



PROPOSED SINGLE FAMILY RESIDENCE (1,765 SF MAX. BUILDING AREA) TO BE LOCATED WITHIN SETBACK FOOTPRINT SHOWN

CITY OF NEWBURYPORT ASSESSOR'S INFORMATION:
 346 HIGH STREET
 MAP 6B, LOT 127
 14,740± S.F., 0.338 AC



2/10/04

HIGH STREET
 (TO ASHLAND STREET)---

ZONING TABLE: RESIDENTIAL II (TWO-FAMILY)

	REQUIRED	EXISTING	PROPOSED (1.)
MINIMUM LOT AREA	15,000 sf	14,740± sf.	14,740± sf. (2.)
MINIMUM LOT FRONTAGE	120'	133.2'	133.2'
BUILDING LOT COVERAGE	25%	13.0%	25.0%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MINIMUM OPEN SPACE	1,000 sf	12,720 sf	10,955 sf
FRONT YARD SET BACK	25'	10'±	25'
REAR YARD SETBACK	25'	48'±	25'
EXT. SIDE YARD SETBACK	20'	5'±	20'
INT. SIDE YARD SETBACK	10'	N/A	10'

(1.) PROPOSED DIMENSIONS ARE BASED ON THE PROPOSED HOUSE WITH MAXIMUM BUILDING AREA OF 1,765 SF.

(2.) SUBJECT LOT IS EXISTING NONCONFORMING WITH THE CITY OF NEWBURYPORT ZONING ORDINANCES AS AMENDED THROUGH JULY 9, 2001.

- NOTES:**
1. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE APPROXIMATE IN NATURE AND BASED ON THE TOWN OF NEWBURYPORT ASSESSOR'S MAPS AND A MORTGAGE INSPECTION PLAN DATED JANUARY 30, 2002 PREPARED FOR VIF MORTGAGE CORP. BY BAY STATE SURVEYING ASSOCIATES, INC OF BEVERLY MA.
 2. THE APPLICANT IS SEEKING CONSENT OF THE PLANNING BOARD UNDER SECTION VI-C OF THE NEWBURYPORT ZONING BY-LAW TO ALLOW TWO STRUCTURES FOR DWELLING PURPOSES ON ONE LOT.

REV. NO.	REV. DESCRIPTION	DATE	DSN BY	CH'D BY	APP'D BY

 OAK ENGINEERS	Brown's Wharf Newburyport, MA 01950 (978) 465-9877	FIGURE 1
	PREPARED FOR: THOMAS FREMONT-SMITH 346 HIGH STREET NEWBURYPORT, MA	SITE: FREEMONT-SMITH RESIDENCE 346 HIGH STREET NEWBURYPORT, MA