

**NOTES:**

1. FIELD SURVEY PERFORMED: APRIL-MAY 2018. A FIELD INSPECTION WAS PERFORMED ON NOVEMBER 1, 2018.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE SUBJECT PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 250090C01366G WITH AN EFFECTIVE DATE OF JULY 16, 2014.
4. OWNERSHIP OF ADJUTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.

**OWNER/APPLICANT:**

GLEN SCHNEIDER & CAROL DENKER  
DEED BOOK 36710 PAGE 9  
ASSESSOR'S MAP 22 LOT 56 UNIT B

**REFERENCES:**

1. ESSEX COUNTY REGISTRY DE DEEDS  
BK 36710 PG 9 (O.E.E.D.)

LC13393A-E  
PL. BK 213 PLAN 89  
PL. BK 243 PLAN 87  
PL. 106 OF 1928  
PL. 268 OF 1948

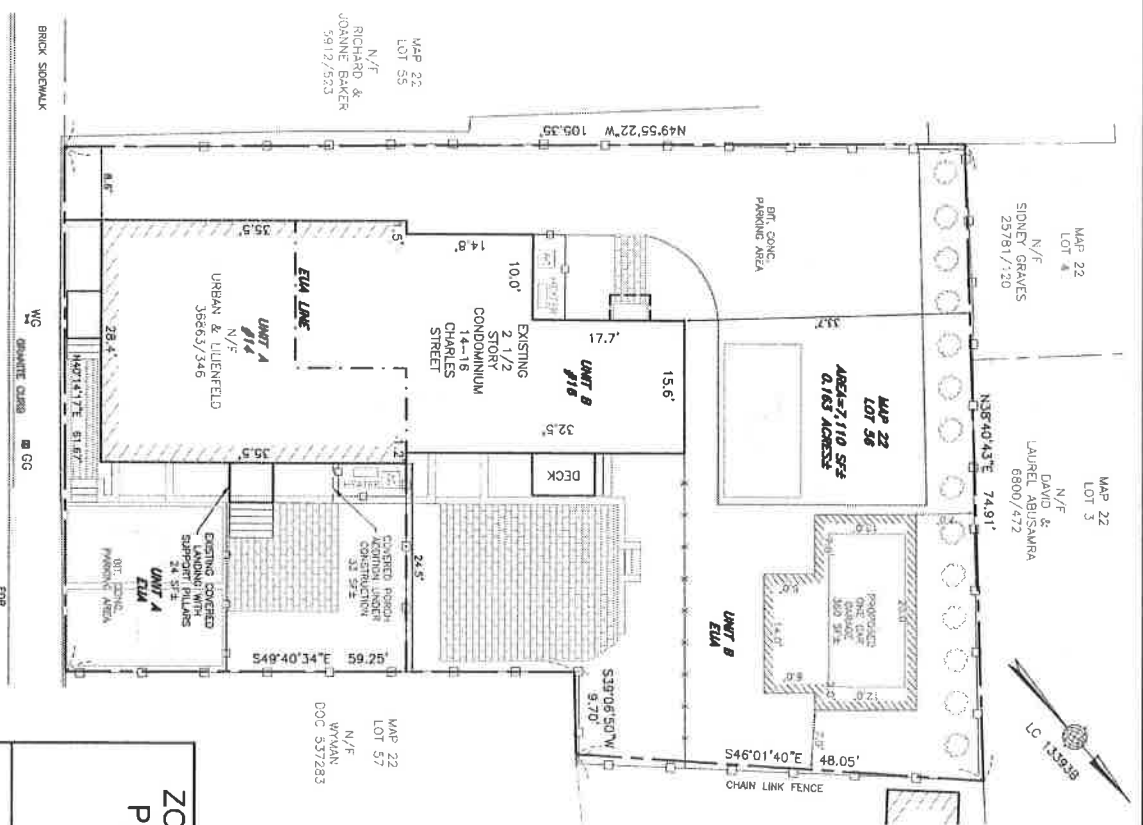
**LEGEND:**

- ☐ 06 GAS GATE
- ☐ 07 NAME OR FORMERLY
- ☐ 08 N/F
- ☐ 09 N/F
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**ZONING**

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	7,104 SF	7,104 SF (ND)
MINIMUM FRONTAGE	75 FEET	61.67 FEET	61.67 FEET (ND)
FRONT	25 FEET	4.17 FEET	4.17 FEET (ND)
SIDE	20 FEET	8.63 FEET (1)	8.63 FEET (1) (ND)
REAR	25 FEET	24.50 FEET (2)	7.0 FEET (2)
REAR	25 FEET	33.77 FEET	7.0 FEET
MAX. LOT COVERAGE	25%	23.43%	28.28%
MAX. BLD HEIGHT	35 FEET	31.1 FEET	31.1 FEET (ND)
OPEN SPACE	40%	45.85%	40.33%

