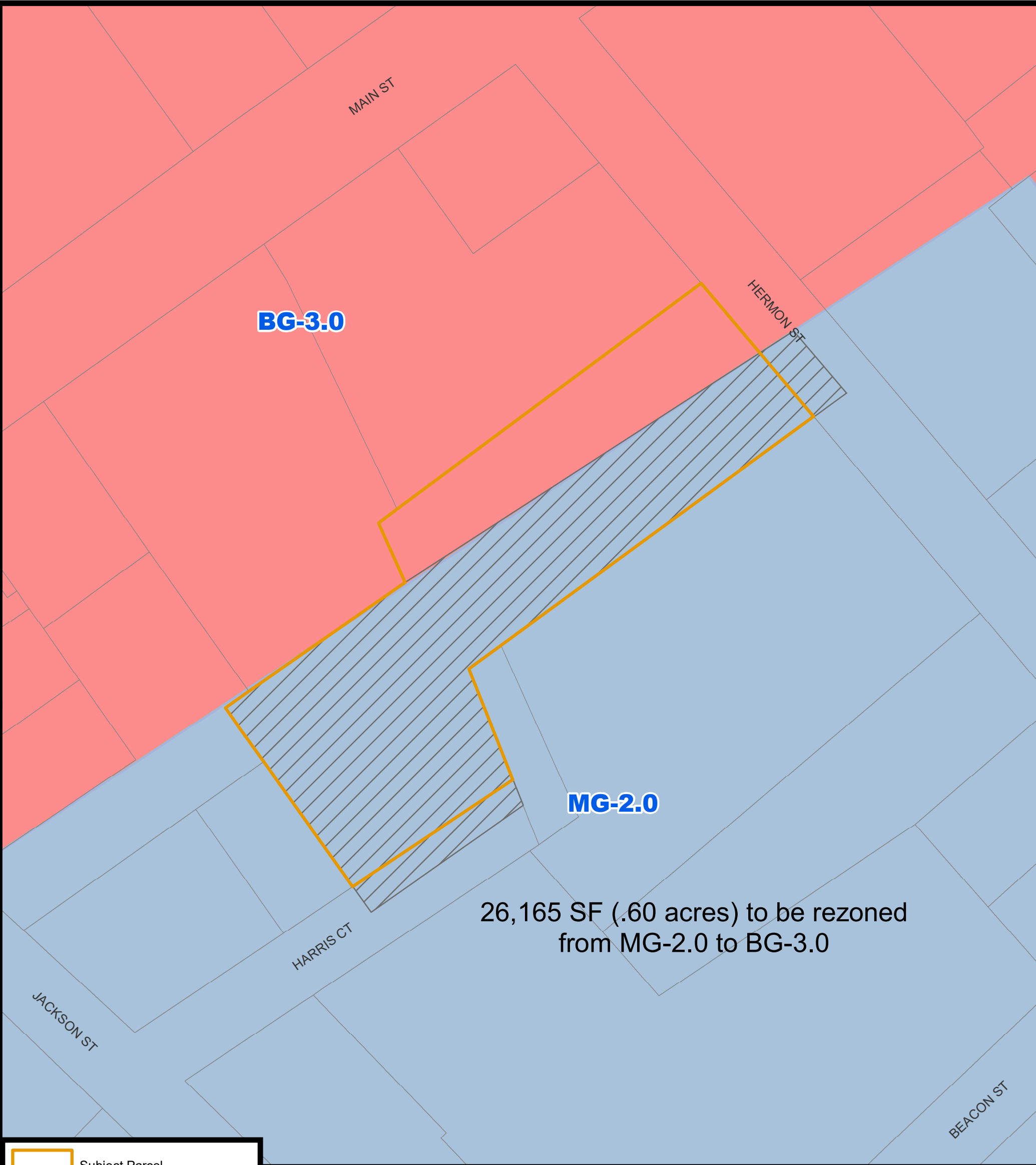
**Nikolin Vangjeli, Clerk**

A handwritten signature in black ink, appearing to read "Nikolin Vangjeli", is written over a rectangular area with a light green dotted background.

**City Clerk**

# 17 Hermon Street

## Proposal to Rezone from MG-2.0 to BG-3.0 & CCOD-E



26,165 SF (.60 acres) to be rezoned from MG-2.0 to BG-3.0

Subject Parcel

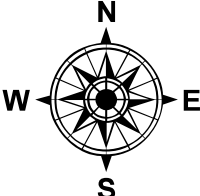

Area to be rezoned

Parcels

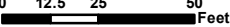
Zoning Designation (Existing)

BG-3.0 General, 3 to 1 FAR

MG-2.0 General, 2 to 1 FAR




May 10, 2022  
1:600  
1 inch = 50 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

