

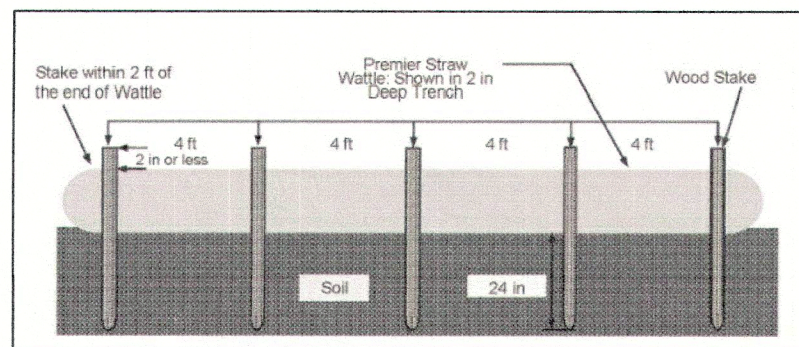
# 39 Harbor Street

- Seeking approval of a roof line change for a principal structure more than 75 years old
- Single-family residence on Plum Island constructed in 1900
- Conventional-style home
- Proposal is to construct a small second-floor addition over the existing first-floor footprint for an increase of 164 sq. ft.
- The addition will not be taller than the existing roof





PLAN BOOK 34 PLAN 7D



STRAW WATTLE DETAIL  
(NOT TO SCALE)

**ZONING:**

RESIDENTIAL 3 (R3)  
EXISTING USE CODE #101 SINGLE FAMILY  
OVERLAY DISTRICT (PIOD) / DEMO DELAY

**REQUIRED:**

LOT AREA = 8,000sf(R3), 12,000sf(PIOD)  
FRONTAGE=80'(R3), 120'(PIOD)  
MIN. FRONT SETBACK=20'  
MIN. SIDE SETBACK=10'  
MIN. REAR SETBACK=20'  
BUILDING HEIGHT=35' MAX  
LOT COVERAGE=20% (PIOD)  
OPEN SPACE=35%  
F.A.R. (SEE NOTE# 5) =.25

**EXISTING:**

5,331 SF±  
58.0'  
6.0'  
(L)24.6' / (R)5.4'  
52.8'  
21'±  
13.58%  
65.26%  
.21

**PROPOSED:**

5,331 SF±  
58.0'  
6.0'  
(L)24.6' / (R)5.4'  
52.8'  
21'±  
13.58%  
65.26%  
.24

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS,  
DEED BOOK 36323 PAGE 126  
PLAN BOOK 34 PLAN 7D

