

ZONING
RESIDENTIAL (R-3) / DOD
SINGLE-FAMILY (101)

| | REQUIRED (SINGLE-FAMILY - 101) | EXISTING (SINGLE-FAMILY - 101) | PROPOSED (SINGLE-FAMILY - 101) |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| MINIMUM LOT AREA | 8,000 SQUARE FEET | 4,824 SQUARE FEET | 4,824 SQUARE FEET |
| MINIMUM LOT FRONTAGE | 80 FEET | 132.02 FEET | 132.02 FEET |
| FRONT SETBACK | 20 FEET | 17.8 FEET | 17.8 FEET |
| SIDE SETBACK (R) | 10 FEET | 10.0 FEET | 10.0 FEET |
| SIDE SETBACK (L) | 10 FEET | 0.8 FEET | 0.8 FEET |
| REAR SETBACK | 20 FEET | 0.0 FEET | 0.0 FEET |
| MAXIMUM LOT COVERAGE(%) | 30.0% | 43.9% | 45.5% |
| MAXIMUM HEIGHT | 35 FEET | 37 FEET | 37 FEET |
| MINIMUM OPEN SPACE | 35.0% | 32.7% | 32.8% |
| MINIMUM PARKING REQUIRED | 2 | 2 | 2 |

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<https://www.cityofnewburyport.com/Planning/index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

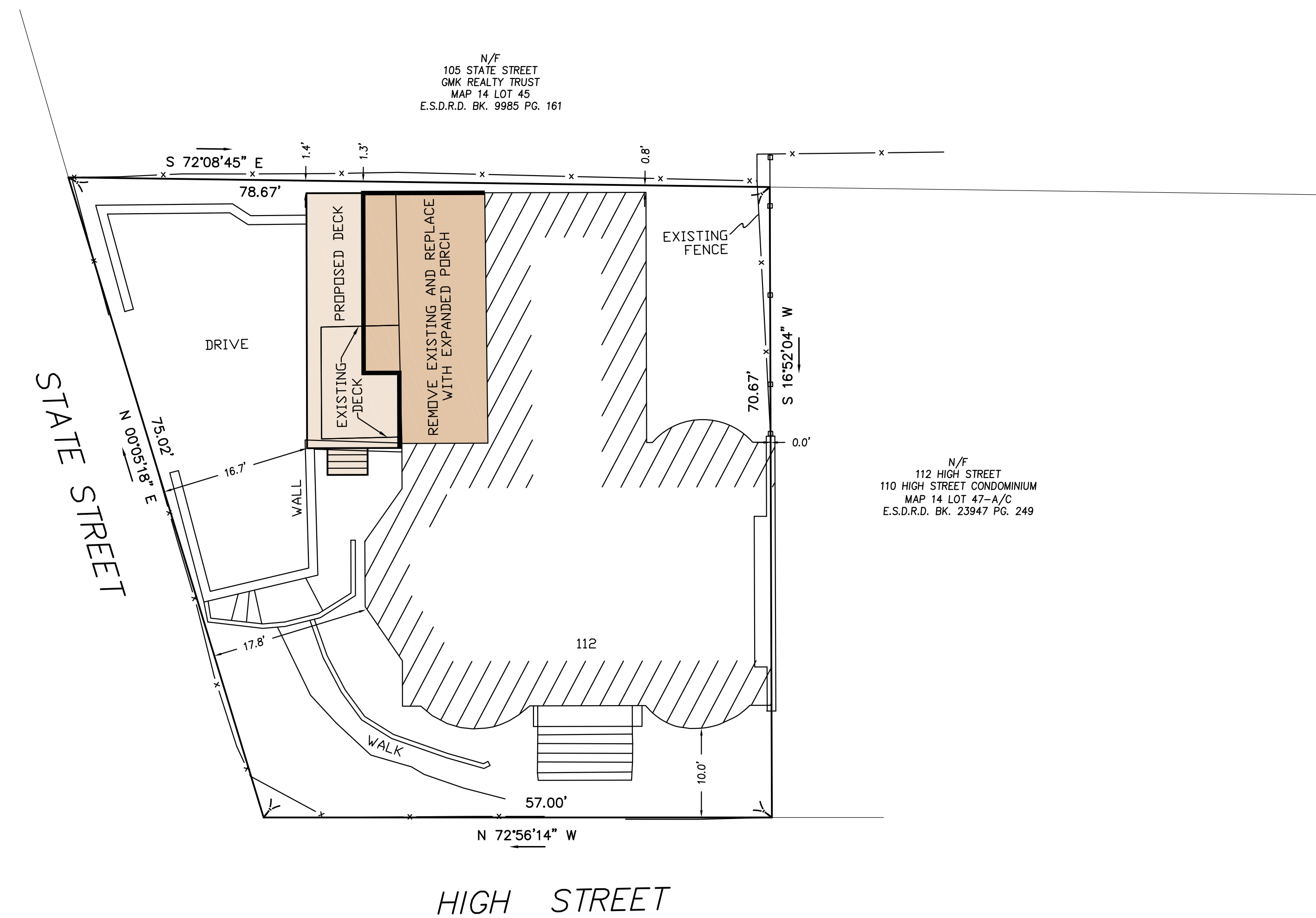
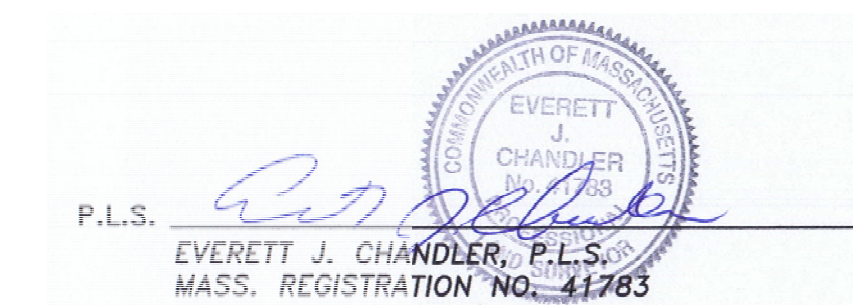
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF A PORTION OF THE SAME AND THE EXISTING DECK ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PROVIDED BY THE CLIENT AND REVIEWED BY THIS FIRM.

ARCHITECTURAL ALTERATIONS HAVE BEEN PROVIDED BY THE CLIENT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



HIGH STREET

LOCUS TITLE INFORMATION

112 HIGH STREET
OWNER: SHARON A. HARRIS
DEED REFERENCE: BK. 34883 PG. 218
ASSESSORS: MAP 14 LOT 46

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 10'
VERT: _____

| NO. | DATE | BY | REVISIONS |
|-----|--------|-----|--|
| 1 | 3/5/21 | EJC | UPDATED FOOTPRINT BASED ON PROVIDED ARCH PLANS |

FIELD: LB
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING BOARD OF APPEALS
PLAN

112 HIGH STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
SHARON A. HARRIS

PROJECT NO.
2020-112HIGH

DATE: NOV 9, 2020

SHEET NO.

1 OF 1