(ND) = NO CHANGE



APP.	CONCEDED	RECORD	11/13/18	REV. 1
DATE	DISCUSSION	DATE	REV. 2	

DRAWING NO.: 22180\_CDP\_16 CHARLES.dwg

ONE HARRIS STREET  
SUITE 3  
NEWBURYPORT, MA 01950

PREPARED FOR:  
GLEN SCHNEIDER & CAROL DENKER

PREPARED BY:  
**HANCOCK ASSOCIATES**  
Civil Engineers  
Land Surveyors  
Wetland Scientists  
www.hancockassociates.com

TEL: 978-465-9992

DATE: NOVEMBER 1, 2018

PROJ. MANAGER: EDX

CHECK: EDX

FIELD: AAM/CHA

CALCULATION: EDX

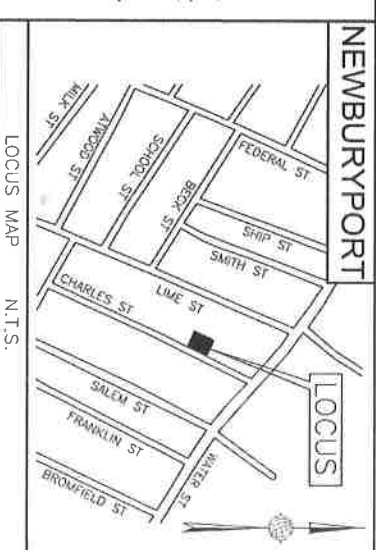
DRAFTING: AAM

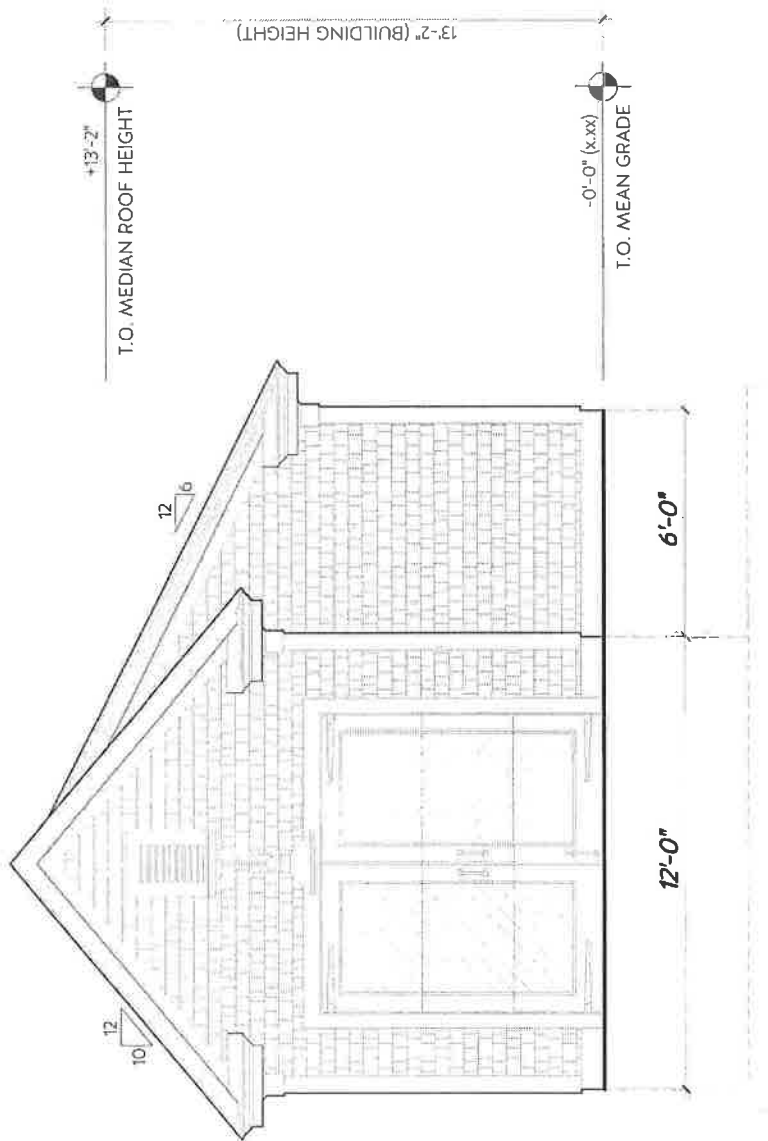
RESEARCH: EDX/AAM

**ZONING BOARD OF APPEALS**  
**PROPOSED PLAN OF LAND**  
**16 CHARLES STREET**  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY

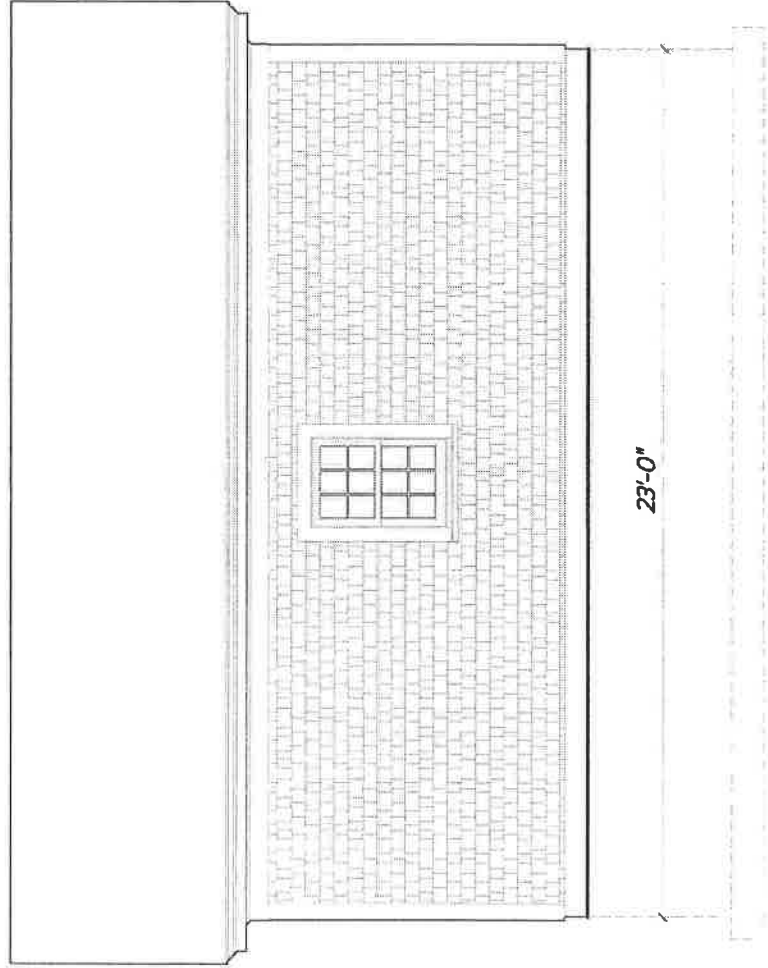
EDWARD DENKER  
No. 2434  
DATE: 11-20-18  
PROFESSIONAL LAND SURVEYOR

1. 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.  
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

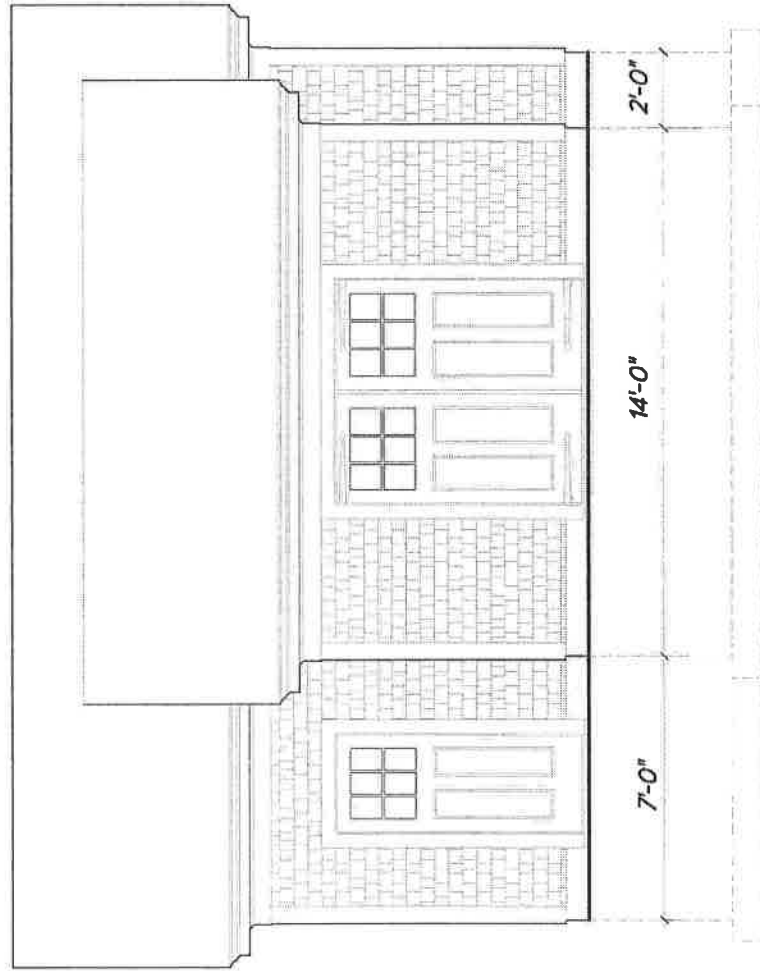




PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION