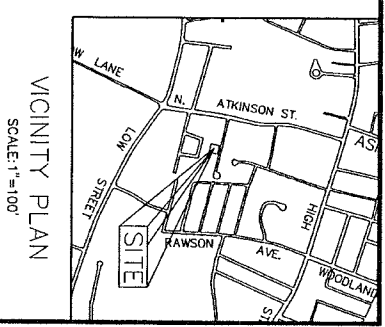
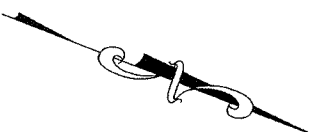
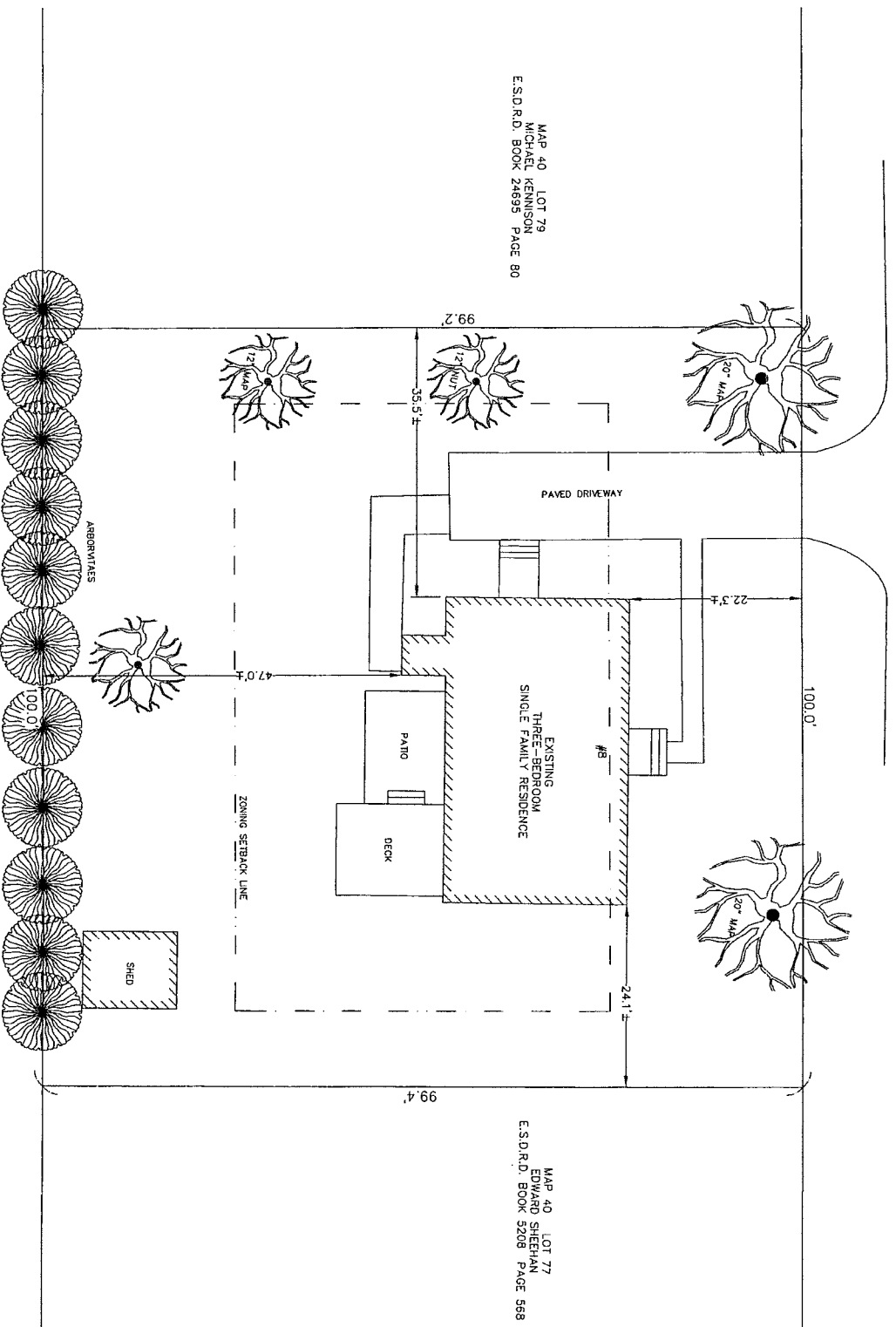


