

**City of Newburyport Zoning Board of Appeals**  
**Application for a SPECIAL PERMIT FOR NON-CONFORMITIES**

Petitioner: Redco Construction c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 978 463 7700 Email: Lisa@mtclawyers.com

Property Address: 13 North Atkinson Street

Map and Lot(s): Map 40 Lot 60 Zoning District: R-2

Book and Page(s): Book 36308 Page 83

Owner(s) Name: 13 N. Atkinson Realty Trust, Christopher Cronin, Trustee

Mailing Address (if different): 76 State Street, Newburyport MA 01950

This request for a Special Permit for Non-Conformities is made under section(s):

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c)      |
| ___ Parking  | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| ___ Upward Extension   | ___ FAR   |
| ___ Open Space   | ___ Footprint Expansion   |
| ___ Height   | ___ Height Increase   |
| ___ Lot Area   |   |
| ___ Rear Yard  |   |
| ___ Lot Coverage   |   |
| ✓ Side Yard  |   |
| ✓ Lot Frontage   |   |
| ___ Front Yard   |   |

(Refer to the Building Permit Denial as supplied by the Building Commissioner/Zoning Codes Administrator)

Description of request:

Modification to pre-existing non-conforming 2 family by removal and reconstruction of 2 family.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

**City of Newburyport Zoning Board of Appeals**  
**Application for a SPECIAL PERMIT FOR NON-CONFORMITIES**

	Lot s.f.	Open Space %	Lot Coverage %	FAR*	Height	Frontage	Parking Spaces	Front Setback	Side A Setback	Side B Setback	Rear Setback
Existing	16,260	85.68	10.12		14.8'	70	4	23.8	10.8'	9.1'	193.9
Proposed	16,260	67.31	18.43		27.6'	70	4	25.4	11.5'	10.3'	160.4
Required	16,260	40	25		35'	120	4	25	20	20	25

\*FAR is only applicable within the Plum Island Overlay District (PIOD).

**Existing Buildings:**

Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
768	2	1344	102
_____	_____	_____	_____
_____	_____	_____	_____

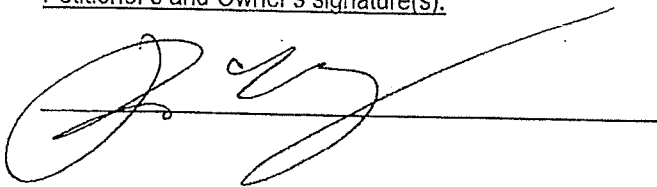
**Proposed Buildings:**

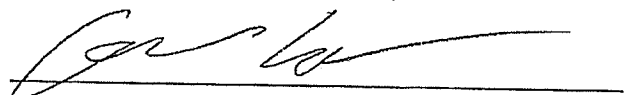
Ground Floor Sq. Feet	# of Floors	Total Sq. Feet	Use Code of Building**
2194	3	4,948	102
_____	_____	_____	_____
_____	_____	_____	_____

\*\*Reference Dimensional Code numbers and uses from the Zoning Ordinance. (e.g. - 101 = single family, etc.)

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. Every application for a Special Permit for Non-Conformities must be made on this form, which is the official form of the ZBA. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):







Mead, Talerman & Costa, LLC  
Attorneys at Law

November 28, 2017

By Hand

Ed Ramsdell, Chair  
Zoning Board of Appeals  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Request for Special Permit for Non-Conformities;  
13 North Atkinson Street – Newburyport, MA (collectively the “Property”);  
Assessor’s Map: 40, Lot 60.

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Redco Construction Inc., the Petitioner for the Property at 13 North Atkinson Street (the “Petitioner”), relative to the request to modify a pre-existing non-conforming structure. The Property is located in the R-2 zoning district. Currently the Property includes a two-family structure and consists of 16,620 square feet and contains 70 feet of frontage on North Atkinson Street. It is non-conforming with regard to side-yard setback at 10.8 and 9.1 where 20 feet are required and frontage of 70 where 120 feet are required. The structure was constructed in or around 1975.

As you can see, the proposed reconstruction meets all of the zoning requirements for a two-family home in the R-2 except the current non-conformities as noted above. The proposed structure will improve slightly on each of the side setbacks to 11.5 and 10.3 respectively. The Petitioner requires a special permit to modify a pre-existing non-conforming two family structure under section IX-B(2)(A and C).

Section IX-B(2)(A) allows for the modification of a pre-existing non-conforming single or two-family structure where the Board finds that there will be no addition of a new non-conformity and that the proposed changes will not be substantially more detrimental to the neighborhood. Further section IX-B(3)(C) of the NZO provides that any extension or alteration of the principal structure on a lot with insufficient area or frontage would increase the floor area of a dwelling unit by more than 500 square feet requires a special permit under section IX(B)(2).

As is shown on the plan, the Board can find that there will be no new non-conformities.

---

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

The next question for the Board is the proposed change substantially more detrimental to the neighborhood than the existing structure. Section IX-B(2) provides:

That the proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure or use. The board of appeals may consider, among other relevant factors, the size, scale, massing, volume, and location of the proposed structure, extension or alteration as compared to:

- (a) The existing structure and lot;
- (b) Other structures and lots in the neighborhood; and
- (c) Reasonable alternatives to the proposal, including alternatives that may require planning board approval under section VI-C of the ordinance.

As you can see from the plans, the proposed renovation and reconstruction actually improves the current non-conforming setbacks. While the proposed structure is larger than the existing structure, the lot area exceeds the required 15,000 square foot requirement for a two family and therefore the proposed increase in size is appropriate for the size of lot. Further, the proposed structure is consistent with the size and lot coverage of many of the surrounding structures as well. As you can see from the attached MIMAP, the placement on the lot and resulting lot coverage of the proposed reconstruction is similar to other homes in the neighborhood. The proposed home is just 10 feet longer along than the existing structure along the side yards before it steps away from the side yards and carries the remaining 20 feet to the rear. Such a design feature respects the narrowness of the lot and visual impact of the home from the street. You can see that both 11 and 9 North Atkinson Street carry a similar design feature – a more linear “shotgun” style home than the existing structure – all consistent with the deeper lots. Further, as you can see from the attached MIMAP as compared to the proposed site plan, the lot coverage of 18% is similar if not less than the surrounding lots on the northern side of North Atkinson Street. As a result, the proposed structure is consistent with the neighborhood.

Given that the use remains the same, a two-family use, the existing non-conforming setbacks are improved and the proposed home is consistent with the surrounding homes, the Board can find the proposed reconstruction is not substantially more detrimental to the neighborhood than the existing non-conforming structure and a special permit should issue to allow the construction as proposed.

