

**ZONING**

RESIDENTIAL (R-2)  
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	18,974 SQUARE FEET	18,974 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	90.50 FEET	90.50 FEET
FRONT SETBACK	25 FEET	11.8 FEET	11.8 FEET
SIDE SETBACK (R)	10 FEET	10.8 FEET	29.2 FEET
SIDE SETBACK (L)	10 FEET	17.9 FEET	11.0 FEET
REAR SETBACK	25 FEET	99.6 FEET	26.0 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	13.0%	11.7%
MAXIMUM HEIGHT	35 FEET	28 FEET	28 FEET
MINIMUM OPEN SPACE	40.0%	81.2%	77.7%
MINIMUM PARKING REQUIRED	2	2+	2+
MINIMUM PARKING REQUIRED	2	2+	2+

LOCUS TITLE INFORMATION

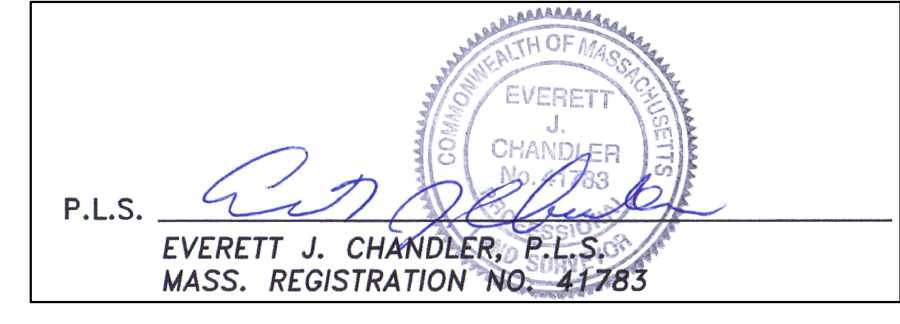
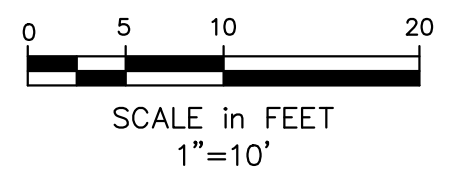
276 HIGH STREET  
 OWNER: CHRISTOPHER M. RAGUSA RE-STATED REVOCABLE TRUST & HOLLY P. RAGUSA RE-STATED REVOCABLE TRUST  
 DEED REFERENCE: BK. 39040 PG. 477  
 ASSESSORS: MAP 59 LOT 70

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED OCTOBER 28, 2020 BY THIS FIRM.  
 PROPOSED BARN LOCATION AND CONFIGURATION AS PROVIDED BY THE PROJECT ARCHITECT.  
 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.

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.



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

SCALE:			
HORIZ: 1"= 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS
2	7/15/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY
1	4/20/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY

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

ZONING PLAN  
 276 HIGH STREET

PLAN OF LAND IN  
 NEWBURYPORT, MASSACHUSETTS  
 SURVEYED FOR  
 CHRIS RAGUSA

PROJECT NO.  
 2020-276HIGH  
 DATE: FEB 4, 2021  
 SHEET NO.  
 1 OF 1