



**Dimensional Controls District: HSR-A (Use 101)**

Parameter	Existing	Proposed	Required
Lot Area (s.f.)	11,697.0	11,697.0	60,000 s.f. min.
Frontage (ft)	137.7	137.7	100' min.
Height* (ft)	16.5'	26.0	35' max.
Lot Coverage(%)**	12.2	24.8	12% max.
Open Space (%)***	82.9	69.5	85% min.
Front Setback (ft)	0.9	8.0	75 min.
Side A Setback (ft)	55.4	32.0	25' min.
Side B Setback (ft)	59.9	36.1 +/-	25' min.
Rear Setback (ft)	5.6	16.5	300' min.
Parking Spaces	4	6	2

Graphic Scale



**Existing Conditions Plan**

Date of Plan	September 12, 2018
Property Location	11 Coffins Ct, Newburyport, MA 01950
Applicants	John & Joellen Pelletier
Applicants' address	9 Woodsom Drive, Amesbury, MA 01913
Applicants' phone (cell)	978-270-0510