

92R Merrimac St.
 Newburyport
 November 14, 2017

Proposed 25-Unit, Multi Family Structure

Variations applied for Nov. 7, 2017				
	Proposed	WWOD	Footnote	Variance ?
Lot Area	24,829	174,240 sq. ft.		YES
Street Frontage	13.9	60 feet		YES
Height	40	40 feet	c	NO
Maximum Lot Coverage	50%	N/A		NO
Minimum Area Coverage	50%	50% outside 100' of River		NO
Minimum Open Space	8,910 SF or 36%	33% of WWOD Area or 10,000 SF minimum		YES
Minimum Front Yard	40	0		NO
Maximum Front Yard	40	6 feet for 40% of Face		YES
Minimum Side Yard	4	0		NO
Minimum Rear Yard	8	0		NO
Compact Parking Spaces	8x16 to 8x18	9x18	d	YES
Total Variations Required				5

Dimensional footnotes:

Fn (a) The lot area requirements for multifamily developments are twenty thousand (20,000) square feet for the first four (4) units and four thousand (4,000) square feet for each additional unit. In addition the total maximum number of units allowed per structure is six (6).

Fn (b) Except for the R-1, R-2, R-3 and WMD districts, the minimum open space shall be one thousand (1,000) square feet or a minimum of one hundred fifty (150) square feet per dwelling unit, whichever is greater.

Fn (c) Ground floor must contain a public or commercial use, have frontage on a street perpendicular to the Merrimack River, and must be between Titcomb St and Route 1.

Fn (d) Compact parking is not contemplated in the zoning ordinance; a variance is requested to allow 16 compact spaces.

Variations applied for June 2, 2017				
	Proposed	WWOD	Footnote	Variance ?
Lot Area	24,829	174,240 sq. ft.		YES
Street Frontage	13.9	60 feet		YES
Height	45	40 feet	c	YES
Maximum Lot Coverage	50%	N/A		NO
Minimum Area Coverage	50%	50% outside 100' of River		NO
Minimum Open Space	8,910 SF or 36%	33% of WWOD Area or 10,000 SF minimum		YES
Minimum Front Yard	40	0		NO
Maximum Front Yard	40	6 feet for 40% of Face		YES
Minimum Side Yard	4	0		NO
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Total Variations Required				5