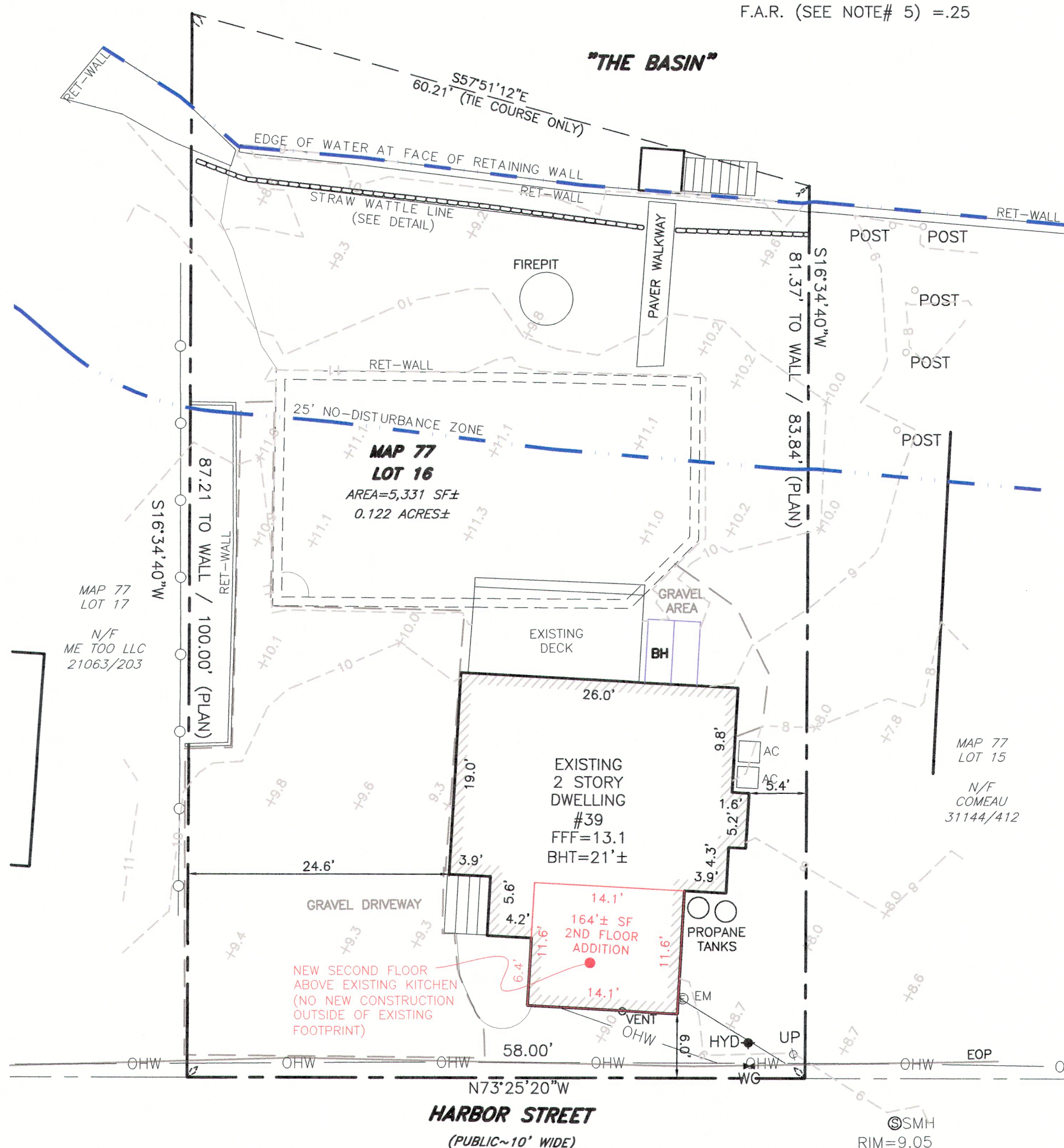
**NOTES:**

1. FIELD SURVEY PERFORMED: JULY 12 & 16, 2018.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE SUBJECT PROPERTY LIES IN ZONE "VE" (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION) - BASE FLOOD ELEVATION 17 AS DEPICTED ON FEMA MAP 25009C0129F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS.
5. THE ENTIRETY OF THE SUBJECT PROPERTY LIES ON PLUM ISLAND - A BARRIER BEACH. THE DEVELOPED PORTION OF THE PROPERTY IS WITHIN THE 100' BUFFER ZONE FROM THE RETAINING WALL AT THE BASIN.
6. ARCHITECTURAL DESIGN AND F.A.R. FIGURES PROVIDED BY SCOTT M. BROWN ARCHITECTS.

I HEREBY CERTIFY THAT:

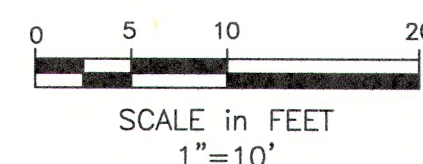
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

*Edward Dixon*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 5-4-2020



**OWNER:**

JOSEPH & KRISTINE COLLINS  
DEED BOOK 36323 PAGE 126  
ASSESSOR'S MAP 77 LOT 16



EDX	REVISED ARCH. ADDED	5/4/2020	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		22095A PPP R2.dwg	

<p><b>PROPOSED PLOT PLAN</b> <b>39 HARBOR STREET</b> IN <b>NEWBURYPORT, MASSACHUSETTS</b> <b>ESSEX COUNTY</b></p>		RESEARCH: CHA
		FIELD: AAM/JBJ
<p>PREPARED FOR: <b>JOSEPH COLLINS</b></p>		CALCULATION: AAM
		DRAFTING: AAM
<p>PREPARED BY: <b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Wetland Scientists</p>		CHECK: EDX
		PROJ. MANAGER: EDX
<p>ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950</p>		DATE: JANUARY 21, 2019
		JOB NO. 22095A
<p>TEL: 978-465-9992 www.hancockassociates.com</p>		CRD FILE 22095.CRD
		SHEET NO. 1 OF 1