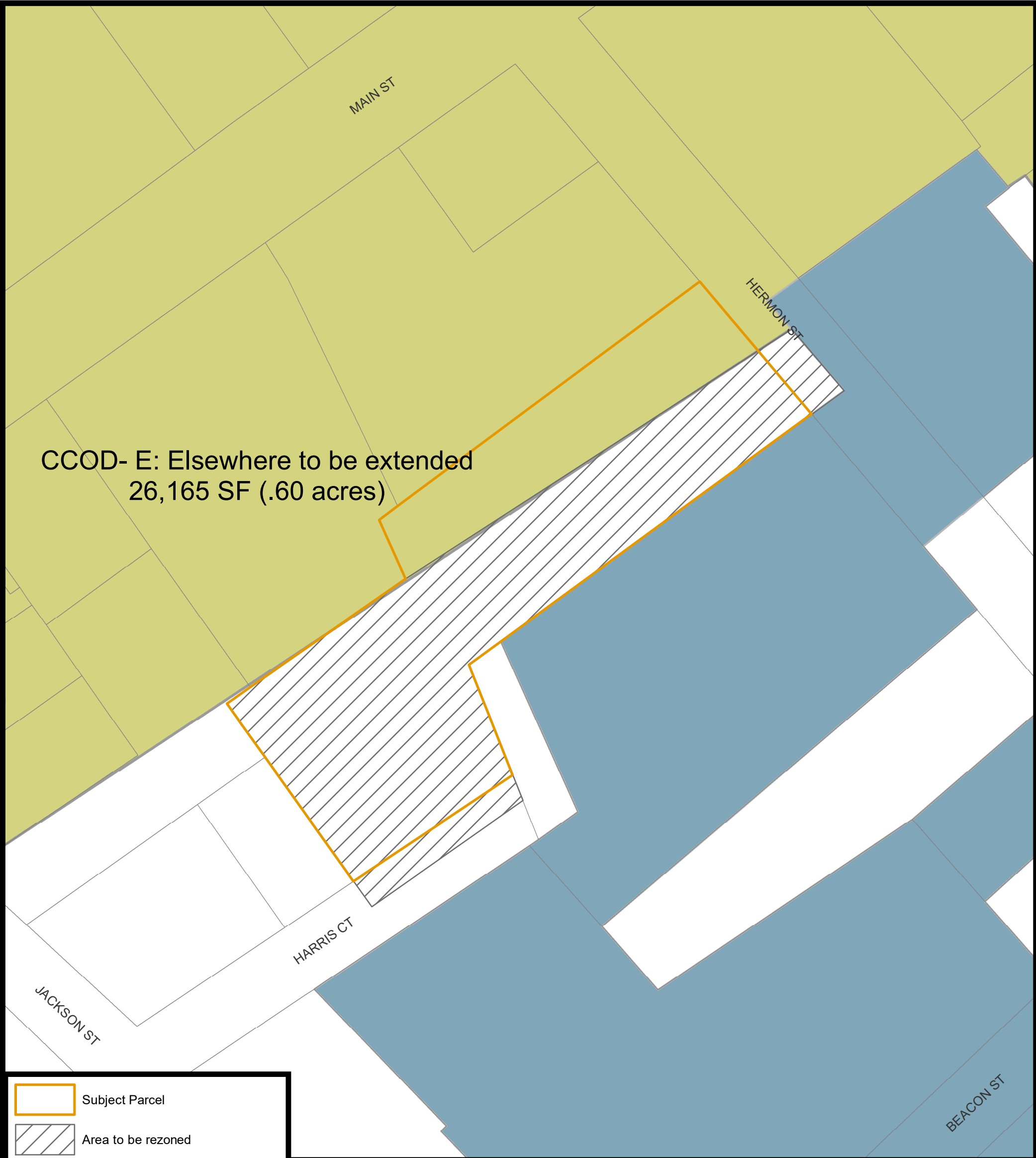
COORDINATE SYSTEM:  
All map data is in the Massachusetts State Plane Coordinate system,  
North American Datum of 1983, Massachusetts Mainland Zone (4151).  
Units are measured in Feet.



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 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.

# 17 Hermon Street

## Proposal to Rezone from MG-2.0 to BG-3.0 & CCOD-E



Subject Parcel

Area to be rezoned

Parcels

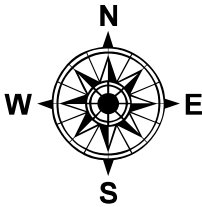
### Zoning Districts - Overlay

**Commercial Corridors Overlay District:**

CCOD-E: Elsewhere

**Other Overlay Districts:**

AR - Adaptive Reuse

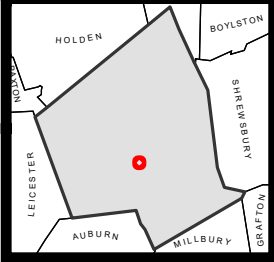


May 10, 2022  
1:600  
1 inch = 50 feet  
0 12.5 25 50 Feet

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