Respectfully submitted,  
Redco Construction, Inc  
By Its Attorney

  
Lisa L. Mead

Attachment  
cc: Client

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 79

Name: Redco Const. / Lisa Mead

Address: 13 North Atkinson St. Zoning District: R-II

Request: Demolish Existing two family and Re-construct New two family requiring ZONING BOARD Special Permit Relief

Dimensional Variance

- Dimensional Controls (VI), PIOD (XXI), Parking (VII), Lot Area, Lot Coverage, FAR, 2 1/2 stories, Lot Frontage, Open Space, Front Yard, Height, Side Yard, Lot Width, Rear Yard

Use Variance

- Not permitted use (V), Sign Location/Replacement (VIII)

Special Permit

- Special Permit for Use (V.D), Spacing (VI.D), In-Law Apartment (XIIA), Bonus Provisions for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII), Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2), Over 500 s.f. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3), Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Footprint Expansion, Height Increase

PLANNING BOARD

Special Permit

- One residential structure per lot (VI.C), Courts and Lanes (XXIII), Floodplain (XIII), Waterfront West Overlay District (XXIV), Open Space Residential Development (XIV), Towle Complex Redev. Overlay District (XXV), Water Resource Protection District (XIX), Downtown Overlay District (XXVII), Federal Street Overlay District (XXII)

Site Plan Review (XV)

- Major, Minor

CITY COUNCIL

- GACM (X.H.9), Other:

CONSERVATION COMMISSION

HISTORICAL COMMISSION - Demolition Delay

11/22/17 Date

[Signature] Building Commissioner/Zoning Code Enf. Officer



Mead, Talerma & Costa, LLC  
Attorneys at Law

November 20, 2017

By Hand

Peter Binnette  
Building Commissioner  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Request for Permit Denial;  
13 North Atkinson Street – Newburyport, MA (collectively the “Property”);  
Assessor’s Map: 40, Lot 60.

Dear Peter;

Reference is made to the above-captioned matter. In that connection, this firm represents Redco Construction Inc., the owner of 13 North Atkinson Street (the “Petitioner”), relative to the request to modify a pre-existing non-conforming structure. The Property is located in the R-2 zoning district. Currently the Property includes a two-family structure and consists of 16,620 square feet and contains 70 feet of frontage on North Atkinson Street. It is non-conforming with regard to side-yard setback at 10.8 and 9.1 where 20 feet are required and frontage of 70 where 120 feet are required. The structure was constructed in or around 1975. The structure does not fall under the provisions of section 5-307 of the Code of Ordinances as Historically Significant. The Applicant proposes to remove and reconstruct the two-family structure.

As you can see, the proposed reconstruction meets all of the zoning requirements for a two-family home in the R-2 except the current non-conformities as noted above. The proposed structure will improve slightly on each of the side setbacks to 11.5 and 10.3 respectively. The Petitioner requires a special permit to modify a pre-existing non-conforming two family structure under section IX-B(2)(A and C).

A copy of the site plan is attached hereto. The Project will be completed in accordance with all other requirements of the NZO.

Kindly confirm the above at your earliest convenience. Should you have any questions or concerns, please contact me at (978) 463-7700.

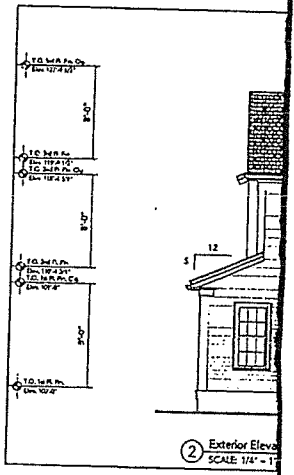
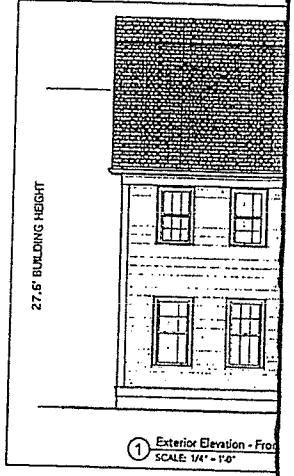
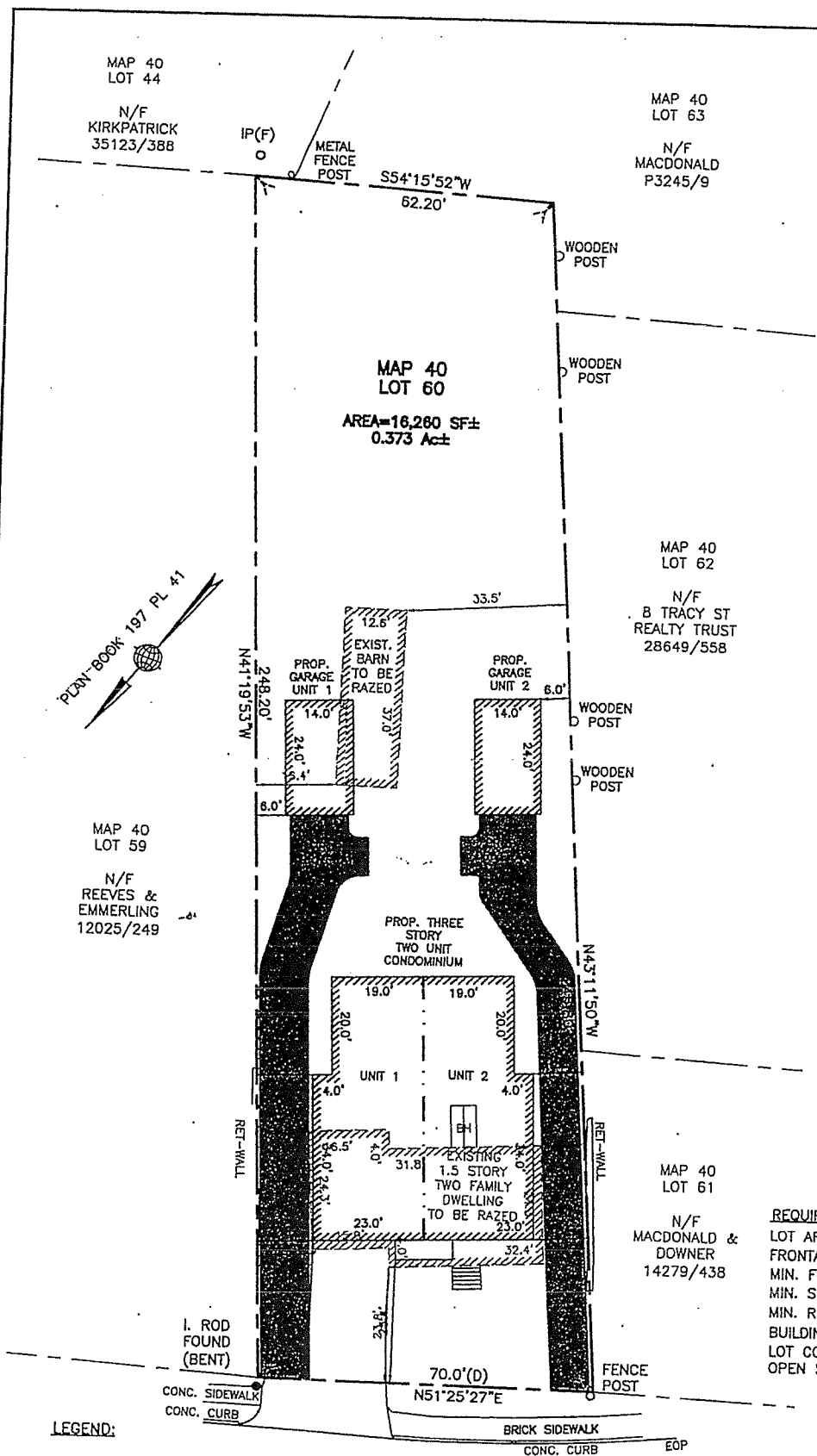
Sincerely,

