

ZONING

	REQUIRED (TWO-FAMILY - 102)	EXISTING (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	15,000 SQUARE FEET	10,758 SQUARE FEET	10,758 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	219.70 FEET	219.70 FEET
FRONT SETBACK	25 FEET	25.1 FEET	25.9 FEET
SIDE (FRONT) SETBACK (R)	25 FEET	10.6 FEET	10.6 FEET
SIDE SETBACK (L)	20 FEET	60.7 FEET	29.0 FEET
REAR SETBACK	25 FEET	16.5 FEET	16.5 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	24.7%	24.5%
MAXIMUM HEIGHT	35 FEET	24.7 FEET	24.6 FEET
MINIMUM OPEN SPACE	40.0%	67.8%	65.3%
MINIMUM PARKING REQUIRED	4	2	5

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://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 ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 14, 2021 BY THIS FIRM.

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

DESIGN INFORMATION IS AS 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.

LOCUS TITLE INFORMATION

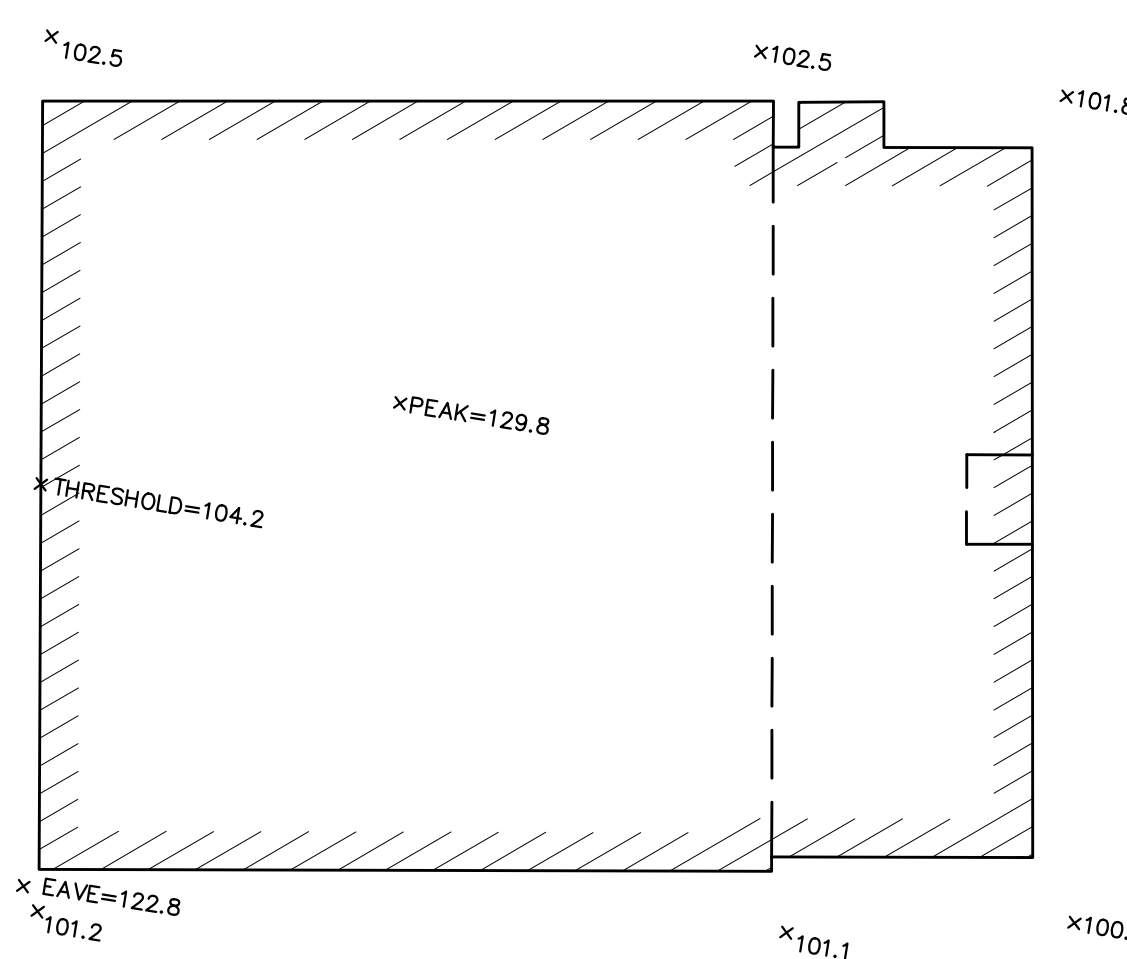
22-24 OLIVE STREET

OWNER: 22-24 OLIVE STREET LLC

