

PROJECT LOCATION

7 AND 9 CHERRY STREET

ZONING DIMENSIONAL SUMMARY

RESIDENCE III DISTRICT (MULTI FAMILY)

Zoning Dimensional Summary

ITEM	EXISTING	PROPOSED	Multi-Family Required
Lot Area	22,821 S.F.	22,821 S.F.	20,000
Frontage	178.67'	178.67'	120'
Building Height (Bldg. A & B)	29'	23.5 & 25.2	35' Max.
% of Lot Coverage	13.1	23.3	40 Max
% Open Space	80.3	70.7	40 Min
Front Setback (Bldg. A & B)	17.7' & 50.5'	22.0' & 20.1'	20 Min
Side Setback Bldg. A	10.4'	41.4'	10 Min
Side Setback Bldg. B	24.8'	12.0' & 23.6'	10 Min
Rear Setback	42.3'	21.6 & 69.4	20 Min
Parking Spaces	7	8	7

To show that the multi-family proposed dwellings meet single unit requirements. Meaning these units are no bigger in scope than a single family unit would have by right.

ITEM	PROPOSED	One-Family Required
Lot Area	22,821 S.F.	8000
Frontage	178.67'	80
Building Height (Bldg. A & B)	23.5 & 25.2	35' Max
% of Lot Coverage	23.3	30 Max
% Open Space	70.7	35 Min
Front Setback (Bldg. A & B)	22.0' & 20.1'	20' Min
Side Setback Bldg. A	41.4' (exception side setback boundary 7 & 9, <10')	10' Min
Side Setback Bldg. B	12.0' & 23.6' (exception side setback boundary 7 & 9, <10')	10' Min
Rear Setback	21.6 & 69.4	20' Min
Parking Spaces	8	2 per dwelling unit

ASSESSORS REFERENCE

MAP #36, LOTS #23A & #27

DEED REFERENCES

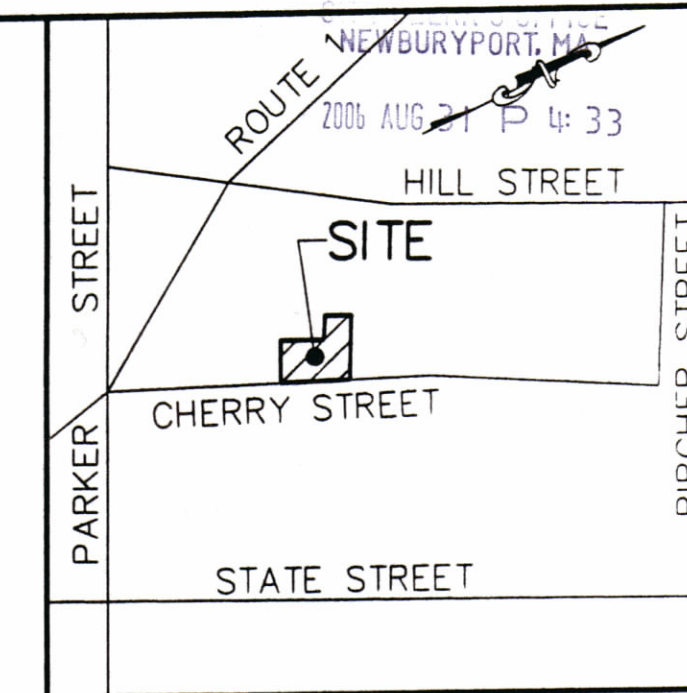
BOOK #2,848, PAGE #475 E.S.D.R. (MAP 36, LOT 23A)
BOOK #2,761, PAGE #298 E.S.D.R. (MAP 36, LOT 27)

PLAN REFERENCES

PLAN #10 OF 1978 E.S.D.R.D.
PLAN BOOK #187, PLAN #91 E.S.D.R.D.
PLAN BOOK #197, PLAN #91 E.S.D.R.D.

ZONING DISTRICT

RESIDENCE III



LOCUS MAP: 1"=500'