  
Lisa L. Mead

RECEIVED

CITY OF NEWBURYPORT  
BUILDING DEPARTMENT

Millis Office  
730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400



**REQUIRED:**  
 LOT AREA=15,000 S.F.  
 FRONTAGE=120'  
 MIN. FRONT SETBACK=25'  
 MIN. SIDE SETBACK=20'  
 MIN. REAR SETBACK=25'  
 BUILDING HEIGHT=35' MAX  
 LOT COVERAGE=25% (BLDG ONLY)  
 OPEN SPACE=40%

- LEGEND:**
- BH BULKHEAD
  - N/F NOW OR FORMERLY
  - DH(S) DRILL HOLE (SET)
  - IR(S) IRON ROD (SET)
  - EOP EDGE OF PAVEMENT
  - 6132/242 DEED BOOK/PAGE

**NORTH ATKINSON STREET**  
 (PUBLIC~VARIABLE)

ZO  
 R2-F  
 TWO FA

**13 NORTH ATKINSON ST**

**Location** 13 NORTH ATKINSON ST

**Mblu** 40/ 60/ //

**Owner** HANSON DEBORAH L

**Assessment** \$400,800

**PID** 2537

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$146,900	\$253,900	\$400,800

**Owner of Record**

**Owner** HANSON DEBORAH L

**Sale Price** \$327,900

**Co-Owner**

**Certificate**

**Address** 13 NORTH ATKINSON ST  
NEWBURYPORT, MA 01950

**Book & Page** 29310/0428

**Sale Date** 03/02/2010

**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HANSON DEBORAH L	\$327,900		29310/0428	00	03/02/2010
COOPER FAMILY REALTY LLC	\$0		16081/0087	1A	12/02/1999
COOPER MARY F TRS	\$0		11332/0239	1F	06/09/1992
COOPER PAUL A - MARY F TRS	\$1		08676/0094	1A	12/12/1986
COOPER PAUL A	\$0		5682/ 598		05/12/1970

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1975

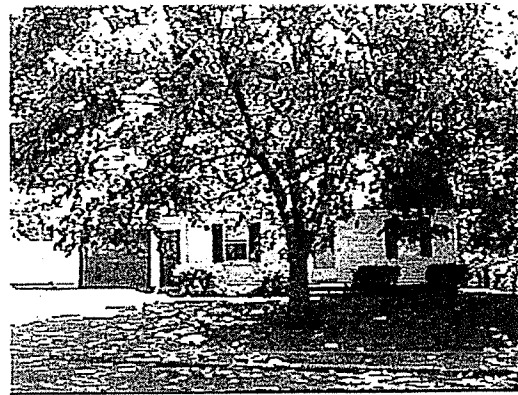
**Living Area:** 1,344

**Building Photo**

Building Attributes	
Field	Description
Style	Family Conver.
Model	Residential
Stories:	1.75
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	

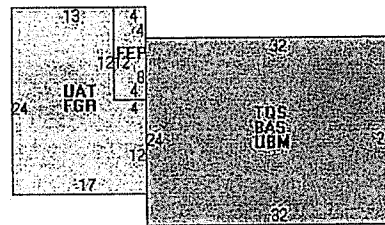


Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average



(http://images.vgsi.com/photos/NewburyportMAPhotos//\00\00\30\50.jpg)

**Building Layout**



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	768	768	
TQS	Three Quarter Story	768	576	
FEP	Porch, Enclosed	48	0	
FGR	Garage, Attached	360	0	
UAT	Attic	360	0	
UBM	Basement, Unfinished	768	0	
		3,072	1,344	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	FIREPLACE 1.5 ST	1 UNITS	\$3,000	1

**Land**

**Land Use**

Use Code 1040  
Description TWO FAMILY

**Land Line Valuation**

Size (Acres) 0.34  
Depth 0

**Zone** R2

**Assessed Value** \$253,900

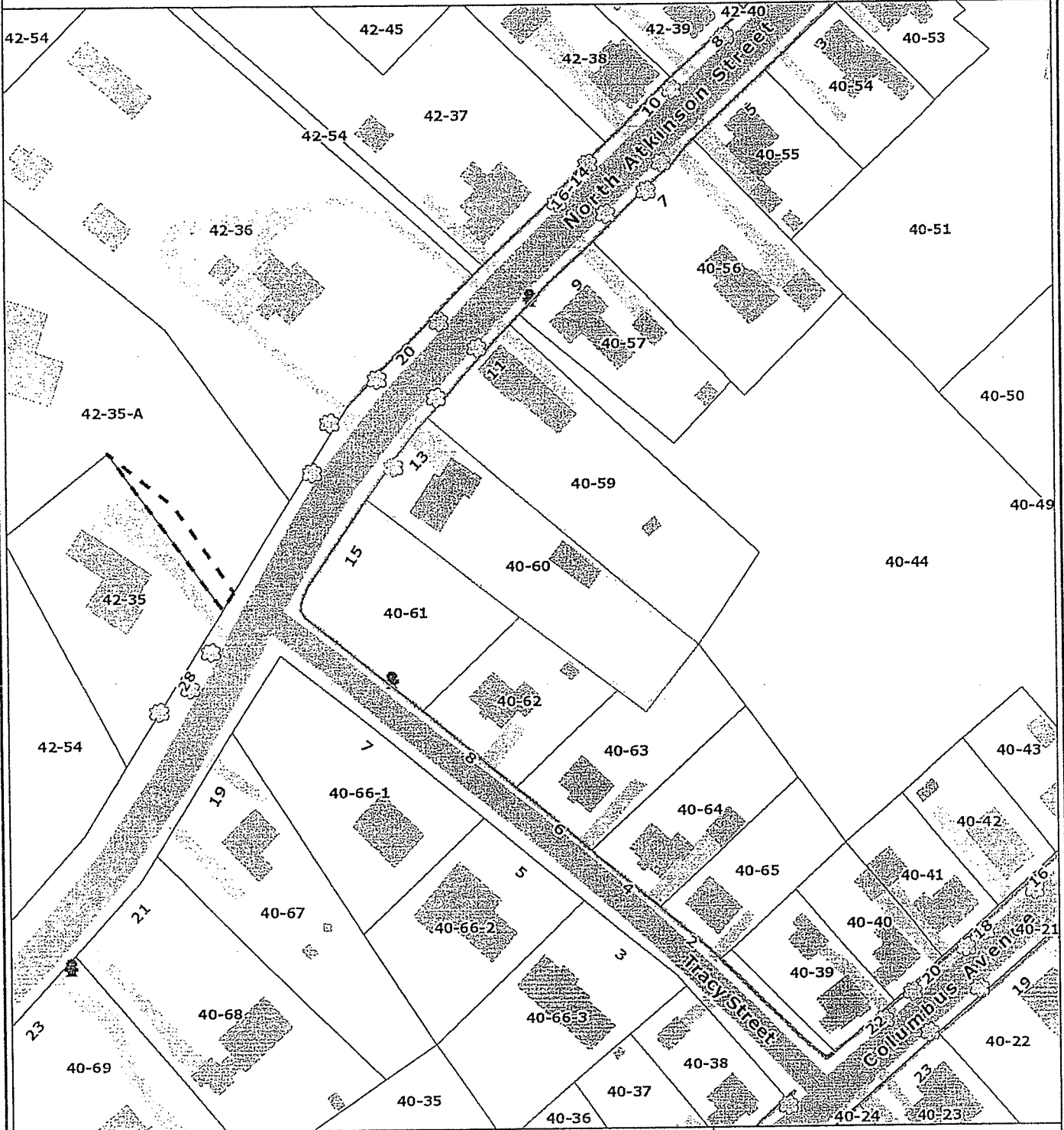
**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**


