

ASSESSORS: MAP 89, LOT 11, UNIT 11

REFERENCES: DEED BOOK 58887, PAGE 235 (MASTER)
DEED BOOK 71082, PAGE 367 (UNIT 11)
PLAN AT END OF BOOK 2955

RECORD OWNER: DUNCAN SWAIN

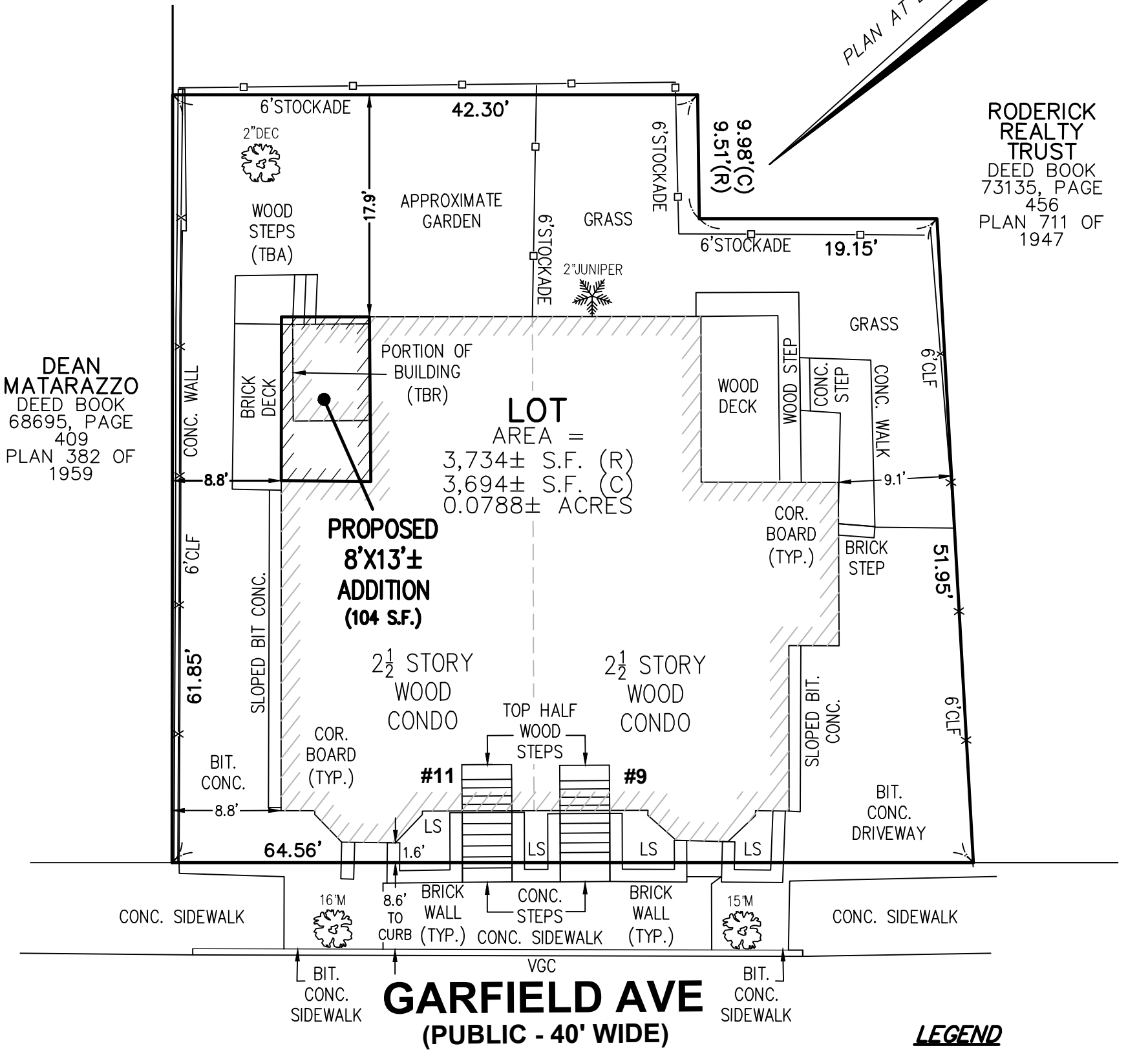
NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED ADDITION & TO ACCOMPANY A ZONING BOARD OF APPEALS APPLICATION.

2) SNOW EXISTED ON THE SITE AT TIME OF SURVEY. SOME SITE FEATURES MAY HAVE BEEN OBSCURED AND NOT SHOWN HEREON.

ZONING TABLE "URBAN RESIDENTIAL(UR)"			
	EXISTING	REQUIRED	PROPOSED
LOT AREA	18,125 FT	EXIST. NON-CONF.	NO CHANGE
LOT FRONTAGE	125 FT	EXIST. NON-CONF.	NO CHANGE
SET BACKS			
-FRONT	38.8 FT	EXIST. NON-CONF.	NO CHANGE
-REAR	61.8 FT	EXIST. NON-CONF.	NO CHANGE
-SIDE	21.9 FT	EXIST. NON-CONF.	NO CHANGE

LOT COVERAGE	
EXISTING:	$\frac{2,541 \text{ FT}}{3,694 \text{ FT}} = 68.8\%$
PROPOSED:	$\frac{2,545 \text{ FT}}{3,694 \text{ FT}} = 68.9\%$
REQUIRED:	EXISTING NON-CONF.



I CERTIFY TO THE SOMERVILLE BUILDING INSPECTOR THAT THE BUILDING SHOWN HEREON IS LOCATED ON THE GROUND AS SHOWN.

PROFESSIONAL LAND SURVEYOR

CERTIFIED PLOT PLAN
OF LAND AT
11 GARFIELD AVE, SOMERVILLE MA
PREPARED FOR: DUNCAN SWAIN

HANCOCK
Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 10'

0 5 10 20

CHK. BY:
XXX

DWG BY:
CLB

DATE:
1/26/24

JOB NO.
27527