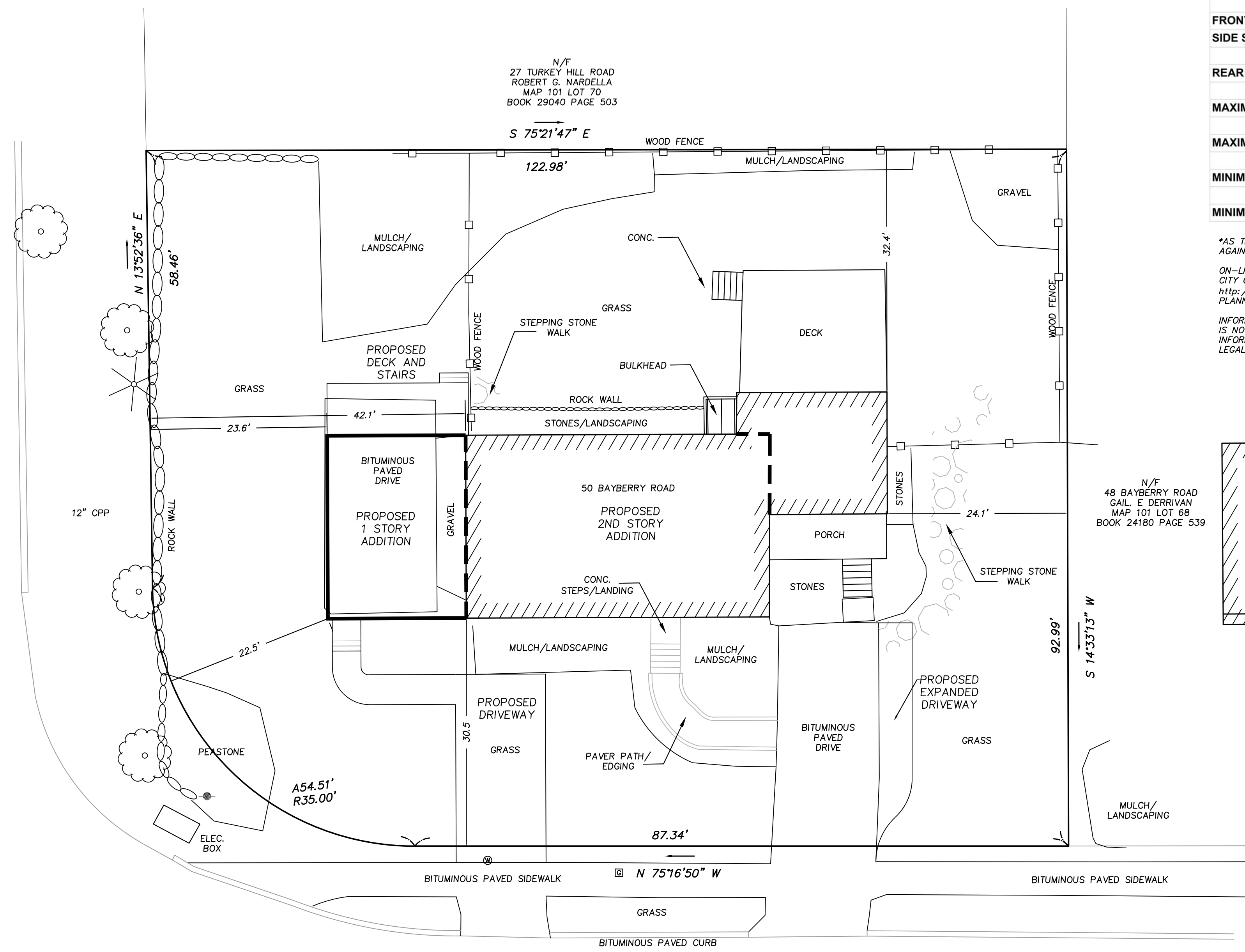


TURKEY HILL ROAD



BAYBERRY ROAD

ZONING

RESIDENTIAL (R-1)
SINGLE-FAMILY (101)

		REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	MINIMUM LOT AREA	20,000 SQUARE FEET	11,135 SQUARE FEET	11,135 SQUARE FEET
MINIMUM LOT FRONTAGE	MINIMUM LOT FRONTAGE	125 FEET	200.31 FEET	200.31 FEET
FRONT SETBACK	FRONT SETBACK	30 FEET	30.5 FEET	30.5 FEET
SIDE SETBACK	SIDE SETBACK (R)	20 FEET	24.1 FEET	24.1 FEET
	SIDE SETBACK (L)	30 FEET*	42.1 FEET	22.5 FEET
REAR SETBACK	REAR SETBACK	30 FEET	32.4 FEET	32.4 FEET
MAXIMUM LOT COVERAGE(%)	MAXIMUM LOT COVERAGE(%)	20.0%	11.4%	15.5%
MAXIMUM HEIGHT	MAXIMUM HEIGHT	30 FEET	14.7 FEET	24.6 FEET
MINIMUM OPEN SPACE	MINIMUM OPEN SPACE	50.0%	76.9%	71.7%
MINIMUM PARKING REQUIRED	MINIMUM PARKING REQUIRED	2	2	0

*AS THIS LOT IS A CORNER LOT FRONT YARD SETBACK MUST BE RESPECTED AGAINST STREET LINE SIDE YARD.

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.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER 24, 2020 BY THIS FIRM.

DESIGN INFORMATION HAS 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.

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

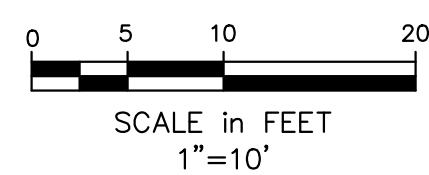
LOCUS TITLE INFORMATION

50 BAYBERRY ROAD

OWNER: JOEL D. & MARYBETH A. MARTENS

DEED REFERENCE: BK. 34949 PG. 71

ASSESSORS: MAP 101 LOT 69



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Winter GEC, LLC

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

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

NO.	DATE	BY	REVISIONS

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

ZONING PLAN

50 BAYBERRY ROAD

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
JOEL D. & MARYBETH A. MARTENS

PROJECT NO.
2020-50BAYBERRY

DATE: OCT 19, 2020

SHEET NO.

1 OF 1