<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2016	\$145,500	\$231,200	\$376,700

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<ul style="list-style-type: none"> <li>□ MVPC Bo</li> <li>□ Newburyport Boundary</li> <li>Trees             <ul style="list-style-type: none"> <li>■ Immediate Action Needed</li> <li>○ No Action Needed</li> <li>○ Unknown</li> </ul> </li> <li>— Railroad</li> <li>□ Parcels</li> <li>— Sidewalks</li> <li>Water System             <ul style="list-style-type: none"> <li>● Hydrant</li> <li>— Trails</li> </ul> </li> <li>— Building Footprints</li> <li>— Driveways</li> <li>— Easements</li> </ul>	<ul style="list-style-type: none"> <li>Road Right of Way             <ul style="list-style-type: none"> <li>▨ Paved</li> <li>▨ Unpaved</li> </ul> </li> <li>Hydrographic Features</li> <li>Streams             <ul style="list-style-type: none"> <li>— Stream</li> <li>— Intermittent Stream</li> </ul> </li> <li>Wellsands             <ul style="list-style-type: none"> <li>○ City</li> <li>○ City and State</li> <li>○ State</li> </ul> </li> <li>□ Exempt Lands</li> <li>Recreation Areas</li> </ul>
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1" = 98 ft




Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters  
 Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION







project:  
**13 NORTH  
 ATKINSON**

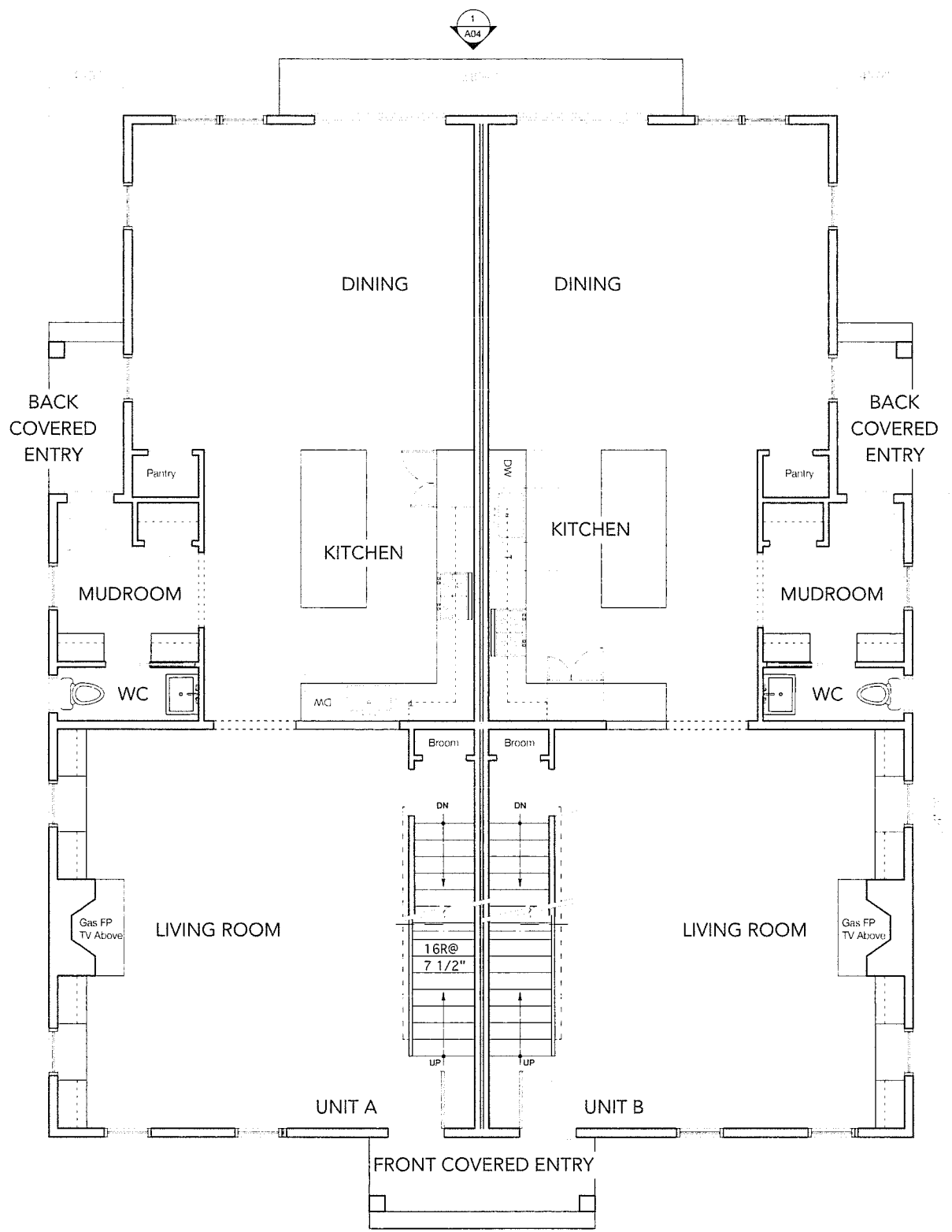
Newburyport, MA

architect:  
**GRAF  
 ARCHITECTS**  
 2 Liberty Street  
 Newburyport, MA  
 01950  
 T. 978 499 9442  
 www.grafarch.com