CHARRON (PUBLIC WAY, 50' WIDE) DRIVE



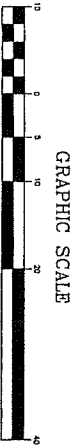
NOTES:
ASSESSOR'S REFERENCE: MAP 40, LOT 78
ZONING DISTRICT: RESIDENTIAL II (R-2)
DEED REFERENCE:
E.S.D.R.D. PLAN BOOK 34167, PLAN 97
PLAN REFERENCES:
E.S.D.R.D. BOOK 101, PAGE 32
E.S.D.R.D. BOOK 268, PAGE 97



MAP 40 LOT 78
MICHAEL KENNISON
E.S.D.R.D. BOOK 24695 PAGE 80

MAP 40 LOT 77
EDWARD SHEEHAN
E.S.D.R.D. BOOK 5208 PAGE 568

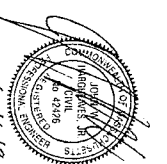
MAP 40 LOT B2
NEWBURYPORT HOUSING AUTHORITY
E.S.D.R.D. BOOK 4740 PAGE 514



DATE: 11.10.2017



ROBERT M. GRASSO, P.L.S.



JOHN W. HARBRACKES, JR., P.E.

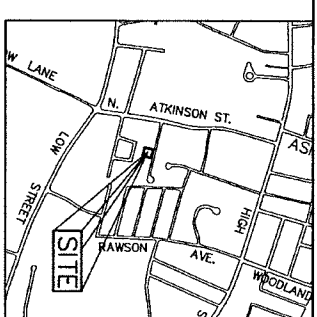
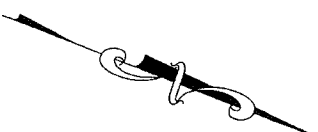
SHEET 1 OF 2

EXISTING CONDITIONS SITE PLAN
IN
NEWBURYPORT, MASSACHUSETTS
8 CHARRON DRIVE

AS PREPARED FOR:
MICHAEL & TRACEY JOYCE
8 CHARRON DRIVE, NEWBURYPORT, MA 01950

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197

CHARRON DRIVE (PUBLIC WAY, 50' WIDE)