APPROVED BY THE CITY OF
NEWBURYPORT PLANNING BOARD

_____ DATE _____

APPROVED BY THE CITY OF
NEWBURYPORT ZONING BOARD OF APPEALS

_____ FILED _____

_____ HEARING _____

_____ APPROVED _____

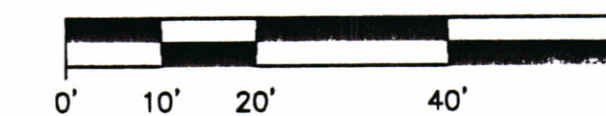
PROPOSED SITE PLAN OF LAND

IN
NEWBURYPORT, MASSACHUSETTS

TO ACCOMPANY THE ZONING PETITION OF
ROBERT & SANDRA NAUGLER
9 CHERRY STREET
NEWBURYPORT, MASSACHUSETTS 01950

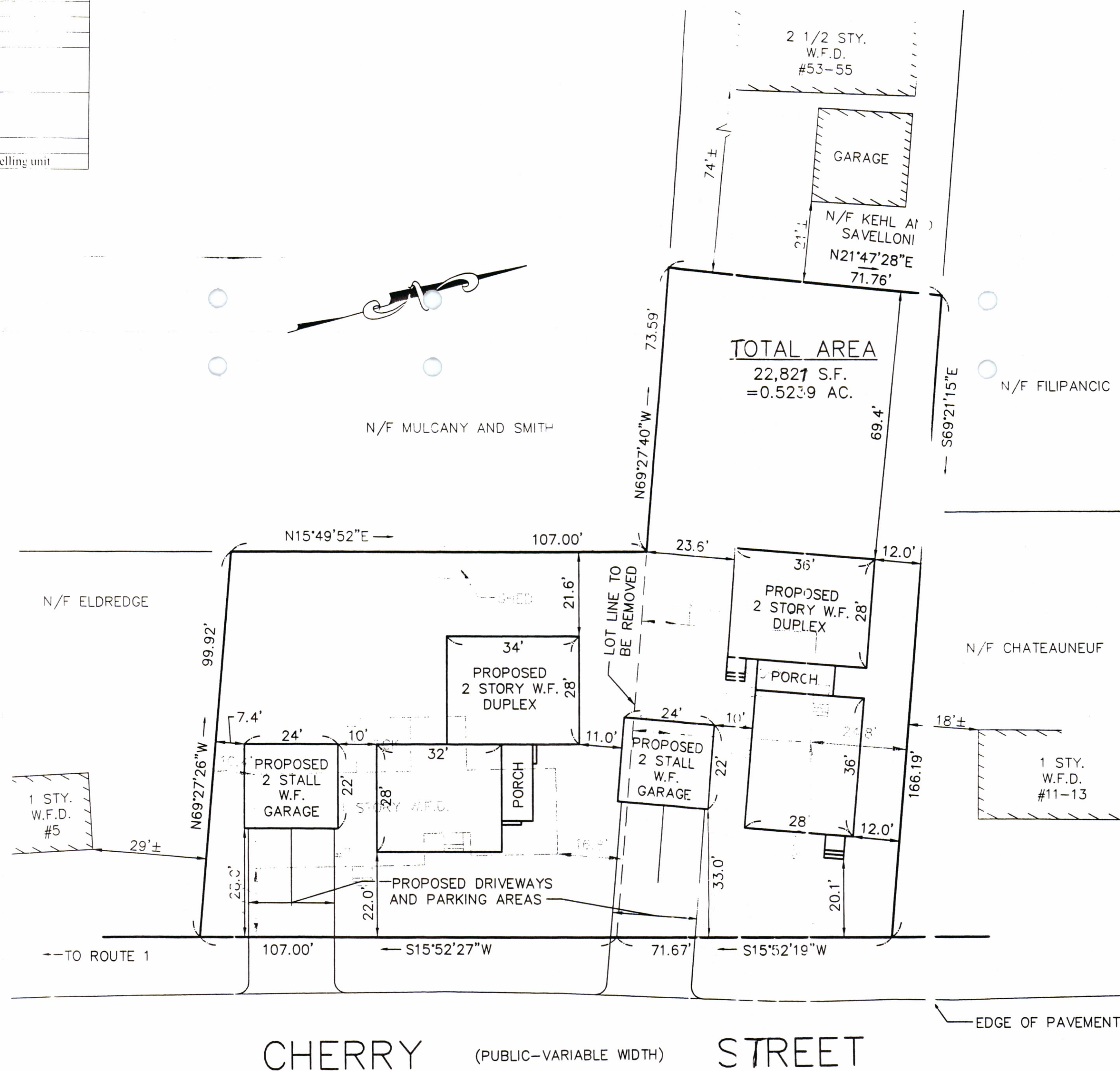
DATE: AUGUST 21, 2006

SCALE: 1"=20'



NORTHSTAR LAND SURVEYSERVICES

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EMAIL: NORTHSTAR01950@AOL.COM



NOTE

ALL EXISTING STRUCTURES TO BE REMOVED. OR
MOVED. CURRENT OWNER'S CHOICE.

OWNERS OF RECORD

MAP #36, LOT #23A
ROBERT & SANDRA NAUGLER
9 CHERRY STREET-NEWBURYPORT, MA

MAP #36, LOT #27
RUSSELL S. JACKSON
7 CHERRY STREET-NEWBURYPORT, MA

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