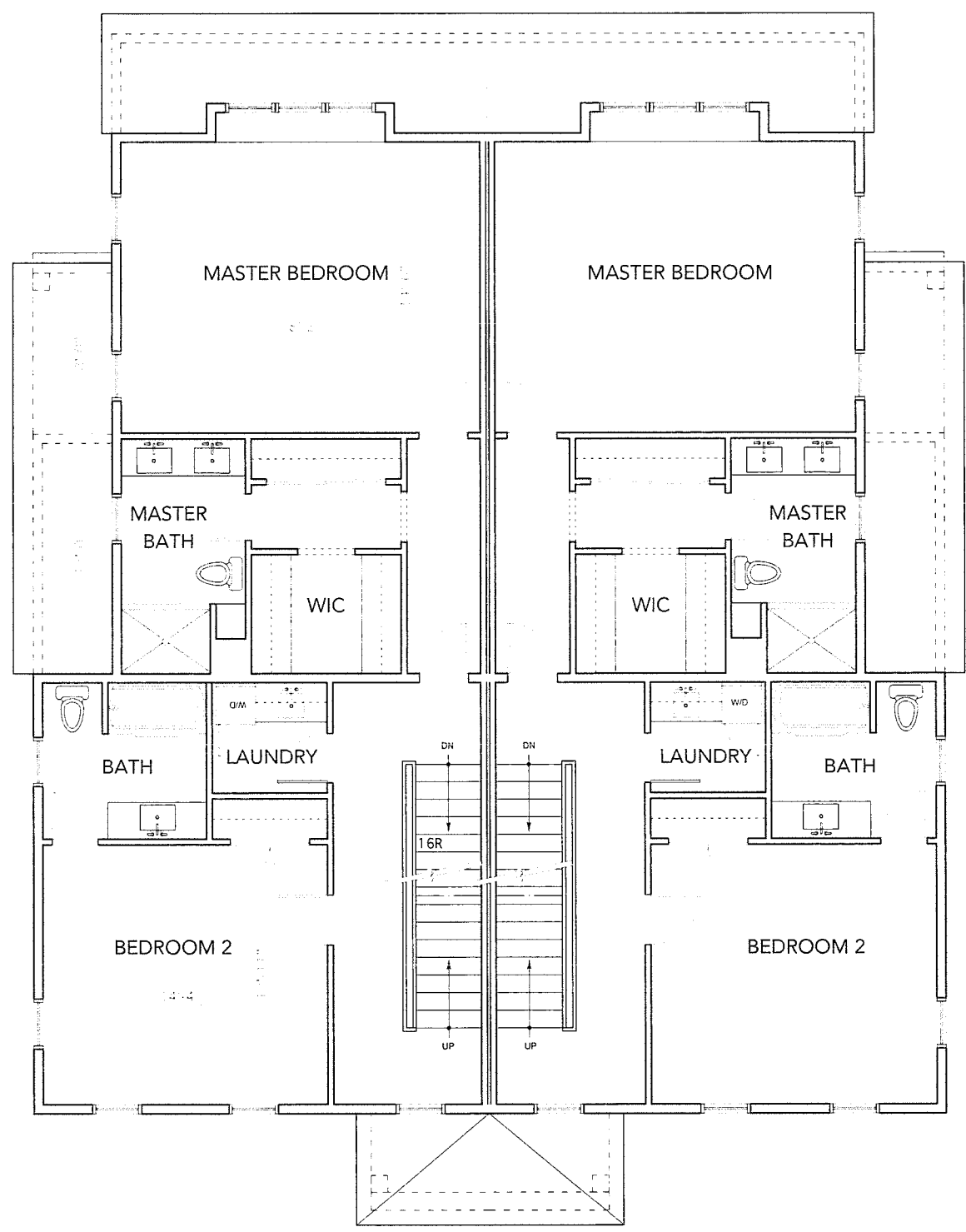
title:  
**First + Second  
 Floor Plan**

SCALE: 1/8" = 1'-0"  
 28 november 2017

**A01**

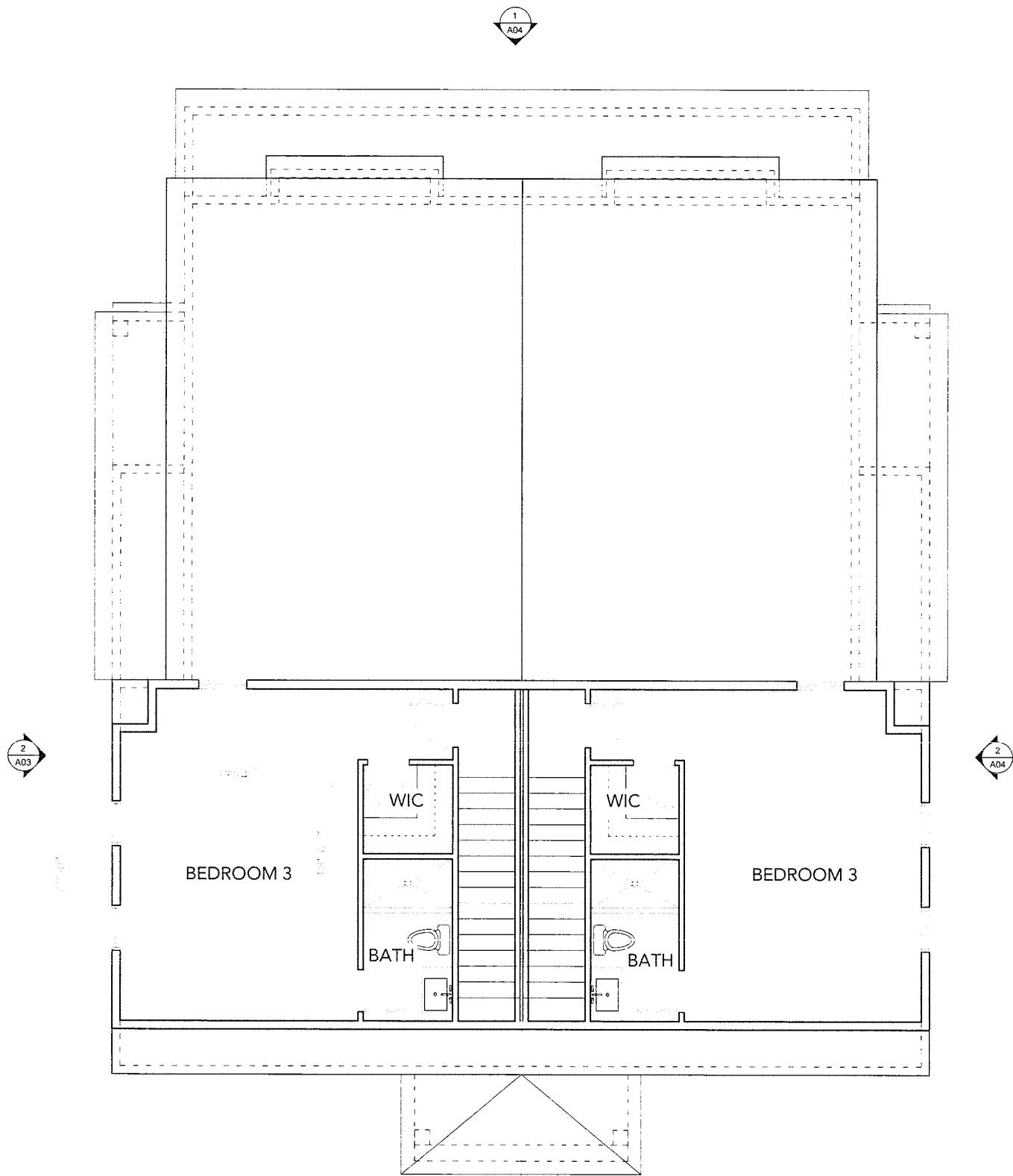


**1** First Floor Plan  
 SCALE: 1/8" = 1'-0"



**2** Second Floor Plan  
 SCALE: 1/8" = 1'-0"

SF CALCULATIONS			
UNIT A		UNIT B	
1ST FL	1,097 SF	1ST FL	1,097 SF
2ND FL	971 SF	2ND FL	971 SF
3RD FL	406 SF	3RD FL	406 SF
TOTAL	2,474 SF	TOTAL	2,474 SF



1 Third Floor Plan  
SCALE: 1/8" = 1'-0"



project:

# 13 NORTH ATKINSON

Newburyport, MA

architect:

**GRAF  
ARCHITECTS**

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

Third  
Floor Plan

SCALE: 1/8" = 1'-0"

28 november 2017

A02

project:

# 13 NORTH ATKINSON

Newburyport, MA

architect:

**GRAF  
ARCHITECTS**

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

## Exterior Elevations

SCALE: 1/8" = 1'-0"

28 november 2017

A03



1 Exterior Elevation - Front  
SCALE: 1/4" = 1'-0"



2 Exterior Elevation - Side  
SCALE: 1/4" = 1'-0"

project:

# 13 NORTH ATKINSON

Newburyport, MA

architect:

**GRAF  
ARCHITECTS**

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

**Exterior  
Elevations**

SCALE: 1/8" = 1'-0"

28 november 2017

**A04**



① Exterior Elevation - Rear  
SCALE: 1/8" = 1'-0"



② Exterior Elevation - Side  
SCALE: 1/4" = 1'-0"



project:

# 13 NORTH ATKINSON

Newburyport, MA

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

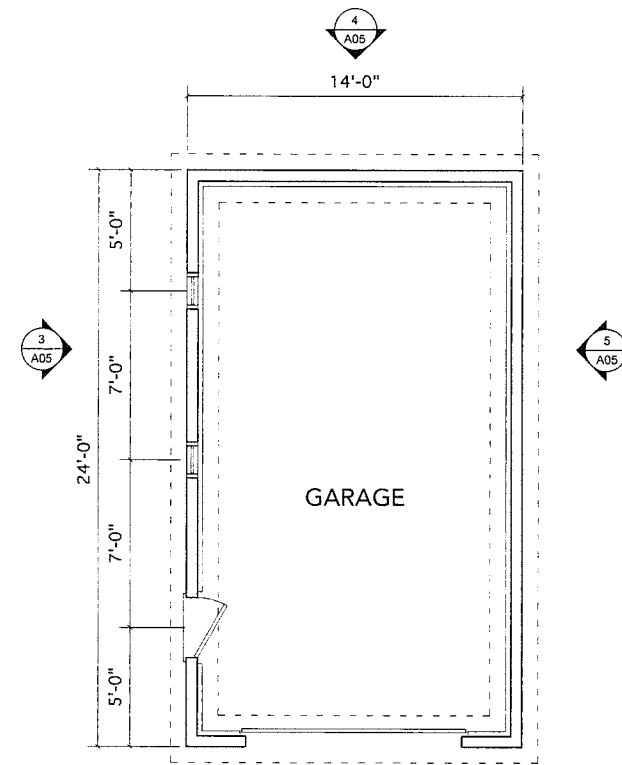
title:

### Garage Floor Plans + Exterior Elevations

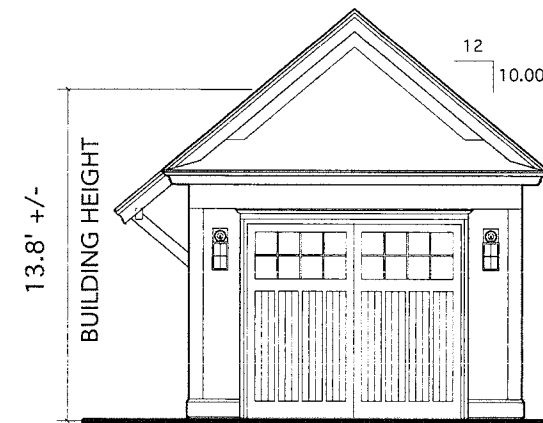
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15 november 2017

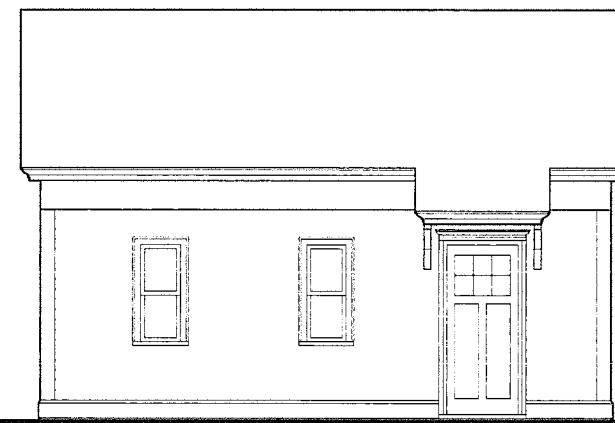
A05



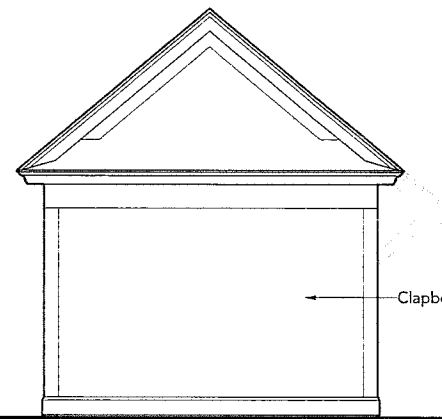
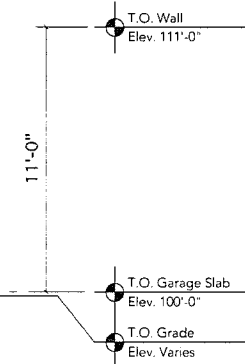
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SCALE: 1/8" = 1'-0"



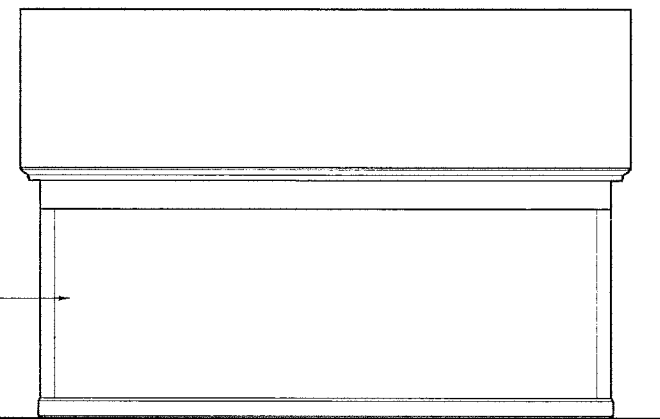
2 Exterior Elevation - FRONT  
SCALE: 1/8" = 1'-0"



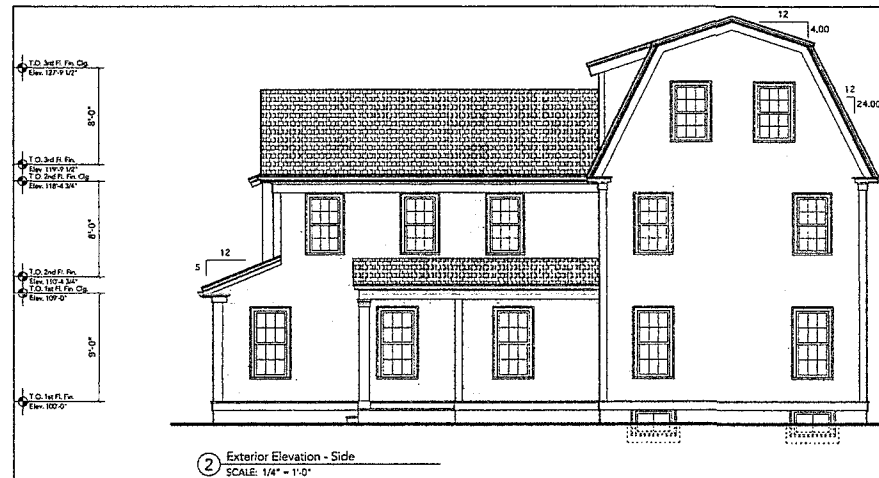
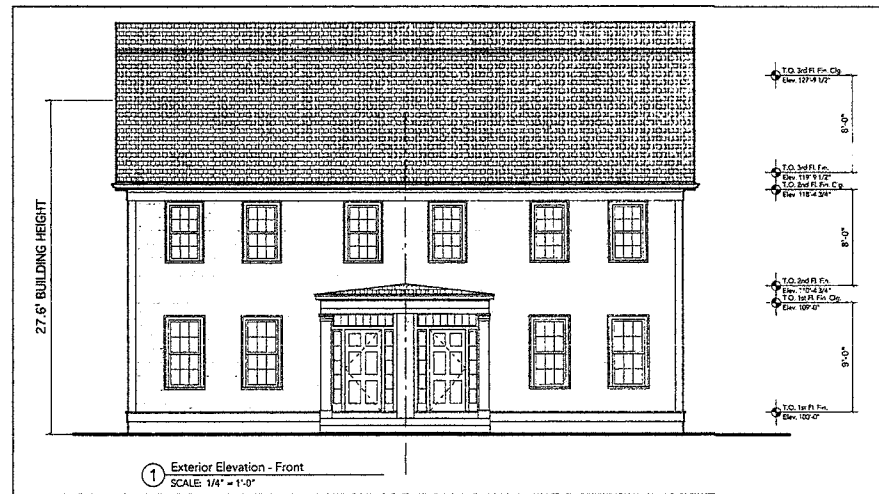
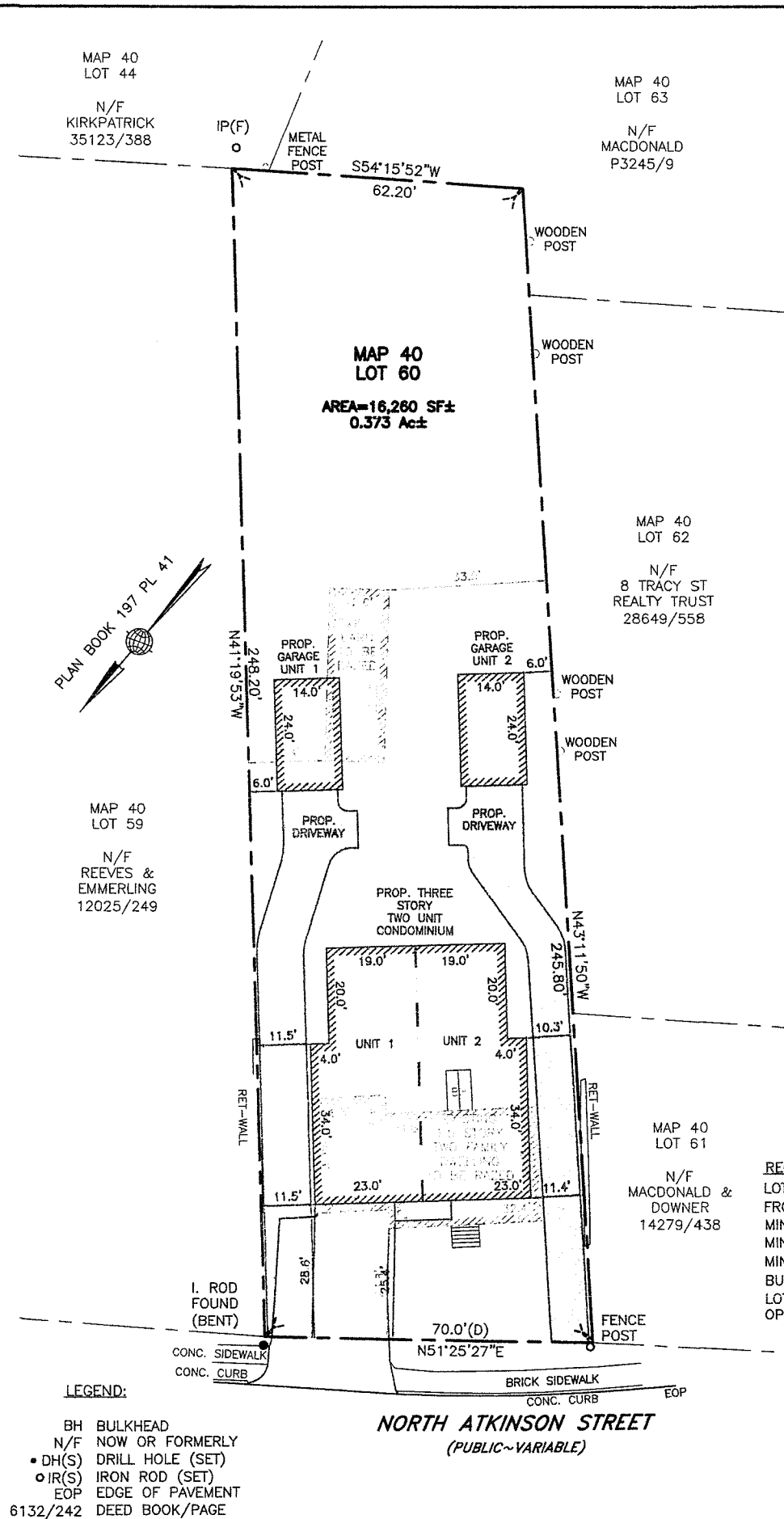
3 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"



4 Exterior Elevation - REAR  
SCALE: 1/8" = 1'-0"



5 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"



**NOTES:**

1. FIELD SURVEY PERFORMED: NOVEMBER 9, 2017.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. ARCHITECTURAL DRAWINGS PROVIDED BY GRAF ARCHITECTS, DATED NOVEMBER 5, 2017

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS.  
 DEED BOOK 29310 PAGE 428
- PLAN BOOK 190 PLAN 52  
 PLAN BOOK 197 PLAN 41  
 PLAN BOOK 396 PLAN 45  
 PLAN 562 OF 1954

**OWNER:**

COOPER FAMILY REALTY, LLC  
 DEED BOOK 29310 PAGE 428  
 ASSESSOR'S MAP 40 LOT 60

I HEREBY CERTIFY THAT:

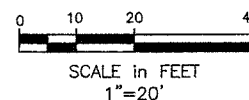
THIS PLAN IS BASED ON AN ON--THE--GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
 I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OF OWNERSHIP OF THE PROPERTY.

