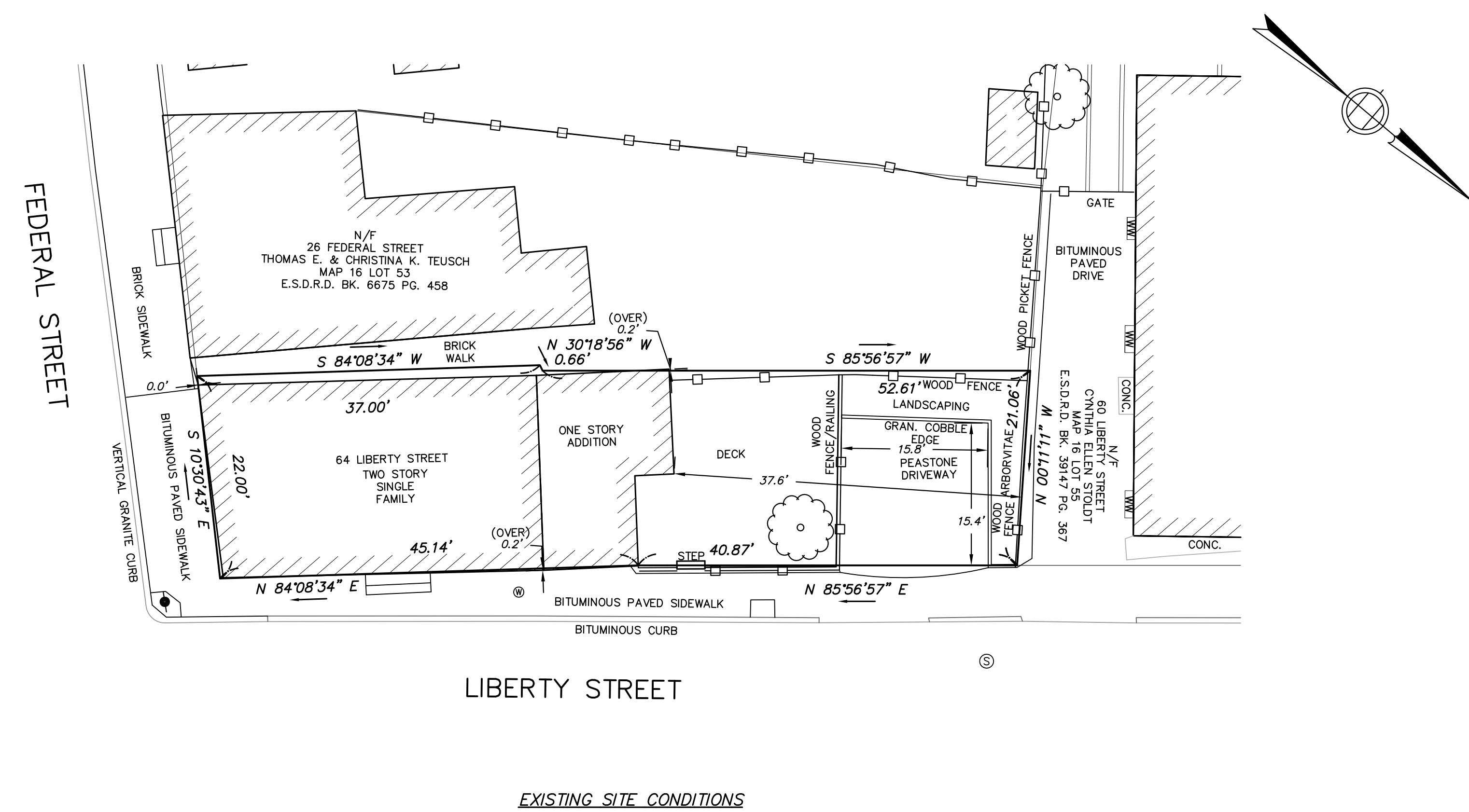


ZONING			
RESIDENTIAL (R-2)			
SINGLE-FAMILY (101)			
	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	1,883 SQUARE FEET	1,883 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	108.01 FEET	108.01 FEET
FRONT SETBACK	25 FEET	0.2 FEET (OVER)	0.2 FEET (OVER)
SIDE SETBACK (R)	10 FEET	37.6 FEET	28.8 FEET
SIDE SETBACK (L)	10 FEET	0.0 FEET	0.0 FEET
REAR SETBACK	25 FEET	0.2 FEET (OVER)	0.5 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	53.2%	60.3%
MAXIMUM HEIGHT	35 FEET	22.7 FEET	22.7 FEET
MINIMUM OPEN SPACE	40.0%	12.3%	13.4%
MINIMUM PARKING REQUIRED	2	1*	1*

*PARKING INCLUDES OVERHANG OVER LANDSCAPE AREA AT THE REAR OF THE PARKING AREA.

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 VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED DECEMBER 1, 2020, JANUARY 13, 2021 AND MAY 19, 2021 BY THIS FIRM.

PROPOSED BUILDING AND SITE FEATURES ARE AS PROVIDED BY THE PROJECT ARCHITECT.

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

64 LIBERTY STREET

OWNER: EVE DAVIS LEE
DEED REFERENCE: BOOK 33008 PAGE 387
ASSESSORS: MAP 16 LOT 54