DEED REFERENCE: BK. 39775 PG. 380

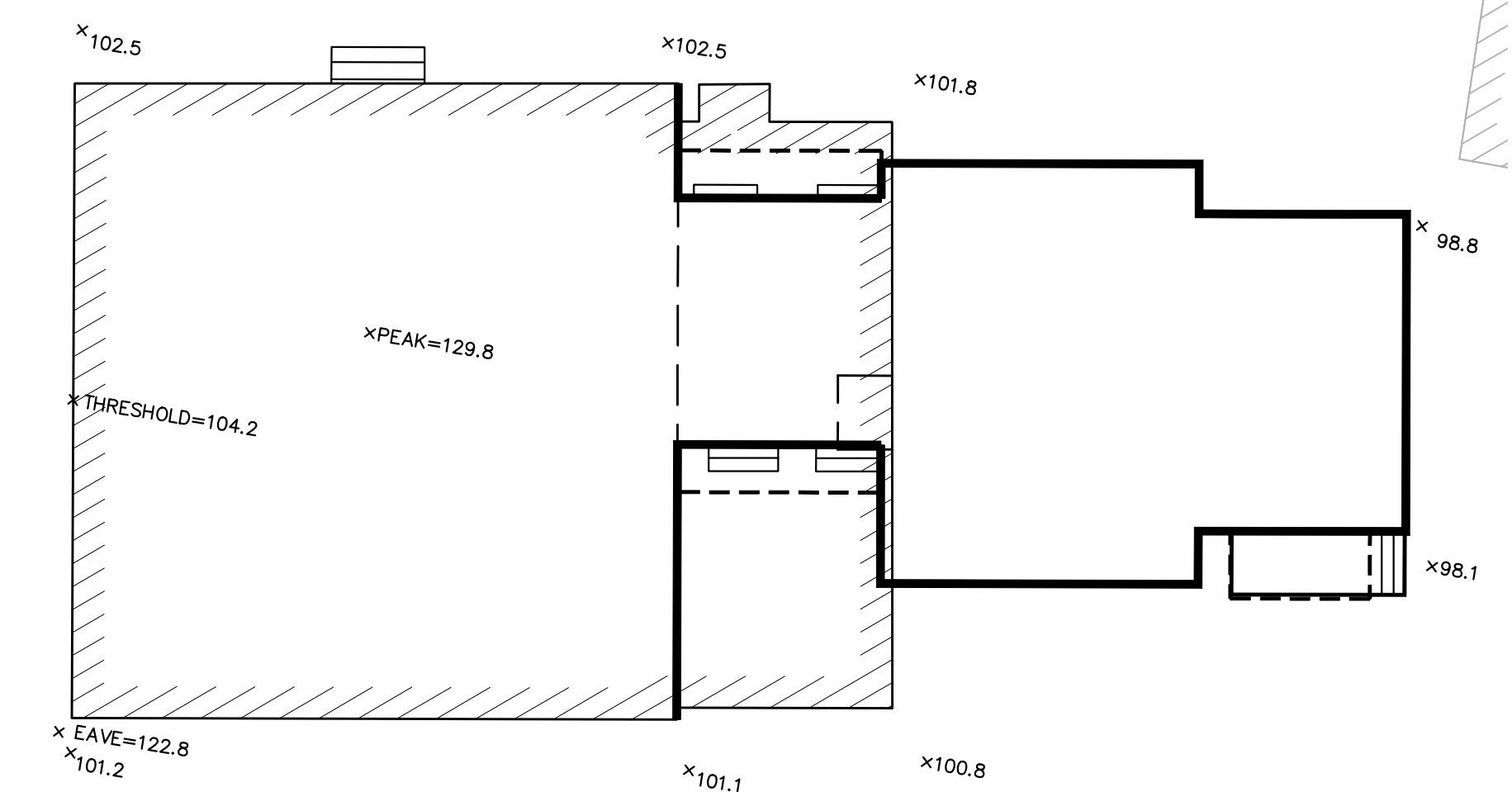
ASSESSORS: MAP 52 LOT 37

P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

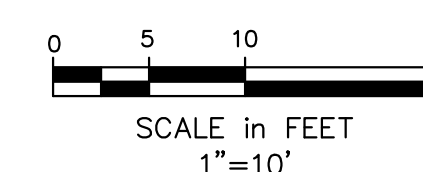


EXISTING BUILDING

Building Height Calculations		
Building Height	Existing	Proposed
	24.7	25.5
Grades Used In Calculation	Grades Used In Calculation	
	102.5	102.5
	102.5	102.5
	101.8	101.8
	100.8	100.8
	101.1	101.1
	101.2	101.2
		98.8
		98.1
Average Grade	101.7	100.9
Ridge Grade	129.8	129.8
Eave Grade	122.8	122.8
Mean Roof Grade	126.3	126.3



EXISTING BUILDING WITH ADDITION



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Winter GEC, LLC

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

SCALE:

HORIZ: 1"= 10'

VERT: _____

NO.	DATE	BY	REVISIONS
1	9/14/21	EJC	UPDATED FOOTPRINT AS PROVIDED

FIELD: CO/EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

22-24 OLIVE STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
SARKIS DEVELOPMENT COMPANY

PROJECT NO.
2021-22-24OLIVE

DATE: JUN 28, 2021

SHEET NO.

1 OF 1