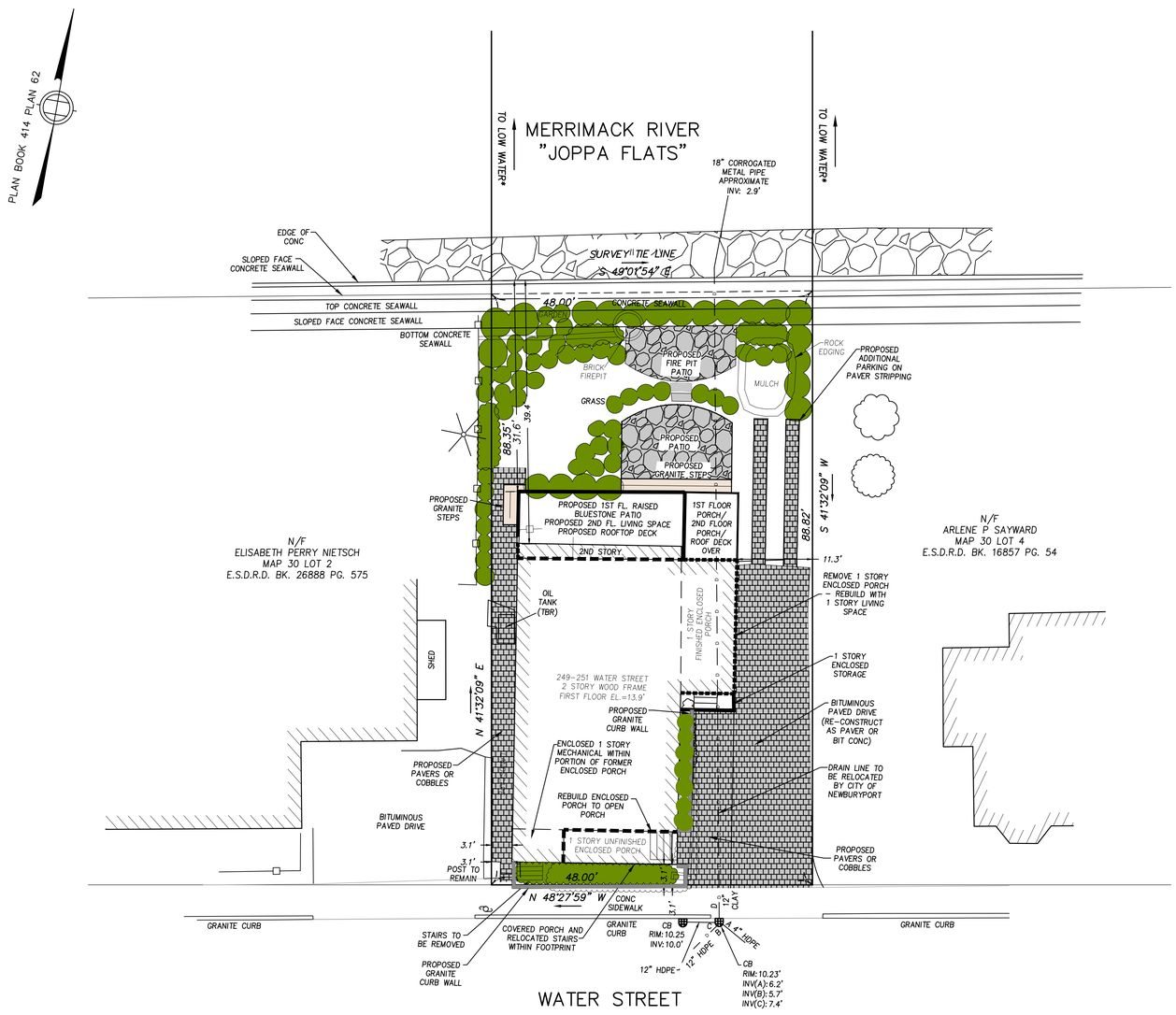

ZONING

AGRICULTURAL / CONSERVATION (A-C)
SINGLE-FAMILY

	REQUIRED SINGLE FAMILY	EXISTING	PROPOSED
MINIMUM LOT SIZE:	400,000 SF	4,352 SF	4,352 SF
MINIMUM FRONTAGE:	300 FT	48.00 FT	48.00 FT
MINIMUM FRONT SETBACK:	50 FT	3.1 FT	3.1 FT
MINIMUM SIDE SETBACK:(R)	50 FT	11.3 FT	11.3 FT
MINIMUM SIDE SETBACK:(L)	50 FT	3.1 FT	3.1 FT
MINIMUM REAR SETBACK:	50 FT	39.4 FT*	31.6 FT*
MAX LOT COVERAGE:	3%	30.6%	33.8%
MINIMUM OPEN SPACE:	N/A	N/A	N/A
MAX BUILDING HEIGHT:	30 FT	29 FT	29 FT

** DISTANCE IS TO APPROXIMATE MEAN HIGH WATER / RIVER SIDE OF CONCRETE SEAWALL*

*** 25 FT MAX HEIGHT WMD / 35 FT MAX HEIGHT R-2*
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 CONDITIONS ON THE LOT AS OF THE DATE OF THIS SURVEY. INFORMATION IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 25, 2019.

DESIGN INFORMATION RELATED TO BUILDING ADDITIONS AND PROPOSED SITE IMPROVEMENTS IS AS PROVIDED BY THE CLIENT'S ARCHITECT, THE CLIENT, CLIENT'S ENVIRONMENTAL CONSULTANT AND CLIENT'S LANDSCAPE ARCHITECT. INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ANY RELEVANT DETAILS.

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(15), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0136G, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

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.

COMMONWEALTH OF MASSACHUSETTS
EVERETT J. CHANDLER
2783

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

LOCUS TITLE INFORMATION

249-251 WATER STREET

OWNER: 249 WATER STREET NOMINEE TRUST

DEED REFERENCE: BOOK 36892 PAGE 323

ASSESSORS: MAP 30 PARCEL 3

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Winter GEC, LLC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: AS NOTED
VERT: N.A.

NO.	DATE	BY	REVISIONS
1	2/11/20	EJC	NOTED CHANGE FROM 2 STORY TO 1 STORY RECONSTRUCTION

FIELD: MP
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING BOARD OF APPEALS PLAN

249-251 WATER STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
MICHAEL COSTELLO

PROJECT NO. 2019-249WATER
DATE: JAN 7, 2020
SHEET NO.
1 OF 1