*Edward Dixon*  
 PROFESSIONAL LAND SURVEYOR  
 DATE 11.08.17

**ZONING:**

R2--RESIDENTIAL 2  
 TWO FAMILY/USE 102

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA=15,000 S.F.	16,260 SF±	16,260 SF± (NC)
FRONTAGE=120'	70.0'	70.0' (NC)
MIN. FRONT SETBACK=25'	23.8'	25.4'
MIN. SIDE SETBACK=20'	(L)10.8'/(R)9.1'	(L)11.5'/(R)10.3'
MIN. REAR SETBACK=25'	193.9'	160.4'
BUILDING HEIGHT=35' MAX	14.8'±	27.6'±
LOT COVERAGE=25% (BLDGS ONLY)	10.12%	18.43%
OPEN SPACE=40%	85.68%	67.31%



**PROPOSED PLOT PLAN**  
**13 NORTH ATKINSON STREET**  
 IN  
**NEWBURYPORT, MASSACHUSETTS**  
**ESSEX COUNTY**

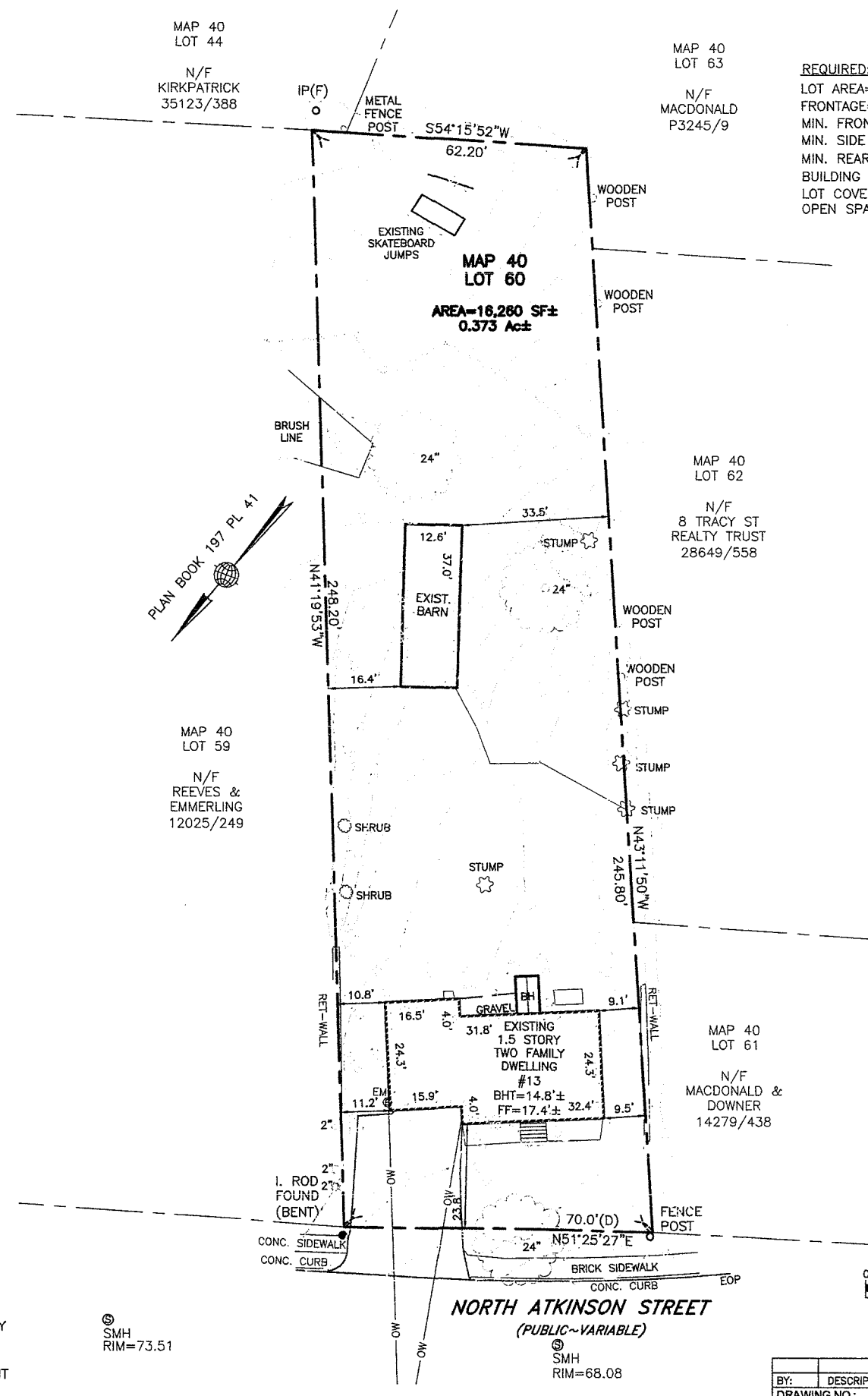
PREPARED FOR:  
**REDCO CONSTRUCTION**

PREPARED BY:  
**HANCOCK ASSOCIATES**

18 CENTER STREET  
 SUITE 1  
 NEWBURYPORT, MA 01950  
 Civil Engineers  
 Land Surveyors  
 Wetland Scientists  
 TEL: 978-465-9992  
 www.hancockassociates.com

RESEARCH: DGT
FIELD: CHA/JML
CALCULATION: CHA
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: NOVEMBER 28, 2017
JOB NO. 22038
CRD FILE 22038.CRD
SHEET NO. 1 OF 1

BY:	DESCRIPTION:	DATE:	REV:
		22038 PPP.dwg	0



**ZONING:**

R2--RESIDENTIAL 2  
TWO FAMILY/USE 102

**REQUIRED:**  
LOT AREA=15,000 S.F.  
FRONTAGE=120'  
MIN. FRONT SETBACK=25'  
MIN. SIDE SETBACK=20'  
MIN. REAR SETBACK=25'  
BUILDING HEIGHT=35' MAX  
LOT COVERAGE=25% (BLDGS ONLY)  
OPEN SPACE=40%

**EXISTING:**  
16,260 SF±  
70.0'  
23.8'  
(L)10.8' / (R)9.1'  
193.9'  
14.8'±  
10.12%  
85.68%

**NOTES:**

1. FIELD SURVEY PERFORMED: NOVEMBER 9, 2017.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. VERTICAL DATUM IS NGVD88, DERIVED FROM MULTIPLE GPS OBSERVATIONS

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS.  
DEED BOOK 29310 PAGE 428
- PLAN BOOK 190 PLAN 52  
PLAN BOOK 197 PLAN 41  
PLAN BOOK 396 PLAN 45  
PLAN 562 OF 1954

**OWNER:**

COOPER FAMILY REALTY, LLC  
DEED BOOK 29310 PAGE 428  
ASSESSOR'S MAP 40 LOT 60

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

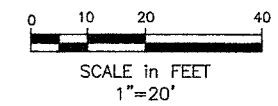
*[Signature]*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
11-20-17  
PROFESSIONAL LAND SURVEYOR DATE

**EXISTING CONDITIONS PLAN  
13 NORTH ATKINSON STREET  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY**

PREPARED FOR:  
**REDCO CONSTRUCTION**

PREPARED BY:  
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www.hancockassociates.com

RESEARCH: DGT
FIELD: CHA/JML
CALCULATION: CHA
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: NOVEMBER 17, 2017
JOB NO. 22038
CRD FILE 22038.CRD
SHEET NO. 1 OF 1



BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.: 22038 CPP.dwg			

- LEGEND:**
- BH BULKHEAD
  - N/F NOW OR FORMERLY
  - DH(S) DRILL HOLE (SET)
  - IR(S) IRON ROD (SET)
  - EOP EDGE OF PAVEMENT
  - 6132/242 DEED BOOK/PAGE

SMH  
RIM=73.51

SMH  
RIM=68.08