

ZONING

AGRICULTURAL / CONSERVATION (A-C)
SINGLE FAMILY

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	400,000 SF	5,233 SF	5,233 SF
MINIMUM FRONTAGE:	300 FT	82.00 FT	82.00 FT
MINIMUM FRONT SETBACK:	50 FT	5.0 FT	5.0 FT
MINIMUM SIDE SETBACK (R):	50 FT	0.5 FT	0.5 FT
MINIMUM SIDE SETBACK (L):	50 FT	49.4 FT	39.3 FT
MINIMUM REAR SETBACK:	50 FT	6.0 FT *	6.0 FT *
MAX LOT COVERAGE:	3%	15.5%	18.8%
MINIMUM OPEN SPACE:	N/A	N/A	N/A
MAX BUILDING HEIGHT:	30 FT	19 FT	19 FT

* DISTANCE IS TO APPROXIMATE MEAN HIGH WATER
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

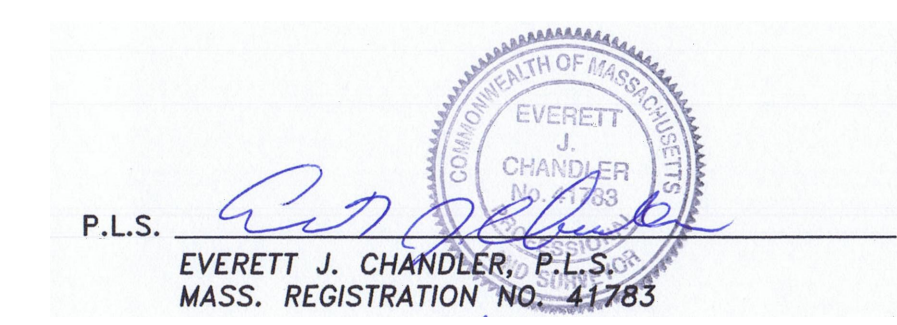
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 30 AND 31, 2018.

DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT'S ARCHITECT.

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

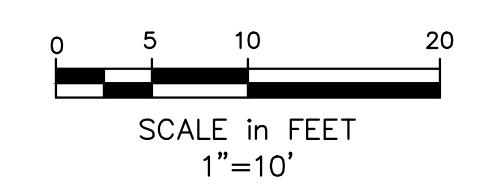
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(15), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0136G, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

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.



LOCUS TITLE INFORMATION

263 WATER STREET
OWNER: NORMA J. & NANCY J. TAYLOR
DEED REFERENCE: BOOK 34285 PAGE 495
ASSESSORS: MAP 30 PARCEL 7



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NO.	DATE	BY	REVISIONS

FIELD: MP
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING BOARD OF APPEALS
PLAN
263 WATER STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
JAN SCHWARTE

PROJECT NO.
2018-263WATER
DATE: NOV 20, 2018
SHEET NO.
1 OF 1