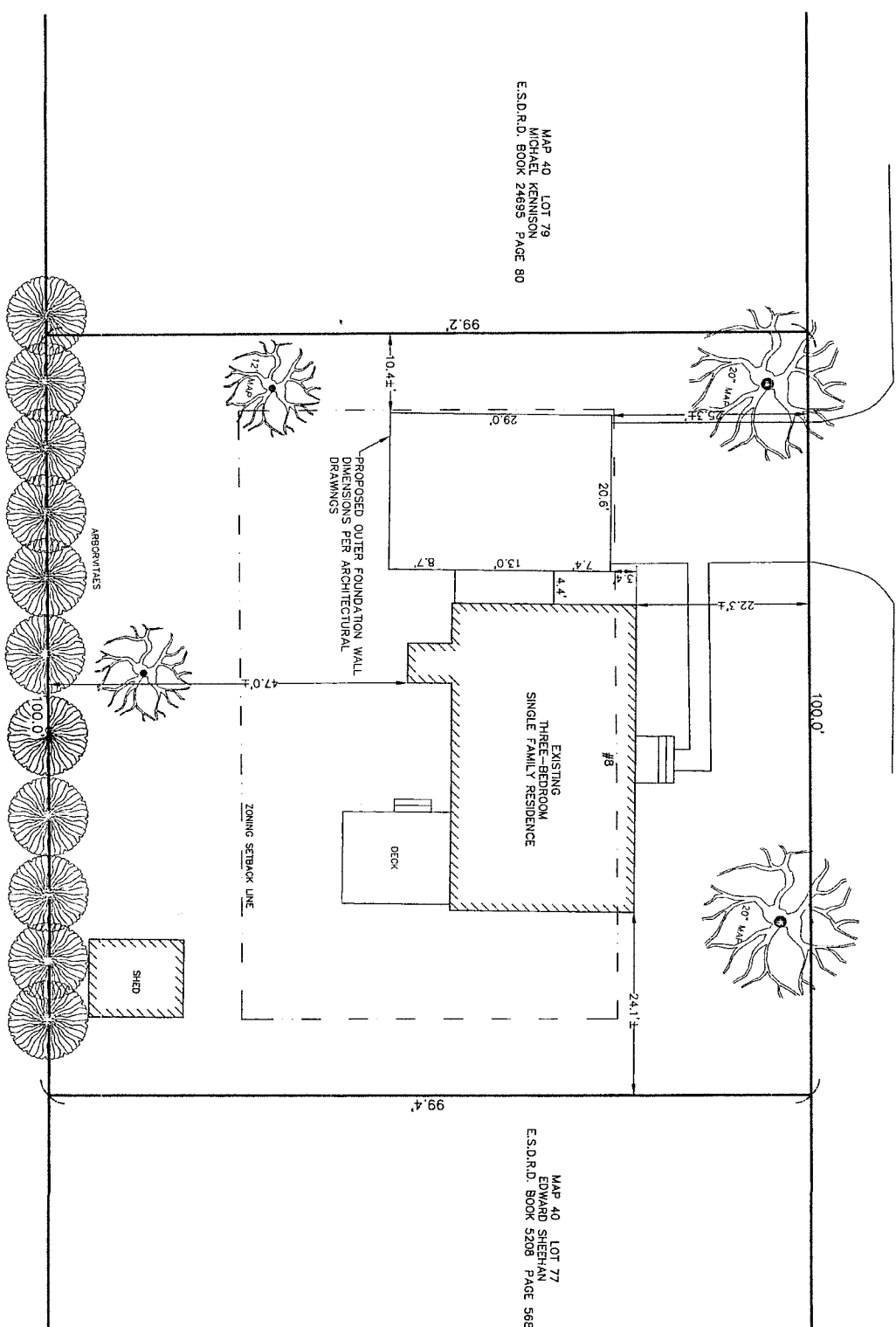


VICINITY PLAN
SCALE: 1"=100'

NOTES:
ASSESSOR'S REFERENCE: MAP 40, LOT 78
ZONING DISTRICT: RESIDENTIAL II (R-2)
DED REFERENCE:
E.S.D.R.D. BOOK 35830, PAGE 185
PLAN REFERENCES:
E.S.D.R.D. BOOK 101, PLAN 32
E.S.D.R.D. BOOK 288, PLAN 57

| TABLE OF ZONING REQUIREMENTS SINGLE FAMILY RESIDENCE ~ (R2) DISTRICT | | | |
|---|----------|----------|----------|
| ZONING PARAMETER | REQUIRED | EXISTING | PROPOSED |
| LOT AREA (S.F.) | 20,000 | 9,930± | 9,930± |
| STREET FRONTAGE (FT.) | 90 | 100 | 100 |
| BUILDING HEIGHT (FT.) | 35 | < 35 | < 35 |
| % LOT COVERAGE | 25 | 14 | 20 |
| % OPEN SPACE | 40 | 77 | 73 |
| FRONT SETBACK (FT.) | 25 | 22.3± | 22.3± |
| LEFT SIDE SETBACK (FT.) | 10 | 24.1± | 24.1± |
| RIGHT SIDE SETBACK (FT.) | 10 | 35.5± | 10.4± |
| REAR SETBACK (FT.) | 25 | 47.0± | 47.0 |

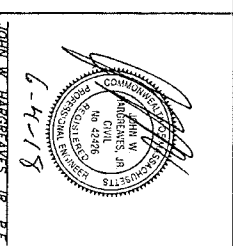
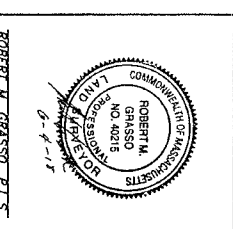
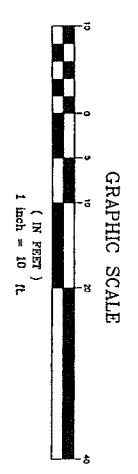
LOT COVERAGE = HOUSE, DECKS & STOOPS
NON-OPEN AREA = HOUSE, DECKS, STOOPS, PATIO AND PAVEMENT



MAP 40 LOT 79
MICHAEL KENNISON
E.S.D.R.D. BOOK 24695 PAGE 80

MAP 40 LOT 77
EDWARD SHEEHAN
E.S.D.R.D. BOOK 5208 PAGE 568

MAP 40 LOT 82
NEWBURYPORT HOUSING AUTHORITY
E.S.D.R.D. BOOK 4740 PAGE 514



SHEET 2 OF 2
PROPOSED ADDITION
ZONING BOARD OF APPEALS PLAN
IN
NEWBURYPORT, MASSACHUSETTS
8 CHARRON DRIVE
AS PREPARED FOR:
MICHAEL & TRACEY JOYCE
8 CHARRON DRIVE, NEWBURYPORT, MA 01950
GA CONSULTANTS, INC., PROFESSIONAL ENGINEERS
10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197