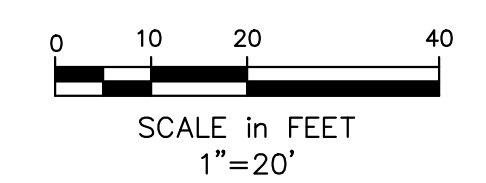


HANCOCK STREET



ZONING

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	96.52 FEET	120 FEET	267.28 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.5 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%
MINIMUM PARKING REQUIRED	?	4+	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://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.

ZONING

27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.5 FEET
SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	24.5 FEET
REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMUM PARKING REQUIRED	2	0	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://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 DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEAVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 15 AND 20, 2020.

DESIGN FEATURES HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT AND ENGINEER.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

LOCUS TITLE INFORMATION

21 HANCOCK STREET
OWNER: G&S MASSACHUSETTS REALTY TRUST

DEED REFERENCE: BOOK 34044 PAGE 272

ASSESSORS: MAP 25 PARCEL 42

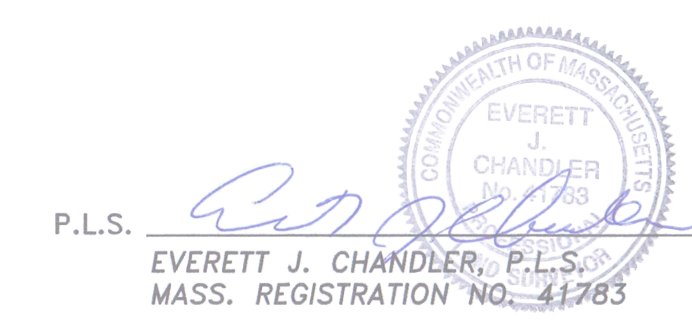
PLAN REF: LOTS 1, 3, 5, 7 & LEAVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

27 HANCOCK STREET
OWNER: WILLIAM F. & JOYCE E. COLBY

DEED REFERENCE: BOOK 7229 PAGE 301

ASSESSORS: MAP 25 PARCEL 43

PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600



SCALE:			
HORIZ: 1"= 20'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD:	N/A
CALCS:	EC
CHECKED:	EJC
APPROVED:	EJC

ZONING PLAN
21 & 27 HANCOCK STREET

PLAN OF LAND IN
NEWBURYPORT, MA
SURVEYED FOR
CASWELL DEVELOPMENT, LLC

PROJECT NO. 2020-21-27HANCOCK
DATE: JAN 20, 2021
SHEET NO. 1 OF 1