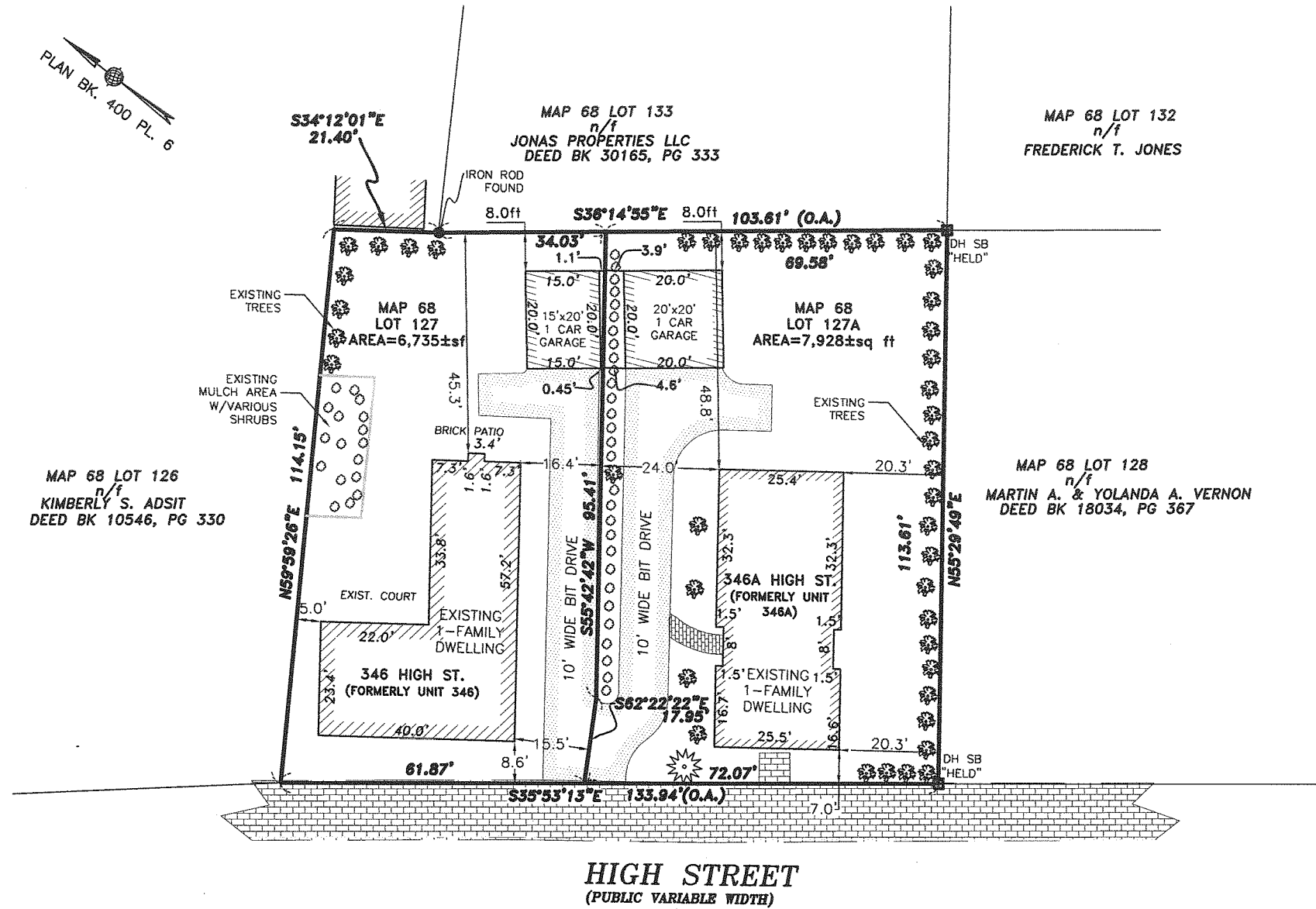


PLAN BK. 400 PL. 6



**HIGH STREET**  
(PUBLIC VARIABLE WIDTH)

**ZONING:**

R2 (RESIDENCE 2) USE CODE #101  
DEMOLITION CONTROL OVERLAY DISTRICT

**REQUIRED:**

LOT AREA=10,000 sf  
FRONTAGE=90'  
MIN. FRONT SETBACK=25'  
MIN. SIDE SETBACK=10'  
MIN. REAR SETBACK=25'  
% OPEN SPACE=40%  
% LOT COVERAGE=25%

**EXISTING DETACHED CONDOMINIUM:**

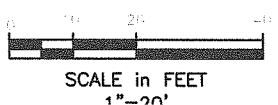
14,663 SF±  
133.94'  
7.0'  
(L)5.0' / (R)20.3'  
45.3'  
60.7%  
25.0%

**346 HIGH ST. (FORMERLY UNIT 346)**

6,735 SF±  
61.87'  
8.8'  
(L)5.0' / (R)15.5'  
45.3'  
58.2%  
27.5%

**346A HIGH ST. (FORMERLY UNIT 346A)**

7,928 SF±  
72.07'  
7.0'  
(L)24.0' / (R)20.3'  
48.8'  
62.9%  
23.0%



|     |              |          |        |
|-----|--------------|----------|--------|
| EDX | ATTNY EDITS  | 12-21-18 | REV: 1 |
| BY: | DESCRIPTION: | DATE:    | REV: 0 |

**APPLICANTS:**

**#346 HIGH STREET**  
THOMAS G. & LUCIA G. CONNOLLY  
DEED BOOK 30393 PAGE 417  
ASSESSOR'S MAP 68 LOT 127A

**#346A HIGH STREET**  
RONALD ST. PIERRE  
DEED BOOK 34983 PAGE 599  
ASSESSOR'S MAP 68 LOT 127B

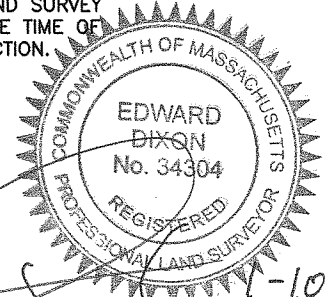
**NOTES:**

1. FIELD INSPECTION PERFORMED 11/16/2018
2. THIS PLAN IS TO BE PART OF AN APPLICATION TO THE CITY OF NEWBURYPORT ZONING BOARD OF APPEALS FOR DIMENSIONAL RELIEF TO ALLOW THE CONVERSION OF THE TWO UNIT DETACHED BULLARD PLACE CONDOMINIUM TO TWO SEPARATE LOTS AS PART OF A SUBSEQUENT ANR SUBDIVISION SUBMITTAL.

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND SUBSEQUENT FIELD INSPECTION.

*[Signature]*  
PROFESSIONAL LAND SURVEYOR  
DATE 11-10-19



|  |  |                            |
|--|--|----------------------------|
| <p align="center"><b>ZBA EXHIBIT PLAN</b><br/><b>346 &amp; 346A HIGH STREET</b><br/>IN<br/>NEWBURYPORT, MASSACHUSETTS<br/>ESSEX COUNTY</p> |  | RESEARCH:<br>EDX           |
|  |  | FIELD:<br>OAK              |
| <p align="center">PREPARED FOR:<br/>RONALD L. ST. PIERRE</p>   |  | CALCULATION:<br>EDX        |
|  |  | DRAFTING:<br>EDX           |
| <p align="center">PREPARED BY:<br/><b>HANCOCK ASSOCIATES</b><br/>Civil Engineers<br/>Land Surveyors<br/>Wetland Scientists</p>             |  | CHECK:<br>EDX              |
|  |  | PROJ. MANAGER:<br>EDX      |
| <p>ONE HARRIS STREET<br/>SUITE 3<br/>NEWBURYPORT, MA 01950</p>   |  | DATE:<br>NOVEMBER 16, 2018 |
|  |  | JOB NO.<br>22141A          |
| <p>TEL: 978-465-9992</p>   |  | CRD FILE<br>22141A.CRD     |
|  |  | SHEET NO.                  |