

ZONING

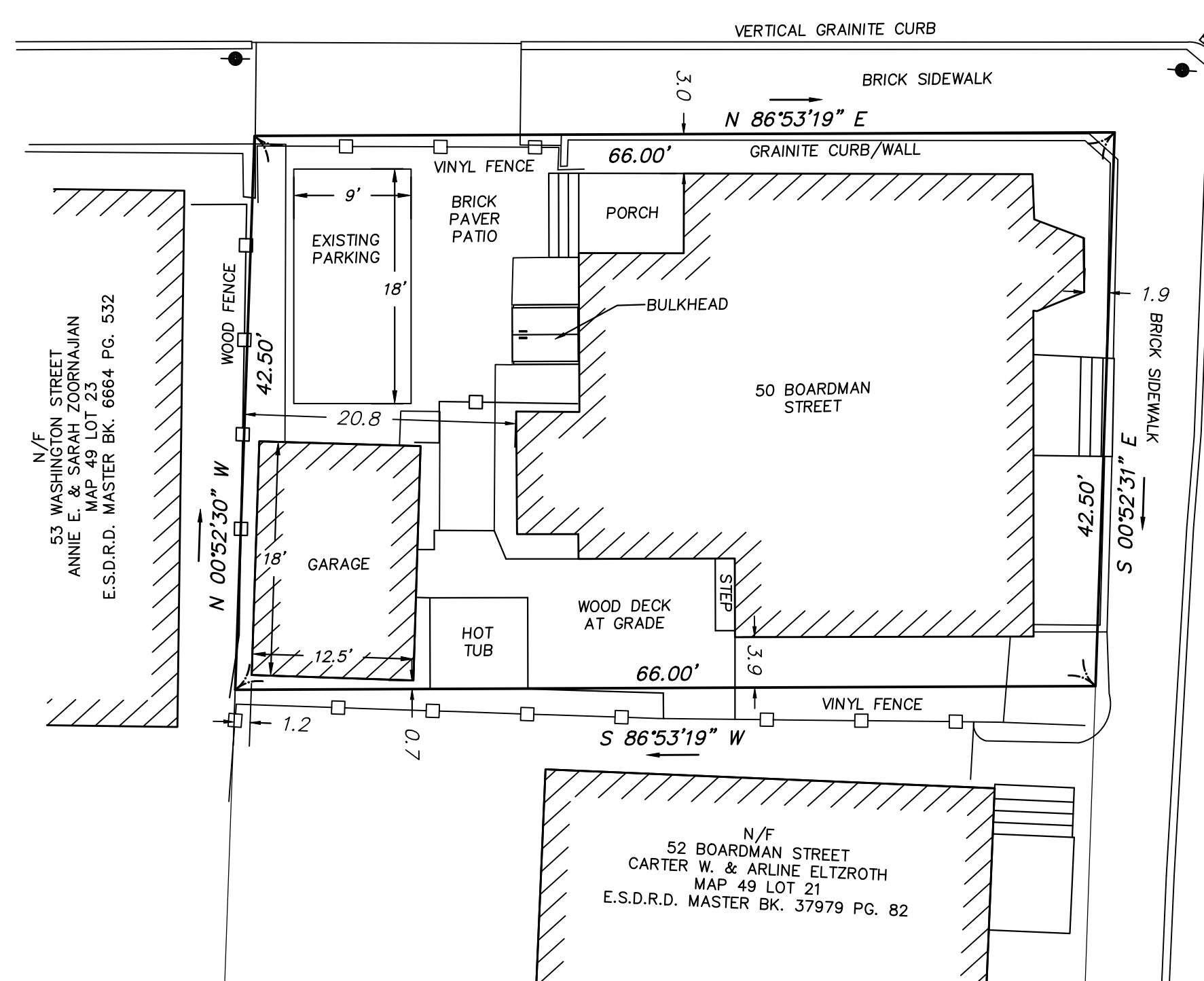
RESIDENTIAL (R-2)
SINGLE FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	2,803 SQUARE FEET	2,803 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	108.50 FEET	108.50 FEET
FRONT SETBACK	25 FEET	3.0 FEET	3.0 FEET
SIDE SETBACK (R)	10 FEET	20.8 FEET	20.8 FEET
SIDE SETBACK (GAR)	6 FEET	1.2 FEET	1.2 FEET
SIDE SETBACK (L)	10 FEET	1.9 FEET	1.9 FEET
REAR SETBACK	25 FEET	3.9 FEET	3.9 FEET
REAR SETBACK	6 FEET	0.7 FEET	0.7 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	50.2%	50.2%
MAXIMUM HEIGHT	35 FEET	28.5 FEET	28.5 FEET
MAXIMUM HEIGHT (GAR)	15 FEET	10.5 FEET	13.5 FEET
MINIMUM OPEN SPACE	40.0%	24.8%	24.8%
MINIMUM PARKING REQUIRED	2	2	2

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.

WASHINGTON STREET



BOARDMAN STREET

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON APRIL 5TH, 2021 BY THIS FIRM.

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

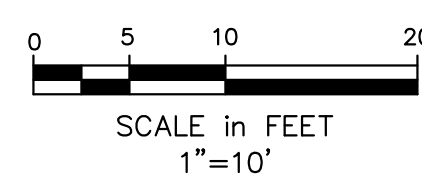
DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT.

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 BOARDMAN STREET
OWNER: GAIL M. CASSIN & BRUCE R. ATKINS
DEED REFERENCE: BK. 32122 PG. 493
ASSESSORS: MAP 49 LOT 22



Winter GEC, LLC

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

SCALE:			
HORIZ: 1"= 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: TC
CALCS: CO
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

50 BOARDMAN STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
GAIL M. CASSIN & BRUCE R. ATKINS

PROJECT NO.
2021-50BOARDMAN
DATE: SEPT 27, 2021
SHEET NO.
1 OF 1