

ZONING

RESIDENTIAL (R-3) / DOD
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	8,000 SQUARE FEET	5,846 SQUARE FEET	5,846 SQUARE FEET
MINIMUM LOT FRONTAGE	80 FEET	64 FEET	64 FEET
FRONT SETBACK	20 FEET	15.0 FEET	15.0 FEET
SIDE SETBACK (R)	10 FEET	18.9 FEET	18.9 FEET
SIDE SETBACK (L)	10 FEET	1.6 FEET	1.6 FEET
REAR SETBACK	20 FEET	5.9 FEET	5.9 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	28.9%	29.8%
MAXIMUM HEIGHT	35 FEET	22 FEET	22 FEET
MINIMUM OPEN SPACE	35.0%	57.0%	56.9%
MINIMUM PARKING REQUIRED	2	2	2

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<https://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.

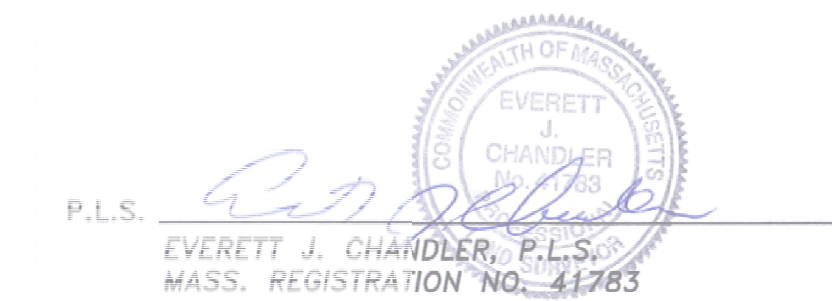
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME. THE PROPERTY LINES AND DETAIL SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY AUGUST 25, 2011 UPDATED JUNE 17, 2021.

ARCHITECTURAL ALTERATIONS HAVE BEEN PROVIDED BY THE CLIENT.

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

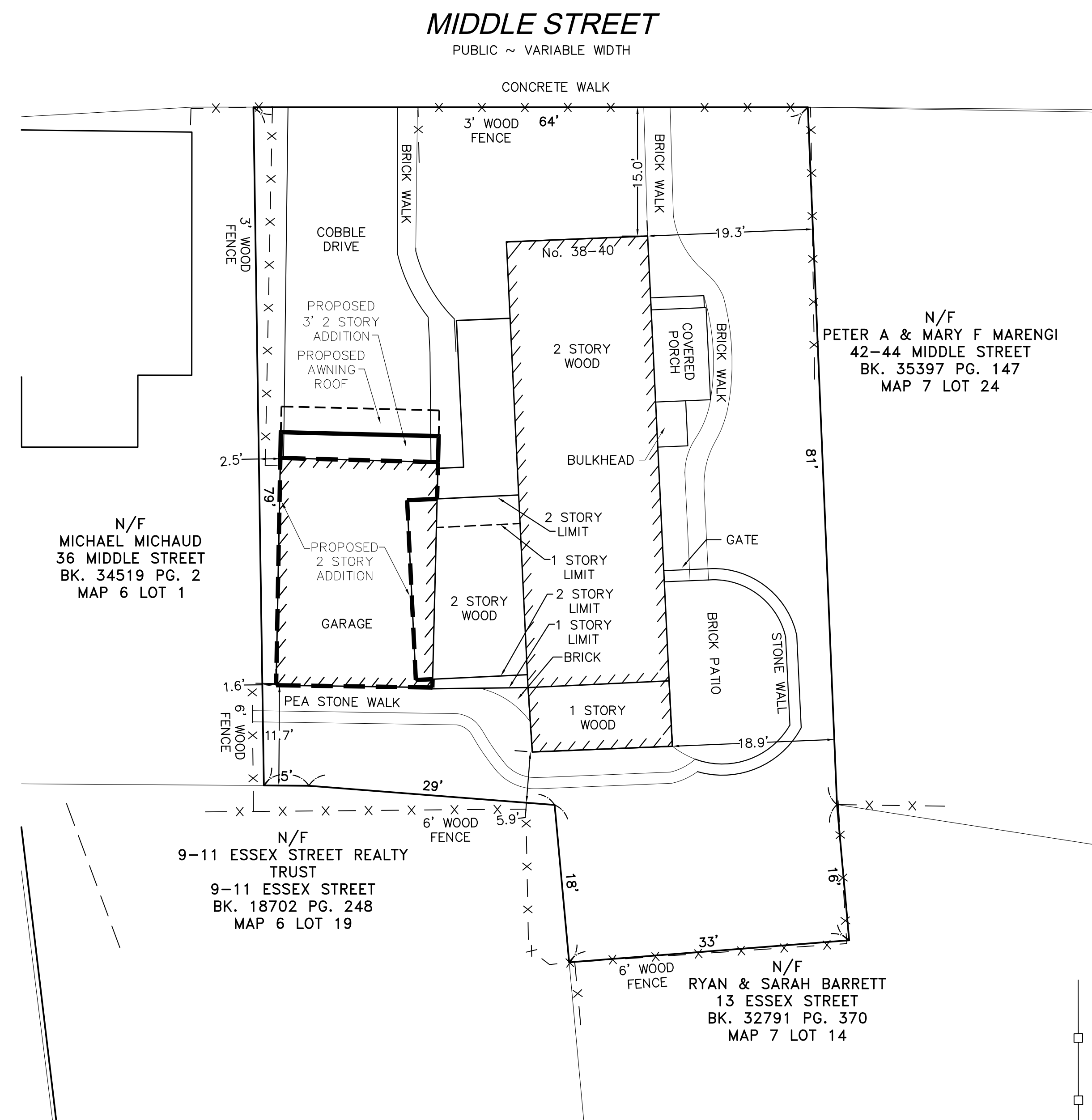
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



LOCUS TITLE INFORMATION

40 MIDDLE STREET

OWNER: WILLIAM M. & SARAH G. GREEN
DEED REFERENCE: BK. 32715 PG. 88
ASSESSORS: MAP 7 LOT 25



Winter GEC, LLC

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

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS
1	6/22/21	EJC	ADDED ADDITIONAL SETBACK AS REQUESTED BY CITY

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

ZONING BOARD OF APPEALS
PLAN

40 MIDDLE STREET

PLAN OF LAND
IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
SARAH & WILLIAM GREEN

PROJECT NO.
2021-40MIDDLE

DATE: JUN 17, 2021

SHEET NO.

1 OF 1